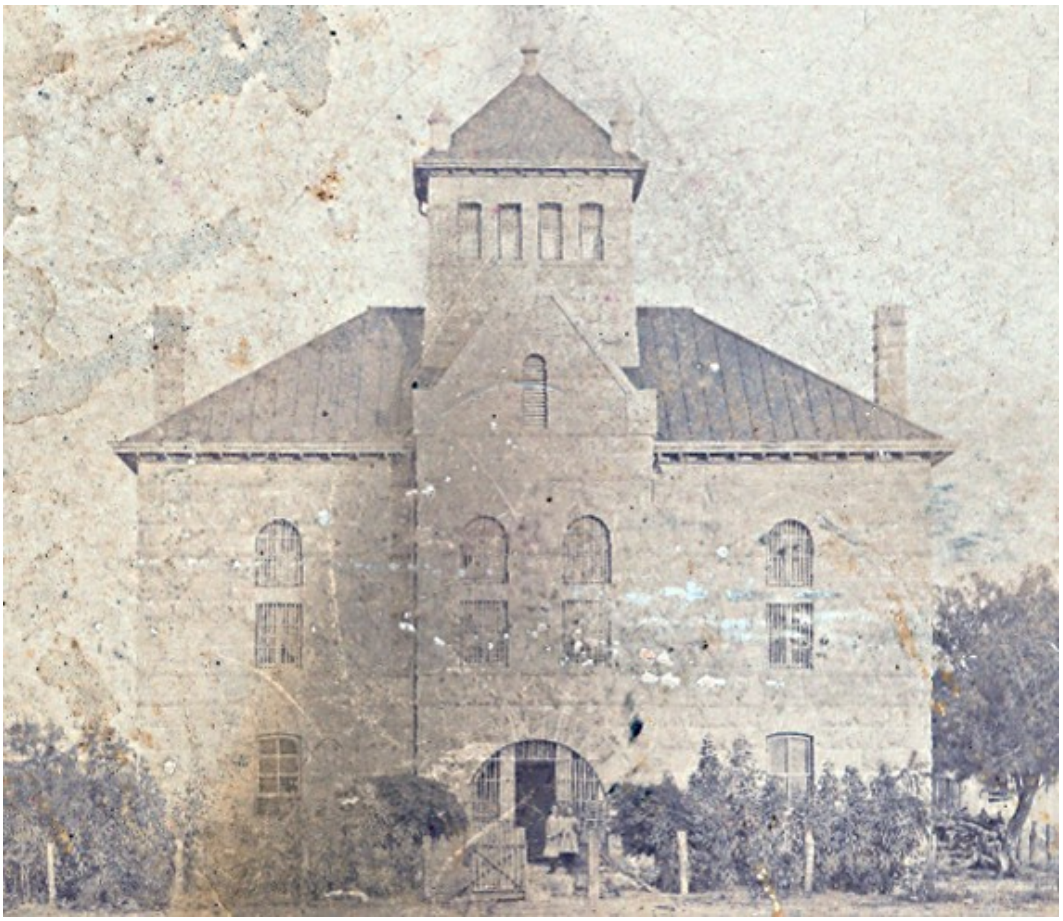
LLANO COUNTY RED TOP JAIL Of 1895

Llano, Texas

PRESERVATION MASTER PLAN

December 12, 2009

Partial Document Grant Funding by:
National Trust for Historic Preservation





FRIENDS OF THE LLANO RED TOP JAIL

KOMATSU ARCHITECTURE

Contents

Executive Summary

Acknowledgements - 5
Executive Summary - 7
Master Plan Methodology -10

Red Top Jail History

History of Llano, Llano County, Texas - 15
Llano's Historic Buildings - 17
Local Historic Preservation - 18
Local Heritage Tourism and Heritage Conservation Programs - 18
History of Llano Red Top Jail - 19
Red Top Building Chronology - 21

Architectural Design

Red Top Historic Building Documentation - 25
Red Top Design - 26
Red Top Floor Plan Configuration - 27
Historic Site Plan and Floor Plan - 29

Evaluation and Recommended Measures

Building Evaluation - 31
Restoration Target Date and Hierarchy of Spaces - 32
Evaluation and Recommendation Report Vehicles - 32
Existing Site Plan, Floor Plans and Roof Plans - 33
Proposed Site Plan and Floor Plans - 41
Existing Interior Survey by Room - 47
Proposed Room Finish/Color Schedule - 51
Deficiency Correction Measures Report by Phase - 55

Preliminary Opinion of Probable Cost

Existing Photographs

Cyclical Maintenance Report by Task

Appendices



View toward the courthouse and southwest from the Red Top gallows tower

ACKNOWLEDGEMENTS

National Trust for Historic Preservation

This master plan was made possible by partial funding from a grant provided by NTHP. www.preservationnation.org

City of Llano

The city was the contracting entity for this master plan under direction by Mr. Finley Graffenreid.

City Council: Mayor, Mike Reagor
Mayor Pro Tem, Mike Hazel
Alderwoman, LaNell McKinney
Alderman, Tom Dalrymple
Alderman, JR Decker

City Manager: Finley Graffenreid

Friends of the Red Top Jail

Friends of the Red Top Jail is a group which provides the true local passion for preservation of the jail and worked with Komatsu Architecture to establish preservation goals for the jail for incorporation into this document. Friends also provided much of the historic background research and information. The group is a tax-exempt 501(c) 3 grass-roots effort to preserve the historical structures of Llano. As stated on their website http://llanomainstreet.com/ Redtopjail/Redtop.html the group's goal per President Sheri Zoch is as follows:

"Our goal is to preserve the Llano Red Top Jail to its original glory, notwithstanding its later accoutrements (i.e., graffiti dating back to 1918). We also intend to restore associated structures, including the Doolittle Chapel/School."

The 1919 Doolittle Chapel/School is a former associated structure of the jail and was recently razed. The structure was the only African American school and chapel in Llano County prior to the desegregation period. Friends would like to reconstruct the school in order to physically preserve its place in Llano history.

The group's function is to also document oral histories, provide free tours of the jail, and determine an ultimate function for the eventual restored building

Friends Board: President, Sheri Zoch 325.248.0284 (Primary client point of contact for Komatsu Architecture)
Vice President, Tom Dalrymple
Secretary, Sandy Shaw
Treasurer, Ovetra Hartman
Member, Frank Rowell
Member, Gene Hall Miller

Executive Summary



Early Red Top historic photo, date not known

Executive Summary



Red Top Tower

Texas Historical Commission

The THC was the historic preservation reviewing entity per the building's designation status on the National Register of Historic Places and as a Recorded Texas Historic Landmark.

Governor Rick Perry
Chairman Jon T. Hansen
Executive Director Mark Wolfe
Project Reviewer Caroline Wright, Division of Architecture

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EXECUTIVE SUMMARY

Red Top Jail Background

The Llano Red Top Jail has served the community well since its construction in 1895 by the county. The building served as the primary jail facility from that time to 1982, when the county built a new building for that purpose. The City of Llano purchased the building from the county in 2005 and became committed to restoring the jail to fulfill a community need. The city immediately hired Structural Engineer Pat Sparks in 2006 to begin plans for the building stabilization. Locals rallied around the jail project, and a group of passionate folks formed a non-profit organization, Friends of the Llano Red Top Jail, on July 12, 2008. The aim of the city and Friends is to work in partnership with funding agencies by pledging matching funds in order to restore this former beauty to all of its old jail glory. The jail was designated for listing on the National Register of Historic Places in 1977 and as a Recorded Texas Historic Landmark in 1979.

Master Plan Development

To date, Friends of the Llano Red Top Jail have done a remarkable job of taking initial steps to stabilize the building, while at the same time searching for funding sources for the restoration. Friends has been officially formed as a non-profit for only one year, and they should be so proud of all they have accomplished during that short time. To begin, a jail visit and tour was made by THC staffers Sharon Fleming



Red Top roof repairs June 2009



View to the northwest of Roy Inks Bridge from the Red Top roof

Executive Summary



Red Top attic interior at gable

and Chase Robertson in 2002. At that time, it was recommended that the first and primary step would be to hire an engineer or architect for structural stabilization assistance in order to work toward a watertight building to prevent further deterioration, especially water infiltration at the roof. THC also suggested Friends hire a preservation consultant to conduct a building feasibility study to determine new uses and phased restoration goals. The group was cautioned that restoration efforts should be coordinated with the City of Llano, the downtown revitalization study and Main Street Program.

The City of Llano and Friends began working with Sparks Engineering, Inc., in 2006, at which time a preliminary structural evaluation was conducted. Immediate stabilization needs were outlined which included roof repairs and structural stabilization measures. The group continued efforts to raise money for stabilization, and was awarded a $24,000 grant from the Lower Colorado River Authority for roof repairs to the jail on June 1, 2008. The city matched $11,000, and roof repairs were completed on June 30, 2009. Both the city and Friends have done an excellent job of coordinating planning and construction efforts with Llano and Main Street programs as well as required reviews by the Texas Historical Commission. Progress was such that Sparks recommended an architect become involved in the process to guide in the area of historic preservation and architectural issues. Stabilization can be conducted to a certain point; and then very often, repairs are made on projects which are then required to be eventually reversed based on historic preservation, architectural, and code-driven requirements outside of the engineer's purview. The impetus to hire an architect was to avoid this type of situation. Additional grants were pursued, and the jail was awarded a $5,000 Preservation Fund Grant from the National Trust for Historic Preservation in November of 2008 for development of a preservation master plan. By December 2008, the city and Friends began working with Komatsu Architecture to develop this preservation master plan.

The main purpose of this document is to provide a thorough evaluation of the current state of the jail structure and identify a prioritization of recommended rehabilitation and restoration measures utilizing the Secretary of the Interior's Standards for Rehabilitation guidelines (reference guidelines provided in the Appendix section of this document). In addition, the document serves as an informational tool which provides known historical information on the building to date, a compilation of historical photos and drawings, and a building chronology which documents the jail construction and later modifications. Finally, the master plan provides a preliminary opinion of probable cost for proposed work and a proposed plan to allow for project scope phasing if necessitated by City/Friends fiscal constraints.

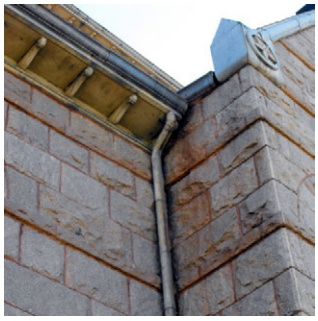
Jail Restoration and Renovation Philosophy

The project team's philosophy toward historic preservation issues is one of historical continuity. If circumstances permit, rather than assuming the potential of pristine restoration and "taking back" a structure to its earliest date in all respects, the preference is to embrace the normal occurrence and often necessity of modifications in a structure's life. The philosophy embraces providing a building which retains as much historic fabric as possible while also developing a very relevant community use

which will ensure the structure's value and continued maintenance for years to come. The proposed project shall incorporate restoration of as many interior spaces as is possible, particularly as the cultural value of the jail exists in the structure itself and the education and historical value it provides as a possible jail museum. Primary restoration emphasis will be given to publicly visited spaces on the first floor and the jail cell areas and gallows spaces on the upper floors. Secondary spaces, such as restrooms and kitchen found on the rear/east portion of the first floor are recommended to be treated for renovation utilizing historically compatible floor plan layouts and materials which will incorporate a modern usage need. Due to the almost pristinely preserved original historic fabric on both the jail interior and exterior, a target restoration date of 1895 is identified for the purpose of established recommendations.

Building Evaluation and Recommendations

The architectural and engineering team conducted numerous site visits upon which building information was gathered and assessments were made. Site plan, floor plans, roof plans, and elevation photographs were generated which provide a graphic assessment of the as-found conditions. The building is in relatively fair condition overall, and numerous building deficiencies have been identified which will require correction in the near future to provide a safe structure for building employees and public visitors. Such deficiencies are discussed in a detailed deficiency correction measures report.



Red Top typical gable element condition

Restoration Phasing Plan

Due to the estimated project cost, a phasing scenario is recommended to complete the relatively large scope of work. The likelihood is greater that the building would receive grant amounts, pledged grant matches, and donations which would achieve completion of partial scopes of work versus a grant to complete the entire project in one phase only. The phases seek to correct the structure's deficiencies according to prioritization of the severity of the elements. In such order, the plan delineates correction of major structural deficiencies first, restoration of the exterior building envelope, restoration of the site, and restoration of the interior. It is recommended that funding strategies and grant requests seek to cover architectural and engineering professional services for development of plans and specs, bidding and construction administration, as well as actual restoration construction monies.

Nine restoration phases have been identified:

1 Stabilization of Building Structure and Roof Repairs (Complete 2009)
2 Lower Grade Around Building Structure
3 Existing Conditions Survey/Planning for Development of Restoration/ Renovation Plans and Specifications
4 Building Structure Stabilization and Restoration
5 Building Exterior Materials Restoration – Masonry and New Electrical Service
6 Building Exterior Materials Restoration – Windows and Doors
7 Building Exterior Site Restoration
8 Building Interior 1st Floor and New MEP Systems
9 Building Interior Restoration Upper Floors

Executive Summary

MASTERPLAN METHODOLOGY

Scope of Master Plan

The purpose of this master plan effort is to identify, document, and plan for preservation, rehabilitation, and restoration steps that integrate a future compatible building program/use and public access with this important historic landmark of Llano's history. Efforts will preserve the functional and historic integrity of the 1895 jail, introduce risk reduction measures such as fire suppression systems and updated electrical systems, and provide a restored but modernized standard for functions of the City and Friends in a cost effective manner. Specifically, this effort is to act as an expanded Historic Structures Report. The preservation master plan also extends the effort to include a phased program of rehabilitation and restoration, and engages a twenty-five year facility maintenance plan that can be integrated into the owner's fiscal planning process.

This document is designed to meet master plan requirements of the Texas Historical Commission and is to provide all needed planning information to enable the City and Friends to be eligible to apply for program grant funding. All proposed preservation, rehabilitation, and restoration measures will comply with the Secretary of the Interior's Standards for Rehabilitation (included in the appendices of this document).



Red Top interior Corridor 201



Red Top west facade

Master Plan Objectives

Research including compilation and review of all pertinent building records, photographic documentation and drawings. Development of "as found" documentation including drawings and photos to aid in the phased renovation work.

Field Investigation including the following major steps:
1. The identification and documentation of the building components
2. A technical analysis of the condition of the building components

Evaluation of historic and non-historic fabric, assembly elements, functional components, and analytical groups in terms of:
1. Repair and improvements in order to bring the jail up to an acceptable level of repair and historical integrity in concert with City and Friends needs and activities
2. Recommended preservation work to stabilize and/or re-establish important elements of the historic fabric of the original jail structure
3. Maintenance of the jail structure based on a program of cyclical inspection and an historic preservation-oriented maintenance plan developed for a long-term, 25-year period.

Supplemental Services (future objective per Friends direction): Development of a Facility Management (FM) database which applies this report's information. The proposed format for evaluating the building would make use of both a computerized electronic document file system and a corresponding interactive cross reference database system. The computerized electronic document file system would reference archival and technical references in order to be fully useful. Historic photographs, documents and drawings would be integrated into this comprehensive system. The interactive FM data base would be based on Aperture's Facilities Atlas program. Per owner direction, the database could also eventually incorporate current and proposed use of the spaces as well as inventories of the space, equipment and furnishings. This information could then be utilized to develop a comprehensive inventory of owner facilities.



Red Top roof observation
October 3, 2008

Master Plan Rationale and Methodology

Initial efforts centered around developing a clear understanding of the scope of the work. These efforts provided a basis for bringing the visual observations survey forward into an initial technical assessment for this document which will then be a foundation for the development of a future rehabilitation and restoration construction document set. The activities to develop this initial scope of work were as follows:

Compilation and review of all pertinent building records, photographic documentation and drawings by the project team. The following information was utilized for the development of this document:
1. Preliminary Reports by Sparks Engineering, Inc. dated 10/16/07 and 3/13/08
2. Source roof paint analysis report 2009
3. Owner furnished historical documentation
4. Owner furnished grant document information

5. Discussions with the City of Llano
6. Discussions with Friends of the Llano Red Top Jail
7. Jailhouse News newsletters August 2008 – June 2009
8. History publications
9. National Register of Historic Places Website
10. Texas Historical Commission Website
11. History websites
12. News websites
13. Texas Historical Commission Documentation

Executive Summary

On-site meetings were held with Friends to clarify the functional objectives of the program, acquire a record of concerns and maintenance/repair experienced by the group, and develop the extent of the proposed scope of work for the report. Friends would require technical recommendations and cost estimates for a phased preservation program. The report was to be a user-friendly tool for the implementation of a long-term preservation maintenance plan with a supplemental cyclical maintenance schedule.

This building assessment was developed through a series of technical reconnaissance visits, which consisted of: recording measured dimensions; documenting specific conditions in levels of deterioration and extent of needed repairs; assessing intrusive (non-historic) materials and assemblies; and developing a corresponding proposed preservation/rehab construction scope from an up-to-date overview of the "baseline" conditions of the structure. The nature of major elements were also categorized into cyclical maintenance activities integral to the proposed jail facility maintenance plan.



Red Top attic floor separation, western portion of attic

The structural evaluation effort was conducted prior to this contract and pointed to the interrelated nature of the work tasks and the importance of identifying a logical order of priorities to achieve a cost effective balance in the preservation construction effort.



Red Top Drunk Tank 206, critical structural crack associated with the west gable construction

Technical evaluation methodology employed was as follows:

1. The exterior of the subject building and elements were evaluated by the historical architect and structural engineer (structural prior to this contract) for ongoing structural stress.
2. The interior elements were evaluated by the architect and structural engineer (structural prior to this contract) in terms of overall extant historical materials/ building fabric as related to historical character and condition (evaluation and confirmation of presumed interior finishes to be conducted by paint/finishes conservator in future, not included in this report scope).
3. The mechanical and electrical systems on the interior and on the exterior of the structure were evaluated by the architect.
4. Exit capacity of building elements were evaluated for code compliance by the architect.
5. Following the overall evaluation, master plan recommendations were developed by the architect in reference to:
    a. Deficiency condition
    b. Priority based on severity of condition
    c. Priority based on natural progression of the restoration construction scope
    d. Categorization of deficiencies in terms of stabilization, rehabilitation, and restoration
    e. Development of restoration phases



Red Top partial west facade

HISTORY OF LLANO, LLANO COUNTY, TEXAS

The following is a brief description of Llano County and Llano history. Numerous excellent historical texts and reports, which have served as resources for this study, are also included for further reading in the appendices of this document.

Llano is a Central Texas Hill Country community 72 miles northwest of Austin, situated on rocky and rugged terrain on the eastern portion of the Edwards Plateau in the Llano Uplift Region. The town is the county seat, economic center, and approximate geographical center of Llano County. Llano is also the county's largest town, with an approximate population of 3,300 people. Soils in the county can be described as sandy and sandy loam, with numerous granite outcroppings. Granite is especially prominent at the Enchanted Rock area and various local granite quarries. The area was originally occupied by the Tonkawa Indians, and by 1845/1846 European immigrants began settling in the nearby towns of New Braunfels and then Fredericksburg. The Texas Legislature established Llano County in 1856, formed from lands within Bexar District and Gillespie County. The county seat of Llano, Texas, was founded on 250 acres at that time which were donated by John Oatman, Sr., Amariah Wilson, and the Chester B. Starks estate. The location was determined by local election. At the time, the southern portion of the county was dominated by ranching and the northern portion by farming. The earliest settlers were primarily German in the western parts of the county and Anglos throughout remaining areas. From establishment on through the Civil War, Llano remained nothing more than a frontier trading post.

Red Top Jail History



Historic buildings along Ford Street



View of current 1893 courthouse to the southwest from Red Top roof

Red Top Jail History



Red Top east façade upper gable

By 1885, the county had outgrown its single story stone public office building, and a proper brick masonry courthouse was built that year on the present courthouse square. The building served the county until it was destroyed by fire in 1892. The present recently restored Romanesque Revival courthouse was then built in 1893 and serves as the county's most significant historic building. The Llano Red Top Jail was built following in 1895 and is considered second-most in significance in Llano's historic building stock.

In the 1890's, Llano's heyday saw rise to a booming 8,000 residents. Farming and ranching continued to flourish, with corn as the dominant crop and cotton following. Population growth was most attributed to the establishment of the Austin and Northwestern Railroad within the north side of town in 1892 in combination with a rise in iron mining and granite production. That same year, Llano became incorporated, and a bridge was built to provide crossing of the Llano River. Business interests were attracted to the area from Dallas and the Northern United States. N.J. Badu, a French mineralogist, settled in Llano and was a force in the area's mining production. He is attributed to the discovery of the mineral "Llanite", a rare brown-colored granite with blue crystals and pink feldspar known only to exist in Llano County. This industrial infusion fostered high hopes in the community of Llano being recognized as the "Pittsburg of the West". Tales of the economic boom included descriptions of a tent city north of the Llano River which housed job and fortune seekers who could not find accommodation elsewhere. There were more bars and saloons than churches in Llano, keeping the Llano Red Top Jail a very busy place of "accommodation".

The 1890s saw a halt to Llano's prosperity, and population declined on through 1920 due to failed iron mining profits and a weakened cotton production. During 1893, many fires destroyed a large quantity of historic downtown buildings, presumably due to unsuccessful business owners wanting to recuperate their investments through collection of insurance monies. Granite production was maintained, however, and in 1901, local German immigrant Frank Teich established quarry and plant, Teich Monument Works, and was responsible for supervision of the state capital construction. Additional gains were made in ranching and cedar post production. The 1908 concrete dam at the river north of the historic district, which retains river water for a reservoir (still in use), replaced an early log structure. The depression and droughts of the 1930s brought on additional decline as could be seen throughout Texas. Ranching survived during this time, but farming (particularly cotton) came to a standstill. A 1935 flood overcame the 1892 Llano Bridge, and the current Roy Inks Bridge, named after a former mayor, was built. The 1934 completion of the Colorado River Hamilton Dam and establishment of the Lower Colorado River Authority, the 1938 completion of the Buchanan and Inks Dams, and government funded projects throughout helped the county to weather the devastation of the Depression era. Population through the 1930's slowly grew, declined in the period of 1940 through the 1950s, and then has steadily grown to the present time. The recent growth is primarily due to the attraction of scenic properties along the fifty five miles of lakes throughout the area, a thriving economy in general, and sound cattle, hog, and goat producing industries. Wine producers in addition to plants for feed processing, insecticides, and commercial talc have also contributed economically. Llano County is also known within hunting circles as the "Deer Capital of Texas" due to the area's

deer density being the highest in the nation. The county is an excellent outlet for quail, dove, and wild turkey hunting as well.

LLANO'S HISTORIC BUILDINGS

Historic District

The city and main central business district are divided in half by the picturesque Llano River, however the primary concentration of government and business offices are in the south portion of Llano. This area is designated as an historic district in the National Register of Historic Places. The district includes the historic courthouse, restored under the Texas Historical Commission's (THC) Texas Historic Courthouse Preservation Program (THCPP), as well as the Red Top Jail. The district is comprised of 9 city blocks and is bounded by the Llano River, Ford Street, Sandstone Street, and Berry Street and includes 55 contributing buildings and 3 contributing structures.

Historically Designated Buildings

- Acme Dry Goods Building 1892 by John Goodman builder/stone mason, RTHL 1987
- Badu Building/House 1890/1891 by Austin's Larramour and Watson architects, NRHP 1980, RTHL 1981
- Enchanted Rock Archeological District, NRHP 1984
- Ford Street Commercial Row 1904 by John Goodman builder/stone mason, RTHL 1992
- Grace Episcopal Church 1889, RTHL 1965
- Lappe House, RTHL 1964
- Llano County Courthouse Historic District, NRHP 1989
- Llano County Courthouse and Jail, 1893 and 1895 respectively by Austin's Larramour and Watson Architects and St. Louis' Pauly Jail Building and Manufacturing Company respectively, NRHP courthouse and jail 1977, RTHL court house 1980, RTHL jail 1979, SAL court house 1981
- Seaholm House 1892, RTHL 1998
- Southern Hotel 1880 by J.K. Finlay and John Goodman builders/ stonemasons, NRHP 1979, RTHL 1980
- Watkins House circa 1916 presumably by builder J.R. Blackmore, RTHL 1994



Current 1893 Llano County Courthouse

Red Top Jail History



1935 Roy Inks Bridge and Dam, photo courtesy www.texasescapes.com

LOCAL HISTORIC PRESERVATION

The citizenry in Llano strongly supports heritage tourism and tourism in general. The industry not only provides economic benefits to the area, but it also provides an excellent opportunity to ensure the history of the town and county is maintained for current and future generations. The community can be described as close-knit, and the people are extremely proud of Llano's history and surviving historic building examples.

The City actively participates in the Texas Main Street Program and has benefited from numerous sponsored downtown streetscape enhancements as well as the program's pledge to provide support for the restoration of the Red Top Jail.

LOCAL HERITAGE TOURISM AND HERITAGE CONSERVATION PROGRAMS

Red Top Jail History



Red Top jail break reenactment 2009

- Texas Main Street Program
- Placement of benches and decorative planters downtown by Llano Main Street
- April, Bluebonnet Trail Art and Craft Show
- April, Llano Crawfish Open
- Memorial Day Weekend, Texas Proud Festival
- June, Llano County Rodeo
- June, Great Castell Kayak Race
- July 4, Rocking Riverfest
- October, Haunted House Red Top Jail (2008, 592 visitors)
- October, Heritage Day Festival and Chuck Wagon Cook-off complete with staged mock battles
- October/November, Confederate Re-Union and Cotillion November, Traders Rendevous
- November/December, Starry Starry Nights Christmas Lighting Season
- December, Red Top Jail Anniversary Celebration
- Free volunteer-guided Tours of the Red Top Jail during community festivals and events
- 1999, TEA-21 grant for construction of a depot transportation museum and visitor center in combination with a renovation of various city railroad tracks
- 2004, Restoration of the Llano County Courthouse by THC's THCPP, Llano was one of 19 original grant program recipients.
- 2004 Llano Main Street and Llano Master Gardeners development of the Pioneer Park, a pocket park within the city rail yard which includes lighting, benches, and landscaping
- 2004 and 2007 Llano Main Street's Texas Capital Fund grant for restoration around the city rail yard with sidewalks and lighting to link both sides of the Llano River across the 1935 Roy Inks Bridge
- 2008, December 5, Texas Research in Paranormal Séance at Red Top Jail
- 2009, February 20 and 21, Friends of the Llano Red Top Jail Gran Torino Movie Fundraiser at the LanTex
- 2009, March 7, Llano Nonprofit Cook-Off at Badu Park (including Friends of the Red Top Jail)

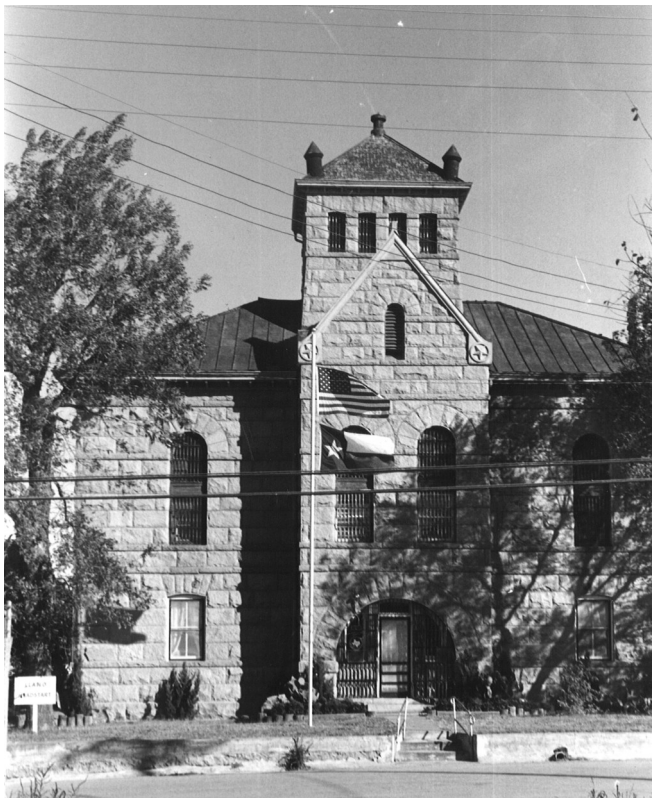
- 2009, May 25, Brazos Bottom Cowagraphers reenactment and Celtairs Concert at the jail sponsored by Friends of the Red Top Jail at the Texas Proud Festival
- 2009, June, Friends of the Llano Red Top Jail X-Men Movie Fundraiser at the-LanTex

HISTORY OF LLANO RED TOP JAIL

Llano County Commissioners Court voted to construct the third and present Llano Red Top Jail in 1895 paid for by the sale of bonds. The total construction cost was $11,500.00. The structure is truly a Llano landmark due to its historical association with the present 1892 courthouse, ties to local lore, and its inclusion as one of Llano's collection of historically designated buildings within a National Register of Historic Places historic district. Locals and jailbirds alike have more or less affectionately referred to the building as the "Red Top" for years, due to its red painted metal roof. While the predominant historically significant building in Llano is the Llano County Courthouse, the jail would be considered right beneath that distinction as the second-most significant structure and was designated for listing on the National Register of Historic Places in 1977 and as a Recorded Texas Historic Landmark in 1979.

Red Top Jail History

The courthouse fire of October 17, 1880 destroyed most of the county records of details of the prior Llano county jails. County Jailhouse, Llano County, Texas by Pamela Fowler (reference appendices) details commissioners court minutes regarding the county's efforts to build a suitable jail between the period of 1880 and 1895 as referenced within this paragraph. The first jail was built in the 1870s, however the earliest documentation of the county jail was found in Commissioners Court records of 1881 (construction and physical description undocumented). Fowler details the basement of a two-story stone building built in 1875 or 1880 by G. W. Miller and J. M. Bourland in downtown Llano one block north of the courthouse square being used temporarily as a jail. Fowler also describes Commissioners Court ordering County Judge John C. Oatman to travel to Lampasas County to discuss specifics of that particular jail design in 1881. Following the visit, J. S. Johnston, a representative of Martin Byrne and Johnston, presented plans for construction of a jail to the Llano County Commissioners



Red Top historic photo, date unknown



Red Top north and east elevations

Red Top Jail History

Court on January 2, 1881. The submitted price was $7,600.00 which included a two-story building constructed of stone with a sub-grade level which contained iron cells and an upper level for the jailer's quarters. The Court accepted the terms of the proposal and chose a jail site on the southeast corner of the courthouse square. Commissioners Court occupation of the new building took place on August 23, 1882. The building was to be later named the "Calaboose" by locals. The jail did not have access to sanitary facilities until the county installed sewer pipe from the building to a Llano river ravine in 1890. The City of Llano sued the County in District Court in January of 1894 to close the jailhouse, as the building was seen as unfit for the county square. The City won the suit, and the County appealed the decision to the Court of Civil Appeals for the Third Supreme Judicial District of Texas. The earlier ruling was upheld, and the Commissioners Court voted to move the jail and construct a new facility, with one descending vote, on February of 1895.

The Commissioners Court chose to erect the jail just two blocks east of the Llano courthouse square and south of the banks of the Llano River. The land was previously owned by Mr. John W. Simpson for $475.00. Mrs. M.A. Phillips had previously owned the lot and had sold it to Simpson 10 years prior. The purchase of the land from Simpson took place in February 1895. The site can be described per plats of "Old Town Llano" as Lot #62 in Block #6.



Red Top interior gallows levels and stairs

Commissioners Court voted the design of the building to incorporate local Llano County gray granite on the exterior with steel jail cells and iron door and window guards. Contractor Pauly Jail Building and Manufacturing Company based out of Saint Louis, Missouri, was the successful bidder who delivered the new jail on December 3, 1895, just eight months following selection. The company was well founded and had a track record of jail building for 39 years at the time of hire. The Pauly family had previously been associated with a steamboat blacksmith operation on the Mississippi River. The jail building company was most known for their development of steel cage portable jails that could be transported by flatbed wagons on the frontier as well as the eventual country-wide reputation as the jail standard for jail and prison construction, particularly in relation to their Patent Rotary Jail system. The Red Top was not constructed utilizing the rotary system but did display a typical Pauly circular plan configuration with central narrow stair to upper levels. The jail cells arrived to Llano by train from Pauly headquarters in St. Louis and were assembled at the jail site.



Image courtesy of paulyjail.com

The county officials who received the building were: The Honorable County Judge F. J. Johnson, Precinct 1 Commissioner H. F. Vordenbauman, Precinct 2 Commissioner John W. Baker, Precinct 3 Commissioner J. F. Montgomery, Precinct 4 Commissioner S. J. Owens, County Clerk W. T. Swanson, and County Sheriff N. R. Porter. Pauly company representatives F. B. and W. S Hull were assigned management of the construction.

Throughout its use, the jail has been handled heavily by prisoners. Since its construction, Commissioners Court records indicate a continuum of necessary repairs to the Red Top brought about by prisoner abuse such as cell bars being cut.

Below, is a listing of building repairs and modifications by date:

Red Top Jail History

REDTOP BUILDING CHRONOLOGY

1911 Repair and repainting of the roof by Owen and Stanley

1917 First toilets with flushing capability installed with connection to city sewer system

1923 Only execution ever scheduled at the Red Top for a convicted murderer, execution cancelled due to Texas legislature prohibition of county administered executions and requirement that state officials at the state penitentiary in Huntsville conduct executions



Red Top gallows and roof exterior illustrating 1970s prisoner escape route

1948 Major repairs in the amount of $23,056.00 took place which entailed repair of cracks in the walls, new roof flashing, and installation of steel strips within mortar joints of deteriorated portions of exterior walls

1950 November, installation of gas heaters on second floor

1970s Prisoner escaped the jail up through the gallows and out the fifth floor tower windows via sheets tied together to form a rope

1977 Jail attained historic designation on the National Register of Historic Places

1979 Jail attained historic designation as a Recorded Texas Historic Landmark

1980 April 19, Program for Unveiling of the RTHL marker for the jail and building tour, invocation by Reverend Rodger Croker, introductions by County Judge C.C. Tatsch, address by Congressman Tom Loeffler, unveiling by Sheriff Gale Ligon, inscription read by Pamela Fowler, benediction by Reverend Fred Brown

1982 After serving the county nearly 100 years, the jail was closed. Abandonment of the building was due to lack of ability to properly house prisoners according to state jail standards

Red Top Jail History



Red Top roof prior to roof repairs

1982 County began utilizing the upper floor of the Courthouse Annex for the jail, which was located on the south side of the courthouse square

1980s Llano County Head Start Program occupied the building; the current lay-in suspended ceiling was likely installed

1990s Llano Chapter of the Daughters of the Republic of Texas offices housed at the jail

2002 The fourth and current functioning jail was built on the north side of Llano

2002 THC staffers Sharon Fleming and Chase Robertson visit to tour the jail with local Roger Pinckney

2002 December 9, Thank-you letter sent to Roger Pinckney for the jail tour by Chase Robertson of the THC, restoration suggestions were made (see below)

2005 August 8, Warranty Deed (reference appendices) granted ownership of the property as sold by Llano County for $10.00 to the City of Llano

2006 City hired Pat Sparks to conduct a structural evaluation of the jail for $5,000

2007 May 30, THC via letter approved Sarah Franklin's requested approval of proposed replacement of broken window glazing

2008 June 1, Lower Colorado River Authority awarded grant to Friends/City for $24,000 for jail roof repairs

2008 July 12, Friends of the Llano Redtop Jail formed as a group

2008 August/September, Walt Zoch, chemist, conducted micro chemical analysis of jail roof to determine it is steel with lead coating upon which an iron based pigment with binder exists (suggests red paint); roof has also been painted with a tar-like substance (presumed to stop leaks) date unknown; ridge caps are zinc; decorative metal pieces are zinc; gallows roof analysis remains

2008 August 26, Grant application submitted to the San Antonio Conservation Society for additional funds for bracing of east and west gables to halt continued structural wall cracking

2008 August 29, Grant application submitted to the THC for $30,000 ($30,000 match requirement) for bracing of east and west gables to halt continued structural wall cracking

2008 October 21, Grant application submitted to the National Trust for Historic Preservation for fee costs for development of a preservation master plan by Komatsu Architecture

2008 October, LCRA donated bucket truck to observe roof conditions and jail clean-up work party

2008 October 23, Irvin Roofing and Nixon Roofing (have interest in historic preservation) presented opinions of roof conditions to city council

2008 October, City renovated toilet rooms

2008 October, Notice received from THC that grant awards are on hold due to Hurricane Ike

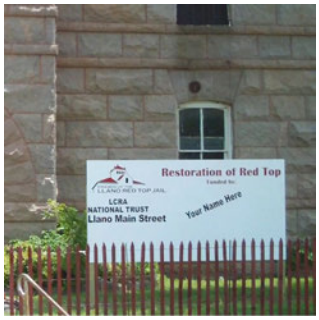
2008 November, Preservation Fund Grant of $5,000 awarded by the National Trust for Historic Preservation to go toward fee costs for development of a preservation master plan by Komatsu Architecture

2008 December, Friends Board preservation master plan kick-off meeting with Komatsu Architecture

Red Top Jail History

2008 December 15, Visit by the Austin Paranormal Society and Llano ghost busters

2009 January, Roof repair contract awarded by city council to Dennis Masterson for $19,600 (constructed the awning on the north entrance of the Llano Memorial Hospital)



Donor sign at Red Top west facade

2009 February, Request submitted to THC to allow roof repair to be made

2009 March, THC notification received that grants will not be awarded in 2009 due to Hurricane Ike

2009 March, Donor sign outside on jail lawn and tour sign on the front façade installed

2009 May, Pat Sparks hired by City Council to conduct an additional study for stabilization of the east and west gables and roof shoring

2009 May, Window at the southwest corner of the gallows tower fell down, and masonry below failed, window replaced with a board until further restoration can take place.

2009 May, Paint and finishes conservation company, Source, of Galveston contacted to analyze jail roof color as suggested by Komatsu Architecture, Source to analyze roof samples removed in October 2008 for approximately $550.

2009 June 30, Roof repairs by Dennis Masterson complete

2009 July 12, Friends of the Llano Redtop Jail celebrate one year anniversary

RED TOP HISTORIC BUILDING DOCUMENTATION

In January of 2009, Komatsu Architecture contacted the National Archives and Records Administration in order to ascertain if any documentation existed on file, specifically floor plans, elevations, or photographs. The agency searched their finding aids, reference information, and architectural master list database but could not find any applicable information.

In March of 2009, the Texas Historical Commission (THC) reviewer assigned to the Llano Jail, Caroline Wright, was contacted regarding obtaining similar building documentation. The THC file contained only the RTHL marker file which is included in the appendices of this document. Staff did mention the possibility of plans and specifications being advertised in the Galveston News, as was often done at the time of construction for many buildings of the period. This additional research should be conducted prior to development of restoration plans and specifications for the jail, as the information could prove invaluable to the design team.

A jail visit and tour was made by THC staffers Sharon Fleming and Chase Robertson in 2002. A following THC letter, dated December 9, 2002, offered the following restoration suggestions for local volunteers (reference letter in appendices):



Red Top west tower facade

- Conduct additional research of various adaptive reuse jail projects in Texas
- First and primary step is to work toward a watertight building to prevent further deterioration, especially water infiltration at the roof
- Become familiar with THC provided NPS Preservation Briefs #s 31 and 39 regarding mothballing and controlling unwanted moisture
- Research the building's full history to strengthen community resolve to restore the building and to support planning and fundraising efforts; utilize THC provided documents "Remembering Texas, Guidelines for Historical Research", "Research Tools for Historical Research", and "Fundamentals of Oral History"
- Hire a preservation consultant to conduct a building feasibility study to determine new uses and phased restoration goals; utilize THC provided document "Finding and Hiring Qualified Historic Preservation Consultants"; restoration efforts should be coordinated w/ City of Llano, the downtown revitalization study, and Main Street Program; case studies and marketing study for new uses could also be helpful; conduct work sessions with interested parties to develop community priorities
- Develop fundraising strategy for paying for planning and restoration costs; pursue Texas Preservation Trust Fund Grant in addition to all possible foundations and non-profits such as Preservation Texas; reference THC provided document "Financial Assistance for Historic Preservation" and "The Foundation Center Cooperating Collections in Texas"
- Chose an adaptive reuse plan compatible with the jail building which will require the fewest changes to the historic features as possible; hire an engineer or architect for structural stabilization assistance; reference THC provided document "Do You Need an Engineer?"

RED TOP DESIGN

The Red Top is an excellent example of Texas Romanesque Revival architecture which has been adapted to a jail design. This particular style came into vogue in the late 1800s, and its foundations were rooted in 11th and 12th century Romanesque architecture, specifically European churches. Henry Hobson Richardson was the most influential architect who designed within this vein. Important public buildings in this country such as courthouses, train stations, university buildings, and houses of worship were designed in this style, and the aesthetics over time have even been described as American, due to popularity. San Antonio architect, J. Riely Gordon, was the most well known designer within this style in Texas and accomplished numerous highly regarded county courthouses within the state. Common Romanesque Revival elements which can also be seen on the jail façade are: arches, arched windows, rock faced ashlar masonry, belt courses, and conical roof shapes.

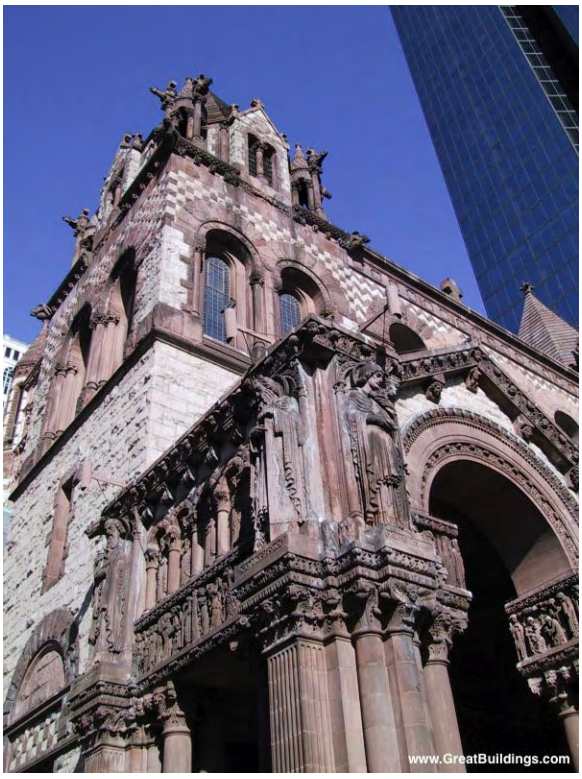
Architectural Design

The Pauly Company demonstrated excellent masonry technique in this particular building utilizing a typical polychromatic Romanesque Revival color scheme which incorporated local Llano gray granite with what looks to be touches of limestone detail. A projecting water table at the base and various dividing belt courses accent the façade horizontally. The east and west gable parapets appear to be topped with metal coping accented with flanking decorative limestone star medallions. The medallions were set upside-down, and the reasoning for this placement is a mystery. The red roof color was a signature design motif during the Victorian era, and accents the granite nicely. The massive and somewhat intimidating façade is punctuated by a large semicircular west entry archway, semicircular arched upper windows and shallow arched lower windows. The existing wood windows are presumed to be original to the building.



Partial façade of Marshall Field Store, Chicago, Illinois, by Architect Henry Hobson Richardson, courtesy of greatbuildings.com

The exterior walls are constructed of 20" thick stone, with an outer wythe of large cut granite blocks, and an inner wythe of smaller irregular pieces of sandstone and granite. Interior walls are plaster over stone, and it is presumed the building was not originally electrified. The centerpiece of the building is a central 5-story gallows tower which provided natural airflow and ventilation as air was drawn from exterior windows at first through third floors and was transferred up to and out of the 5th floor tower windows as the hot air rose. The original roof remains



Trinity Church, Boston, Massachusetts, by Architect Henry Hobson Richardson courtesy of greatbuildings.com

on the structure and is a standing seam pan system with integral metal gutters and decorative bracketed cornice. The gallows tower roof is covered with metal roof tiles, recently discovered to be stamped "Patented 1892", and it also incorporates an integral metal gutter system and decorative bracketed cornice. The roof ridges are adorned with metal pieces which have the appearance of Spanish roof ridge tiles.

RED TOP FLOOR PLAN CONFIGURATION

A sketch of the jail layout was made in 1980 by the last jailer at the building, Betty Graham, and is the earliest known example of the jail floor plan and its historic use.

First Floor – This floor was utilized primarily by the jailer and jailer's family. The central bay was used as an entry and booking room on the west and a kitchen for preparation of prisoners' meals by jailers and their wives on the east. Early accounts describe the use of a wood burning stove and a pass-through from the kitchen to the room which formed the first floor of the gallows tower. Prisoners are said to have been allowed to have food brought to them from individuals outside of the jail. An iron door separated the corridor to the jailer's quarters from prisoner passage into the entry booking room. One iron door remains at the entrance to the central stair which leads up to the cells and gallows tower. The other door opening off the entry has been removed and is presumed to have been iron as well. Per Betty Graham, the north wing contained two bedrooms with a bathroom in between, and the south wing contained a bedroom and bathroom on the western portion and a living room on the eastern portion. The living room currently houses the pulpit, pews, cornerstone and photo collection from the Doolittle Chapel and desks from the chapel/school. To note, the building originally did not have interior bathrooms, rather exterior facilities were employed.



Corridor 210, portion of north cell area on the second floor

Second Floor – Use of this floor was specifically for prisoner containment. The central bay consisted of a central circulation stair flanked on the east and west by a two cell "drunk tank". The center portion was originally open to below and above to the gallows, however a three-part steel door has been installed and subsequently welded shut, providing a floor surface. Barred partitions divide the central stair area with the cell block areas. The north and south wings housed a cell block with two cell compartments and a "run



Location of two iron doors, Foyer 101

around" on all four sides. The north cell block held the minimum security inmates (4 per cell for a total of 8), and the south cell block held the maximum security inmates (1 per cell for a total of 2). In 1980, per Betty Graham, the north wing was not being used, and the south wing was reserved for maximum security holding. The cells incorporate a four part locking system which is said to end in a loud slamming sound. In the past at the north wing, one cell held male prisoners and one cell held females. Blankets were spread across the cell walls for privacy between the two. Historic graffiti dating back to 1918 can still be found throughout the cell areas. The keys to the cells are still with the building and are functional.

Friends board members Frank Rowell and Ovetra Hartmen searched the trash piles of the recent roof repair efforts and located a hemp canvas piece with 3 shell-shaped metal clips engraved "Patented 1902". The clips fit perfectly into the holes of the jail cells. Apparently, the materials were part of historic hammocks, 4 per cell that served as prisoner beds which were typical to Pauly jails throughout the U.S.

Architectural Design

Third Floor – The floor housed the stair to the gallows above which could be viewed by detained prisoners in cell blocks below, as the second floor is actually two stories in height over the cell areas. From the central stair area, the steel tops of the cells are visible below. This spot was said to be a handy location for guards to view all cell blocks simultaneously. Similar to the second floor, barred partitions divide the central stair area with the two-story spaces above the cell blocks. The partitions have doors with locking mechanisms, but the doors lead to nowhere. Perhaps the doors are a remnant of the "kit of parts" as ordered from the Pauly Company, or it could likely have been built in for future expansion capability.



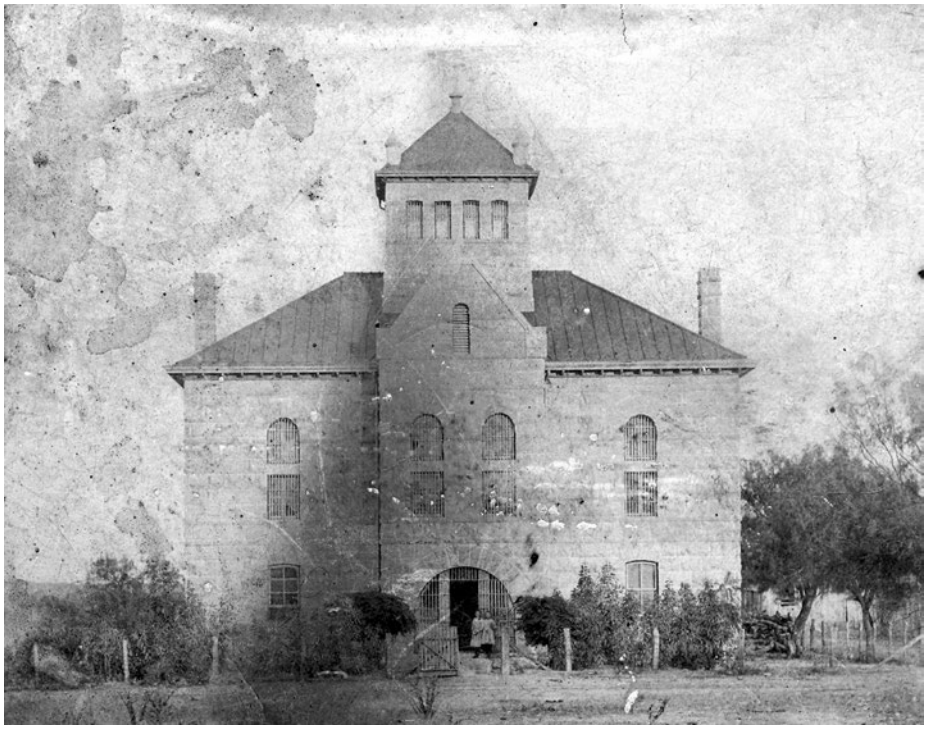
Overlook from third floor into Run Around, Room 209

Fourth Floor – This floor served as continuation of the stair tower and gallows and was the drop level for hangings. The prisoner would have stood at this location before being hung. There has been some speculation that hangings did occur at the jail, but there is no physical or documented evidence. During the later part of the 19th century, gallows were constructed on jail interiors to deter local townsfolk from coming to watch the executions, as was the standard practice for exterior hangings. Eventually, a floor-mounted door hatch was installed on this floor at the stair landing, and steel flooring was welded to close off the original open stair and further prevent prisoner escapes. These modifications now present head-height hazards over the stair.

Fifth Floor – This floor also served as a continuation of the stair tower and gallows. Upper tower windows surround this space, and evidence remains of a jail escape in which the added metal window straps were bent and portions of the exterior wall were removed. There have been many stories of prisoners escaping up through the gallows, out the upper windows, and down onto the roof top and beyond.



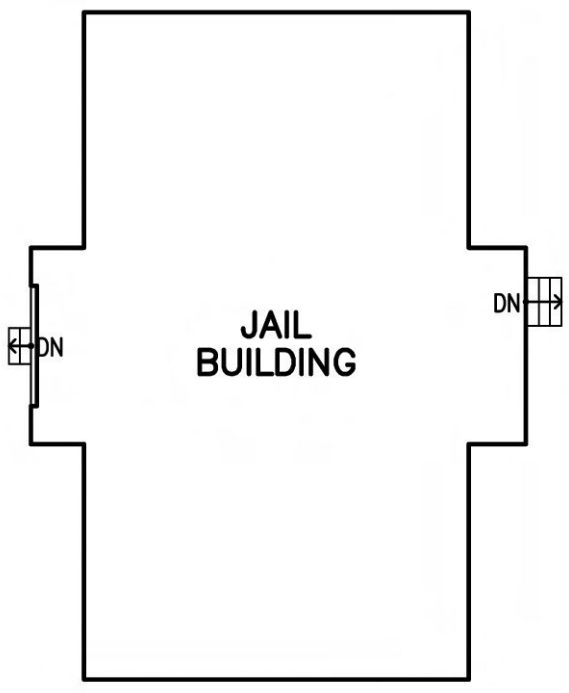
Gallows stair at second and third floor levels



Architectural Design



Non-original curb/retaining wall along Oatman Street





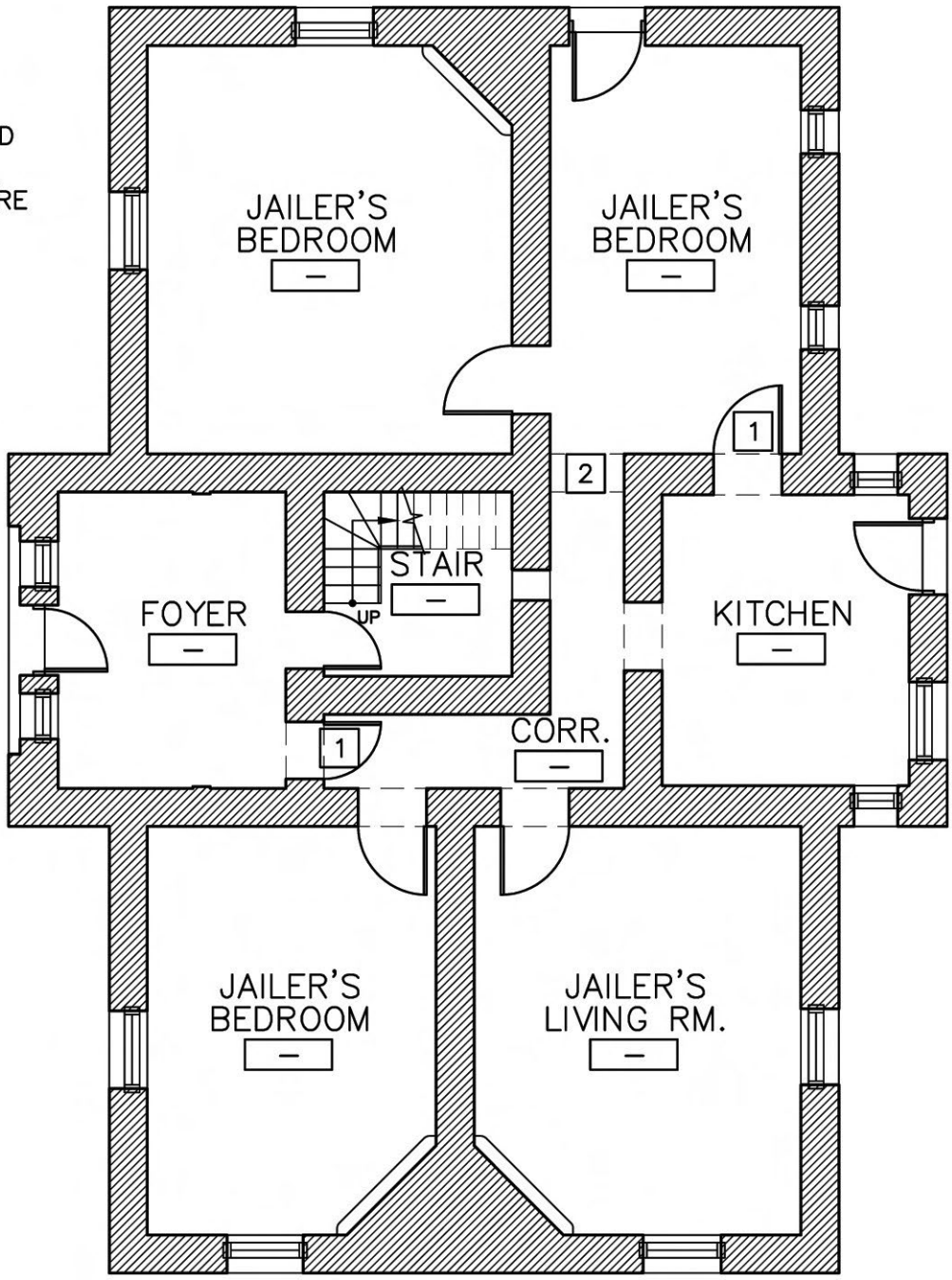
Historic Site Plan Scale: 1/16” = 1’-0”

Architectural Design

NOTES BY SYMBOL

◇ 0 ◇

1. HISTORIC OPENING HISTORIC DOOR HAS BEEN REMOVED
2. POSSIBLY ORIGINAL WALL REMOVED HERE





Jailer's Bedroom, southwest corner of First Floor

Note: for the purposes of this report, the first floor is the only floor presumed to be modified in configuration. For upper floors historic configuration, reference Existing 2nd, 3rd, 4th and 5th Floor Plans

Historic First Floor Plan Scale: 1/8" = 1'-0"

BUILDING EVALUATION

Immediate stabilization needs were established in 2006 when the City of Llano and Friends began working with Sparks Engineering, Inc., to develop a preliminary structural evaluation. Primary needs identified were roof repairs and structural stabilization measures. The group was subsequently awarded a $24,000 grant from the Lower Colorado River Authority for jail roof repairs on June 1, 2008. The city matched $11,000, and roof repairs were completed on June 30, 2009. All planning and construction efforts to date have been coordinated with Llano and Main Street programs and the Texas Historical Commission.

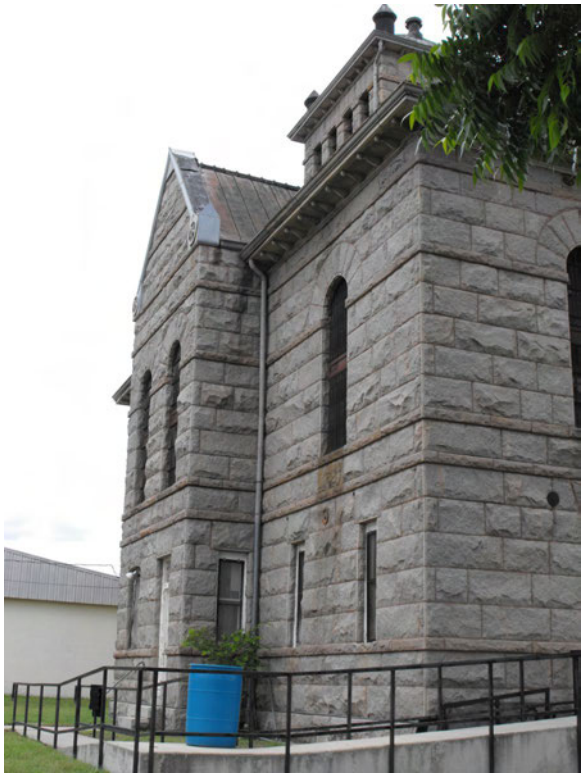
Following initial stabilization efforts, Sparks recommended Friends hire an architect to oversee historic preservation and architectural issues in order to avoid making inappropriate repairs as might be related to historic preservation, architectural, and code -driven requirements outside of the engineer's purview. Friends pursued additional grants, and the jail was awarded a $5,000 Preservation Fund Grant from the National Trust for Historic Preservation in November of 2008 for development of a preservation master plan. Komatsu Architecture began working with the group toward that end in December 2008.

Evaluation and Recommended Measures

The primary charge for Komatsu is to provide a thorough evaluation of the current state of the jail structure and identify a prioritization of recommended rehabilitation and restoration measures utilizing the Secretary of the Interior's Standards for Rehabilitation guidelines (reference guidelines provided in the Appendices section of this document).



Jailer's Bedroom, Room 104, structural corrugated metal ceiling deterioration and plaster wall deterioration



Red Top view of northeast corner

RECOMMENDED MEASURES

Report recommendations will be founded on Komatsu's philosophy toward historic preservation issues which is one of historical continuity. If circumstances permit, rather than assuming the potential of pristine restoration and "taking back" a structure to its earliest date in all respects, the preference is to embrace the normal occurrence and often necessity of modifications in a structure's life. The philosophy embraces providing a building which retains as much historic fabric as possible while also developing a very relevant community use which will ensure the structure's value and continued maintenance for years to come. The proposed project shall incorporate restoration of as many

interior spaces as is possible, particularly as the cultural value of the jail exists in the structure itself and the education and historical value it provides as a possible jail museum.

Evaluation and Recommended Measures

RESTORATION TARGET DATE AND HIERARCHY OF SPACES

Due to the almost pristinely preserved original historic fabric on both the jail interior and exterior, a target restoration date of 1895 is identified for the purpose of established recommendations. Primary restoration emphasis will be given to publicly visited spaces on the first floor and the jail cell areas and gallows on the upper floors. Secondary spaces, such as restrooms and kitchen found on the rear/east portion of the first floor are recommended to be treated for renovation utilizing historically compatible floor plan layouts and materials which will incorporate a modern usage need.

EVALUATION AND RECOMMENDATION REPORT VEHICLES

Existing and Proposed Drawings - The architectural and engineering team conducted numerous site visits upon which building information was gathered and assessments were made. Site plan, floor plans and roof plans were generated which provide a graphic assessment of the as-found conditions. Proposed site plan and floor plans were developed to illustrate correction of various building deficiencies.

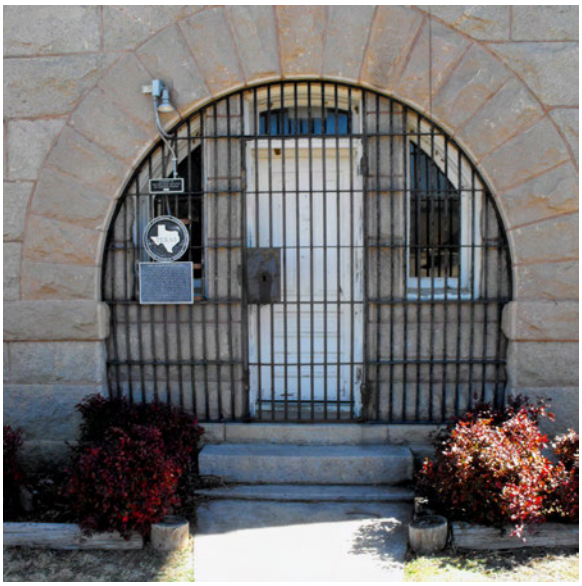


Example of original interior door, Jailer's Bedroom, Room 104

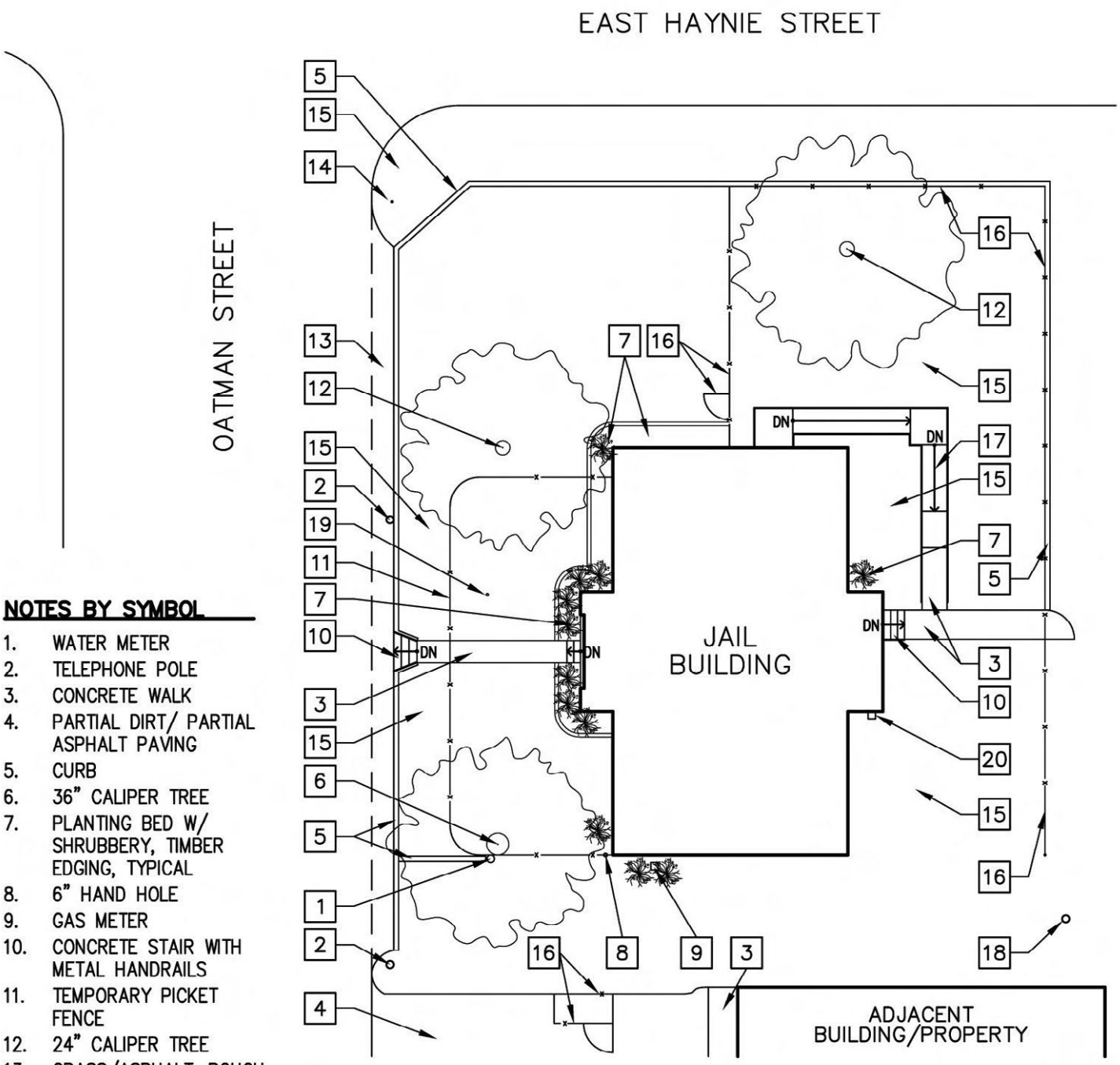
Existing Interior Survey by Room, Proposed Room Finish/Color Schedule Deficiency Correction Measures Report by Phase - The building is in relatively fair condition overall, and numerous building deficiencies have been identified which will require correction in the near future to provide a safe structure for proposed building employees and public visitors. Interior finishes deficiencies and recommended measures are prescribed in the following Existing Interior Survey by Room and Proposed Room Finish/Color Schedule. Additionally, overall interior and exterior building deficiencies are discussed and recommendations outlined in the following detailed Deficiency Correction Measures Report by Phase.

Existing Photographs - Existing exterior and interior photographs were generated to serve as additional graphic assessment of the as-found conditions.

Preliminary Opinion of Probable Cost - The various report vehicles listed above correspond to a preliminary opinion of probable cost. The costs are broken down to allow for project scope phasing if necessitated by owner fiscal constraints.



Red Top Romanesque Revival archway at west entrance



NOTES BY SYMBOL

1. WATER METER
2. TELEPHONE POLE
3. CONCRETE WALK
4. PARTIAL DIRT/ PARTIAL ASPHALT PAVING
5. CURB
6. 36" CALIPER TREE
7. PLANTING BED W/ SHRUBBERY, TIMBER EDGING, TYPICAL
8. 6" HAND HOLE
9. GAS METER
10. CONCRETE STAIR WITH METAL HANDRAILS
11. TEMPORARY PICKET FENCE
12. 24" CALIPER TREE
13. GRASS/ASPHALT, ROUGH R.O.W. SHOULDER
14. STREET/STOP SIGN
15. LAWN
16. CHAIN LINK FENCE W/GATE
17. CONCRETE ACCESSIBLE ENTRANCE RAMP
18. UTILITY POLE
19. FLAGPOLE
20. ELECTRICAL SERVICE ENTRANCE LOCATION

Existing Site Plan

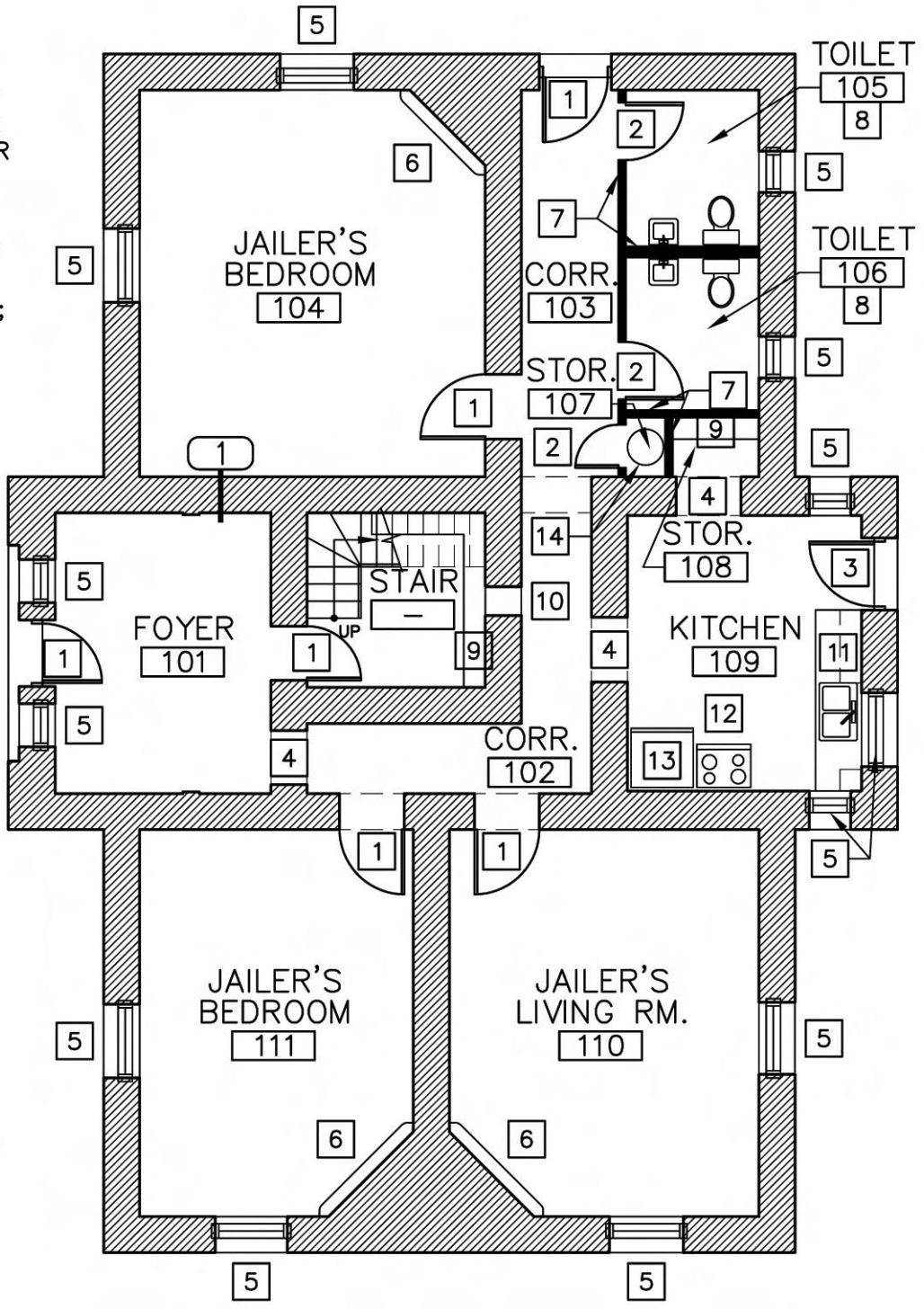
Scale: 1" = 20'-0"

NOTES BY SYMBOL

1. HISTORIC OPENING W/ HISTORIC DOOR
2. ADDED OPENING W/ ADDED DOOR
3. HISTORIC OPENING W/ ADDED DOOR
4. HISTORIC OPENING; HISTORIC DOOR HAS BEEN RE–MOVED
5. HISTORIC WINDOW
6. HISTORIC FIRE–PLACE MANTLE & SURROUND
7. SOLID HATCH INDICATES ADDED WALL
8. ADDED TOILET ROOM W/ ADDED FIXTURES
9. ADDED SHELVING
10. HISTORIC PASS–THRU WINDOW
11. ADDED CABINETS
12. STOVE
13. REFRIGERATOR
14. HOT WATER HEATER

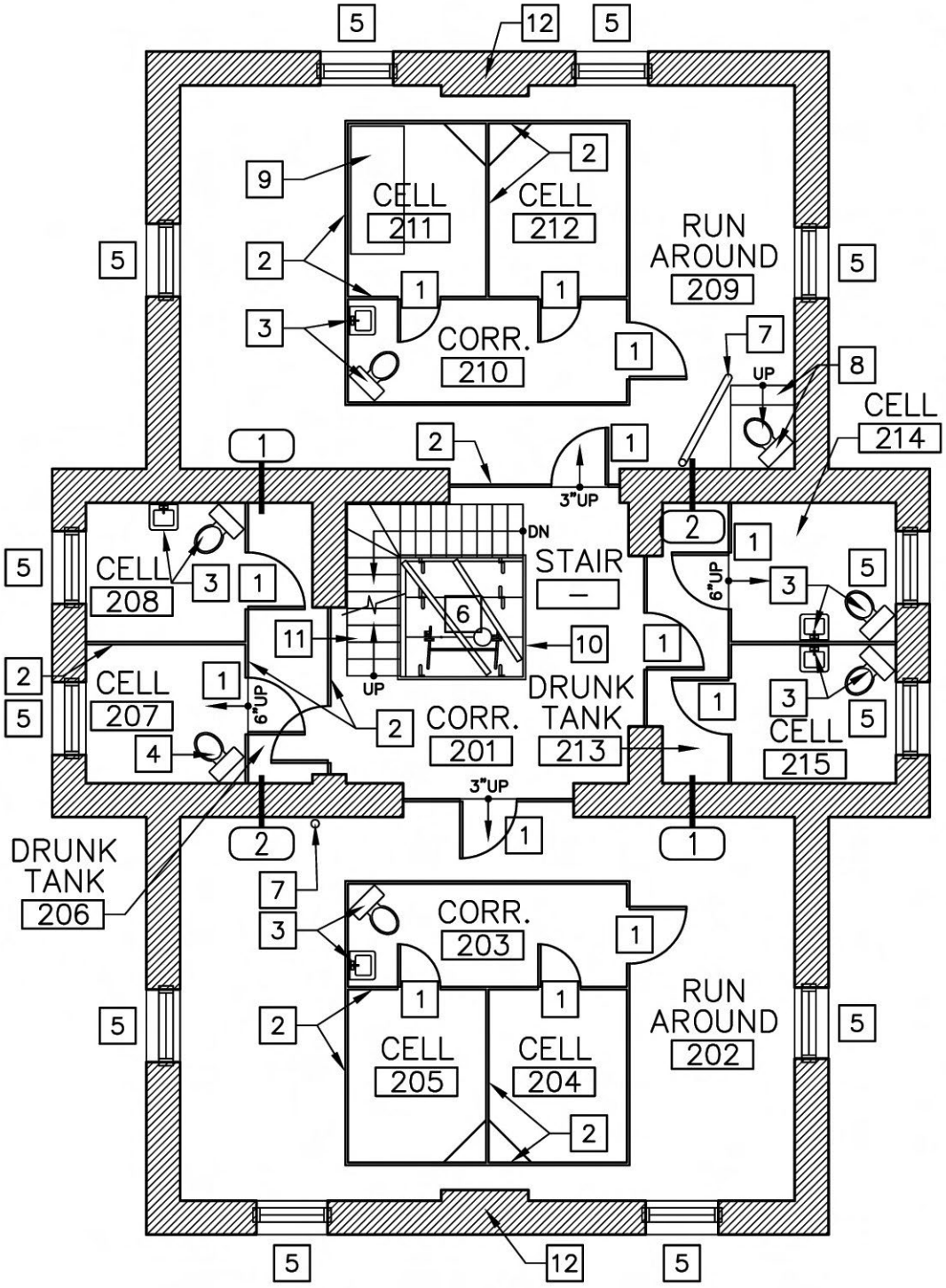
DEFICIENCY NOTES BY SYMBOL

1. MAJOR STRUC–TURAL CRACK, CRITICAL



Existing 1st Floor Plan

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



NOTES BY SYMBOL

1. HISTORIC CELL OPENING W/ HISTORIC DOOR
2. HISTORIC CELL WALLS, TYPICAL
3. HISTORIC TOILET AND LAVATORY
4. HISTORIC TOILET
5. HISTORIC WINDOW WITH WINDOW GUARDS
6. HISTORIC 3–PART METAL DOOR AT FLOOR LEVEL
7. ADDED PLUMBING PIPE
8. ADDED WOOD PLATFORM AND TOILET
9. BED
10. HISTORIC GUARD RAIL
11. HISTORIC METAL STAIR WITH HANDRAIL ON ONE SIDE
12. MASONRY FLUE

DEFICIENCY NOTES BY SYMBOL

1. MAJOR STRUC–TURAL CRACK, CRITICAL
2. SIGNIFICANT STRUCTURAL CRACK

N

Existing 2nd Floor Plan

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

NOTES BY SYMBOL

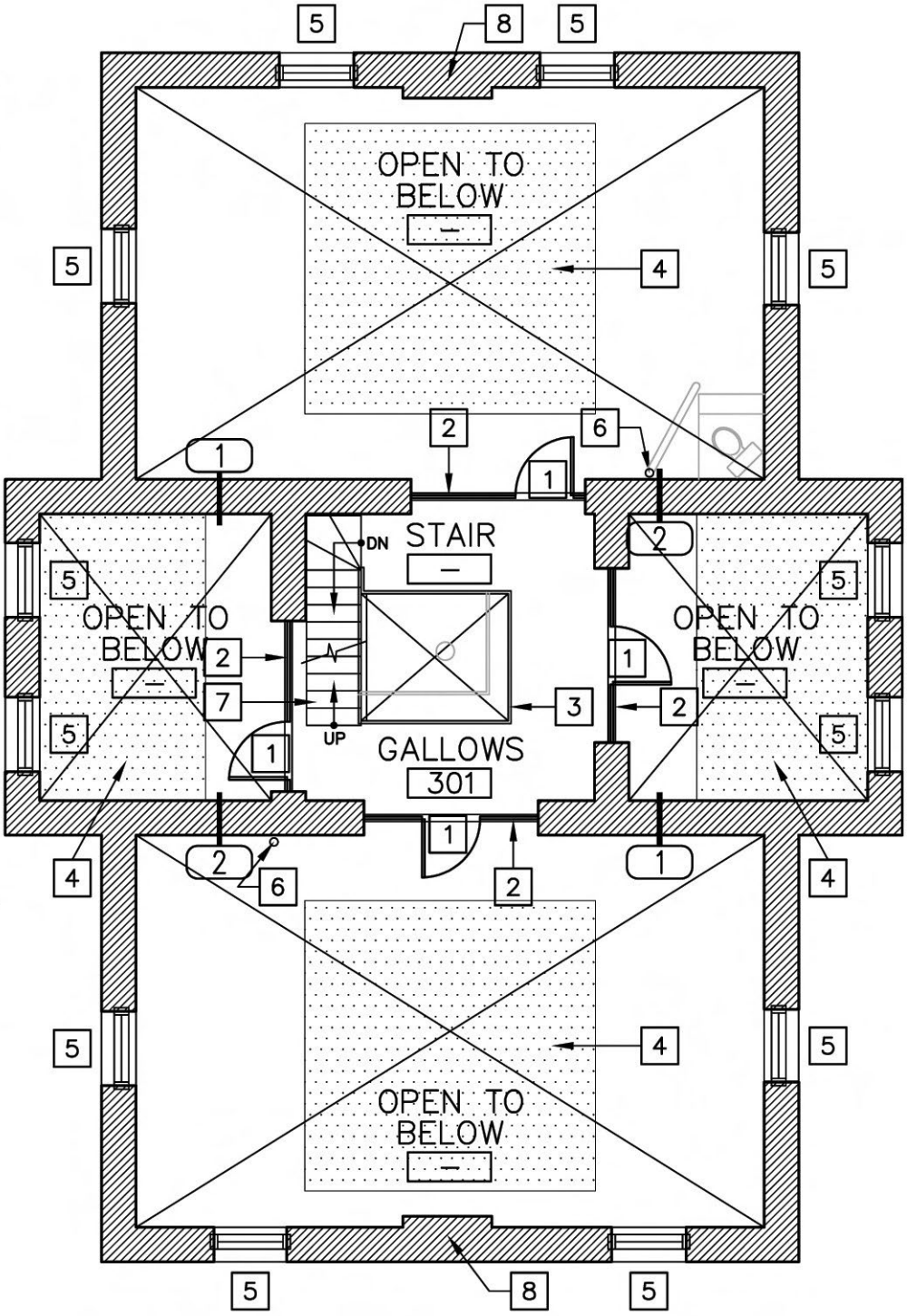
◇ 0 ◇

1. HISTORIC CELL OPENING W/ HISTORIC DOOR
2. HISTORIC CELL WALLS, TYPICAL
3. HISTORIC GUARD RAIL
4. HATCH INDICATES TOP OF CELL BELOW
5. HISTORIC WINDOW WITH WINDOW GUARDS
6. ADDED PLUMBING PIPE
7. HISTORIC METAL STAIR WITH HANDRAIL ON ONE SIDE
8. MASONRY FLUE

DEFICIENCY NOTES BY SYMBOL

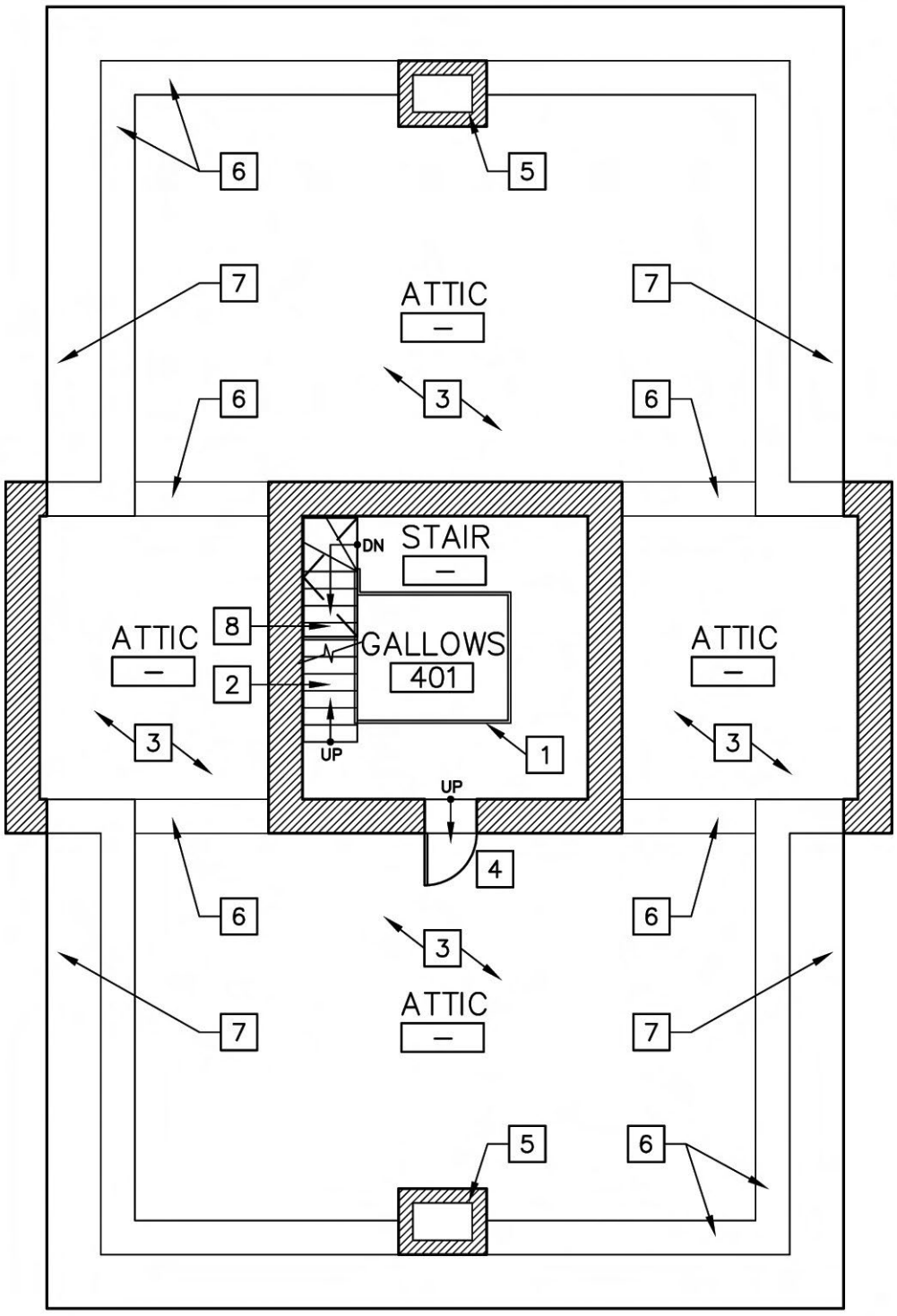
◇ (0) ◇

1. MAJOR STRUC– TURAL CRACK, CRITICAL
2. SIGNIFICANT STRUCTURAL CRACK



N

Existing 3rd Floor Plan Scale: 1/8" = 1'-0"



NOTES BY SYMBOL

, 0 ,

1. HISTORIC GUARD RAIL
2. HISTORIC METAL STAIR WITH HANDRAIL ON ONE SIDE
3. CONCRETE ATTIC FLOOR
4. HISTORIC OPENING W/ HISTORIC DOOR
5. MASONRY FLUE
6. TOP OF MASONRY WALL
7. LINE INDICATES OUTERMOST EDGE OF ROOF COR– NICE
8. ADDED METAL DOOR/HATCH AT FLOOR LEVEL

N

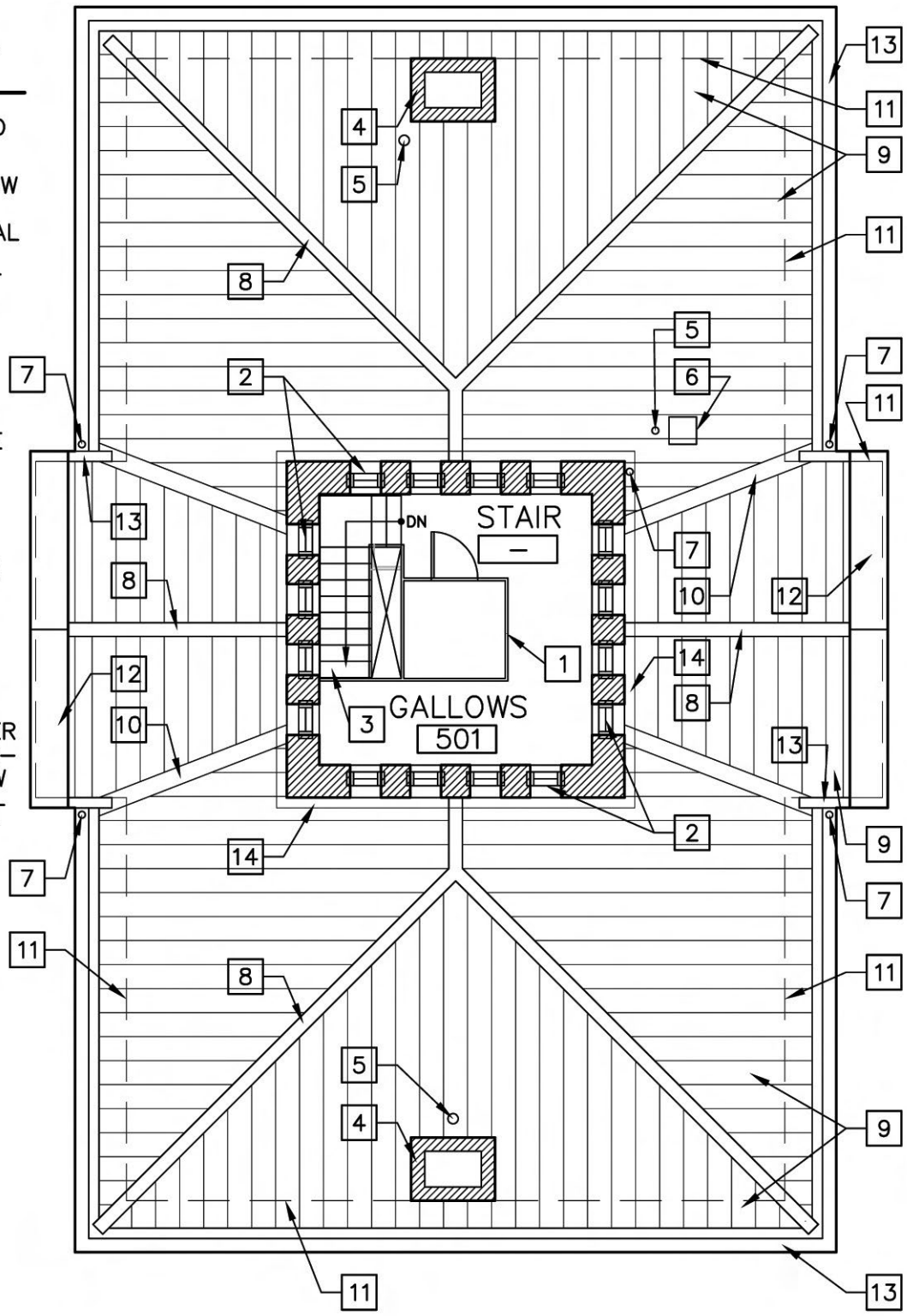
Existing 4th Floor Plan

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

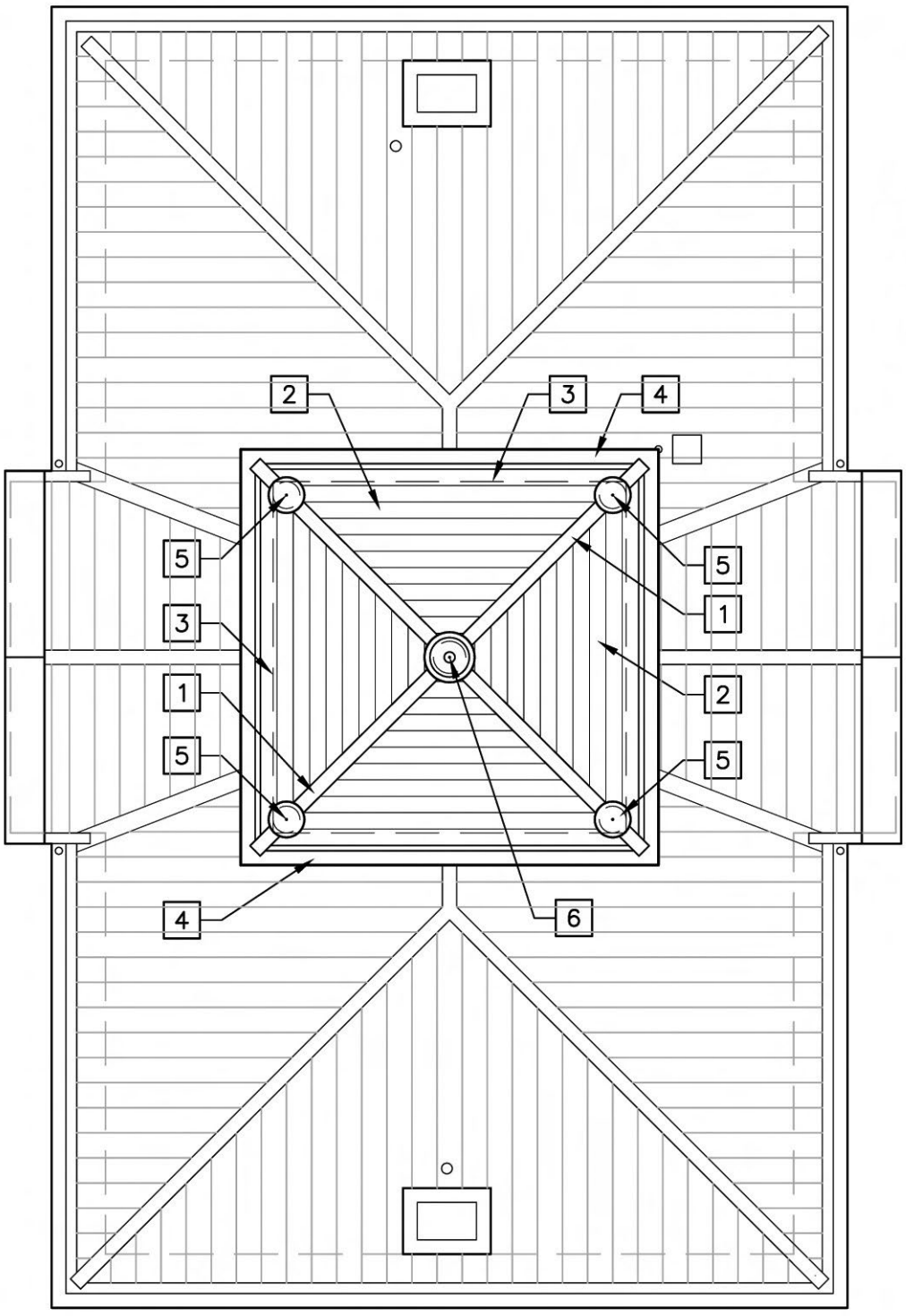
NOTES BY SYMBOL

◊ 0 ◊

1. HISTORIC GUARD RAIL W/ GATE
2. HISTORIC WINDOW WITH WINDOW GUARDS, TYPICAL
3. HISTORIC METAL STAIR WITH HANDRAIL ON ONE SIDE
4. MASONRY FLUE
5. VENT PIPE
6. METAL CLOSURE
7. DOWNSPOUT
8. METAL RIDGE TILES, TYPICAL
9. STANDING SEAM METAL PAN ROOF, TYPICAL
10. METAL VALLEY FLASHING
11. DASHED LINE INDICATES OUTER EDGE OF EXTER–OR WALL BELOW
12. METAL PARAPET COPING
13. INTEGRAL METAL GUTTER, TYPICAL
14. METAL FLASH–ING, TYP.



Existing 5th Floor Plan Scale: 1/8" = 1'-0"



NOTES BY SYMBOL
' 0 '

1. METAL RIDGE CAP, TYPICAL
2. PRESSED METAL SHINGLES, TYP.
3. DASHED LINE INDICATES OUTER EDGE OF EXTER-OR WALL BELOW
4. INTEGRAL METAL GUTTER, TYP.
5. GRANITE AND METAL TURRET
6. TURRET, MTLS. UNKNOWN

N

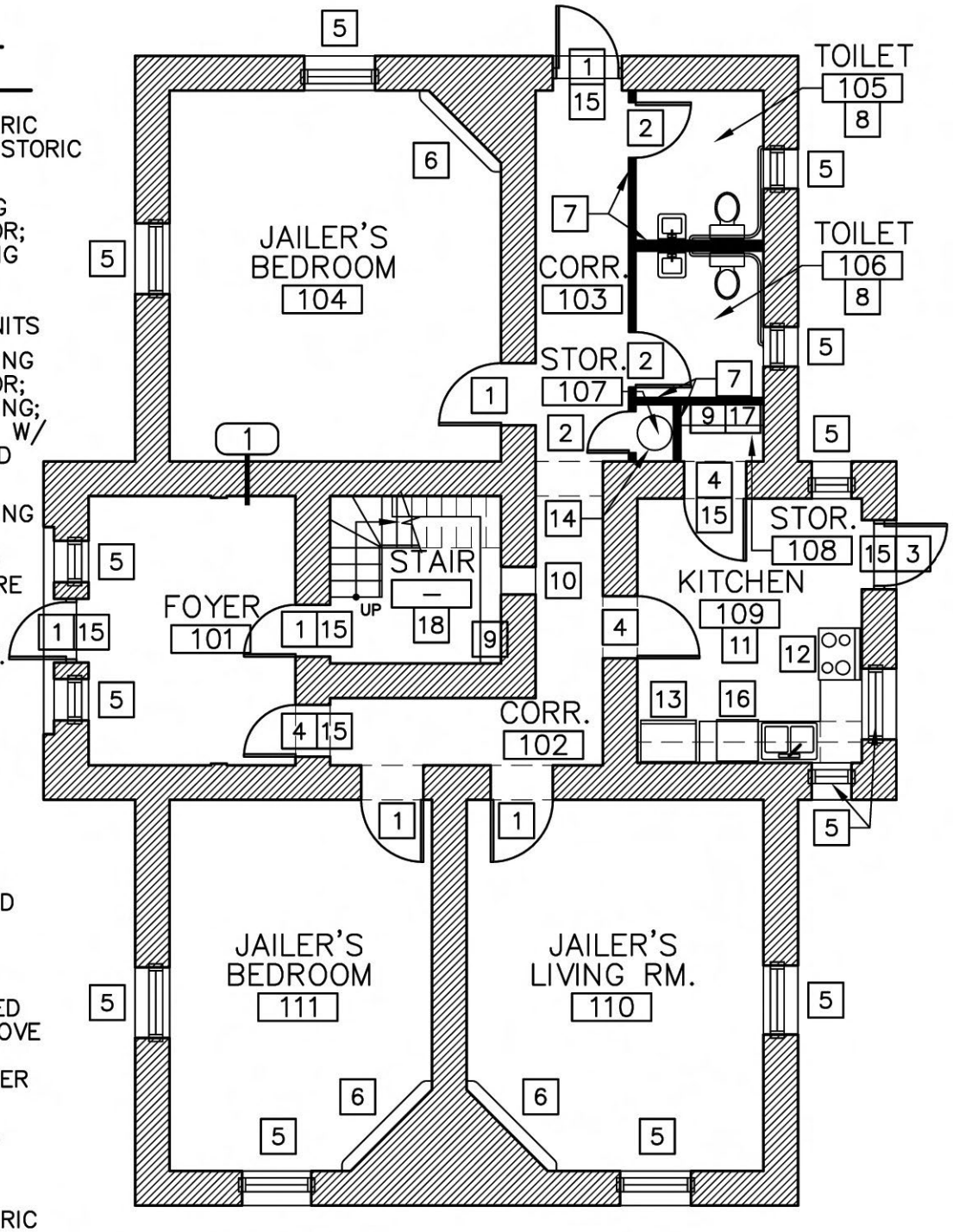
Existing Roof Plan

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

Proposed Site Plan Scale: 1" = 30'-0"

NOTES BY SYMBOL

1. RESTORE HISTORIC OPENING W/ HISTORIC DOOR
2. ADDED OPENING W/ ADDED DOOR; REPLACE CASING AND DOOR W/ HISTORICALLY COMPATIBLE UNITS
3. HISTORIC OPENING W/ ADDED DOOR; RESTORE OPENING; REPLACE DOOR W/ RECONSTRUCTED HISTORIC UNIT
4. HISTORIC OPENING HISTORIC DOOR HAS BEEN RE-MOVED; RESTORE OPENING; IN-STALL RECON-STRUCTED HIST. DOOR
5. RESTORE HIST. WINDOW
6. RESTORE HIST. FIREPLACE MANTLE AND SURROUND
7. SOLID HATCH, MAINTAIN ADDED WALL; REPAIR, PREP, PAINT
8. ADDED TOILET ROOM W/ ADDED FIXTURES; REMOVE FIXTURES AND INSTALL NEW PER ADA/TAS
9. REMOVE ADDED SHELVING THIS ROOM
10. RESTORE HISTORIC PASS-THRU WINDOW
11. REMOVE ADDED CABINETS AND KITCHEN EQUIP; INSTALL NEW CABINETS AND EQUIPMENT
12. NEW STOVE
13. NEW REFRIGERATOR
14. HOT WATER HEATER
15. REVERSE DOOR SWING TO SWING OUT
16. NEW DISHWASHER
17. REPLACE EXISTING SHELVING W/ NEW
18. RESTORE METAL STAIR; NEW CODE COMPLIANT HAND-RAILS/GUARDS

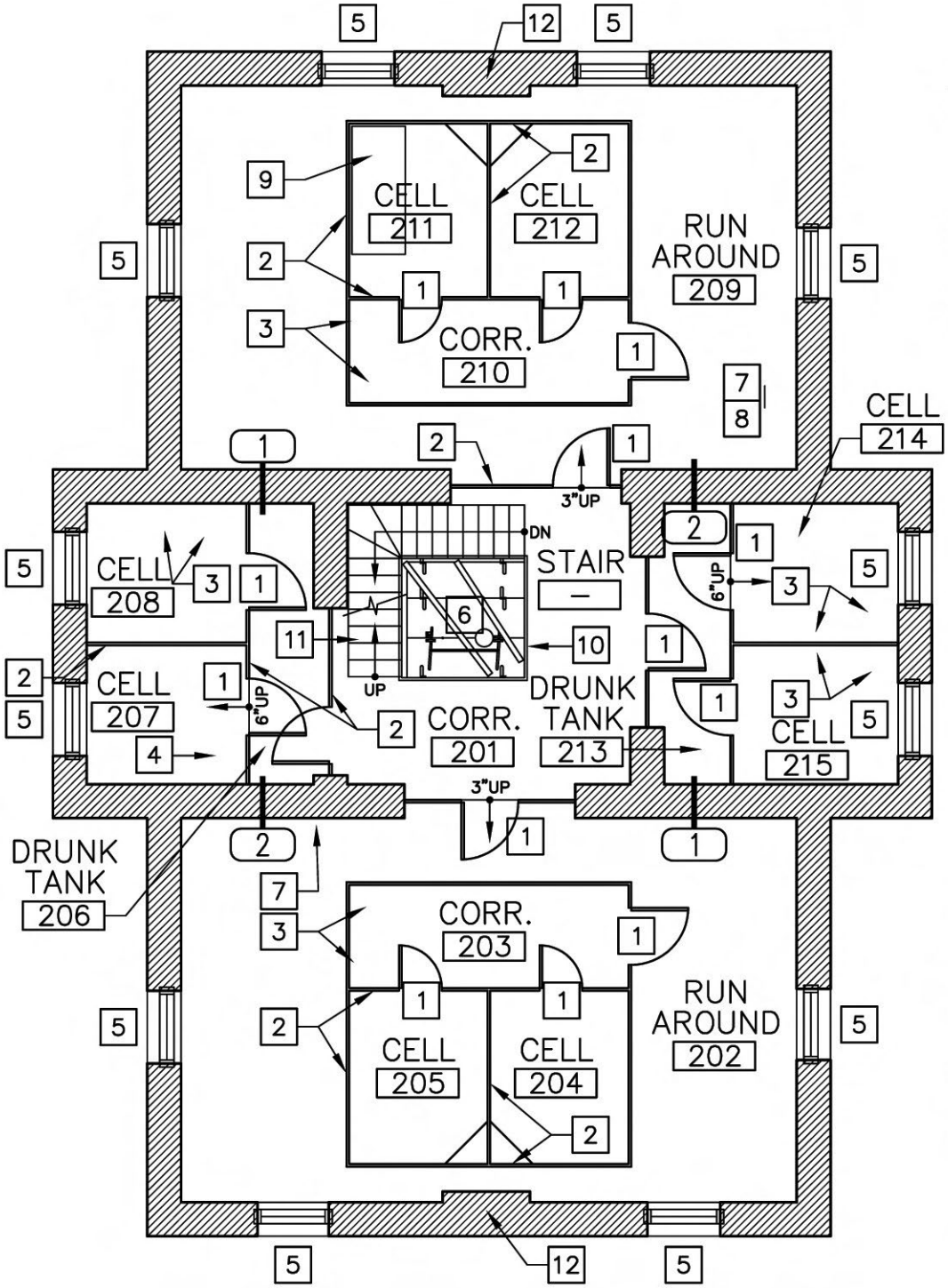


DEFICIENCY NOTES BY SYMBOL

1. MAJOR STRUCTURAL CRACK; CRITICAL; REPAIR DEFICIENCY AND ASSOC. INTERIOR FINISHES

Proposed 1st Floor Plan

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



NOTES BY SYMBOL

1. RESTORE HISTORIC CELL OPENING WITH HISTORIC DOOR
2. RESTORE HISTORIC CELL WALLS, TYPICAL
3. REMOVE HISTORIC NON–ORIG. TOILET & LAVATORY THIS AREA
4. REMOVE HISTORIC NON–ORIG. TOILET THIS AREA
5. RESTORE HISTORIC WINDOW AND WINDOW GUARDS
6. RESTORE HISTORIC 3–PART METAL DOOR AT FLOOR LEVEL
7. REMOVE ADDED PLUMBING PIPE THIS AREA; RE–ROUTE TO A MORE CONCEALED LOCATION
8. REMOVE ADDED WOOD PLATFORM AND TOILET THIS AREA
9. DETERMINE IF BED IS HISTORIC PER CONSERVATOR; IF SO, RESTORE
10. RESTORE HISTORIC GUARDRAIL; MOD–IFY WITH METAL MESH OR COM–PATIBLE MATERIAL TO MAKE FLOOR OPENING CODE COMPLIANT
11. RESTORE HISTORIC METAL STAIR WITH HANDRAIL ON ONE SIDE; MODIFY W/ WITH NEW CODE COMPLIANT HAND–RAILS/GUARDS BOTH SIDES
12. MASONRY FLUE; RESTORE ALL MATL DEFICIENCIES

DEFICIENCY NOTES BY SYMBOL

1. MAJOR STRUCTURAL CRACK; CRITICAL; REPAIR DEFICIENCY & ASSOC. INTERIOR FINISHES
2. SIGNIFICANT STRUCT. CRACK; REPAIR DEFICIENCY & ASSOC. INTERIOR FINISHES

NOTE: ALL CONCRETE FLOORS THIS LEVEL ARE IN FAIR TO POOR CON–DITION; REPAIR SLAB CRACKS; RESTORE CONC. FLOOR; MAY REQUIRE NEW TOPPING LAYER

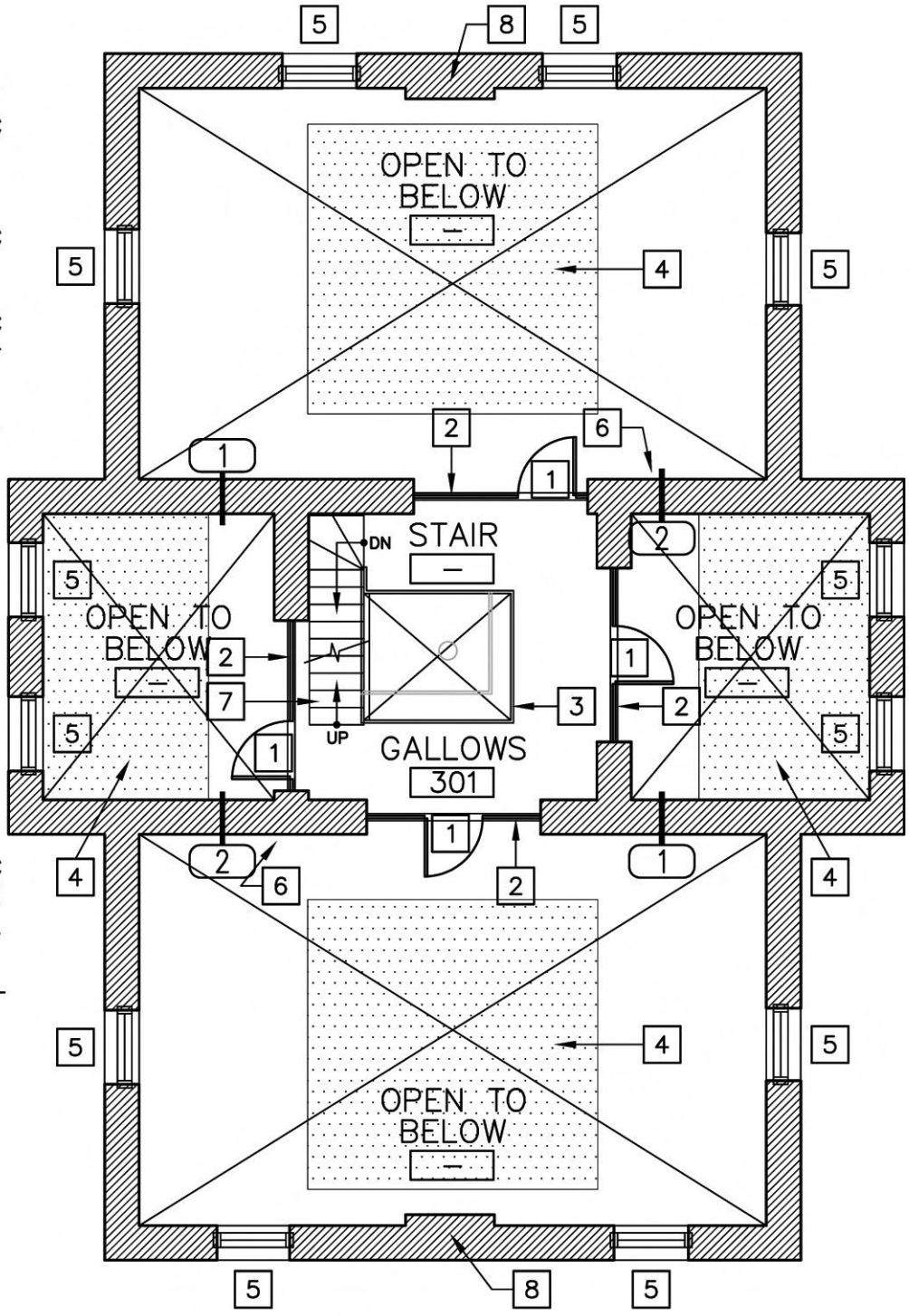
N

Proposed 2nd Floor Plan

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

NOTES BY SYMBOL
'0'

1. RESTORE HISTORIC CELL OPENING WITH HISTORIC DOOR
2. RESTORE HISTORIC CELL WALLS, TYPICAL
3. RESTORE HISTORIC GUARDRAIL; MODIFY WITH METAL MESH OR COMPATIBLE MATERIAL TO MAKE FLOOR OPENING CODE COMPLIANT
4. HATCH INDICATES TOP OF CELL BELOW
5. RESTORE HIST. WINDOW AND WINDOW GUARDS
6. REMOVE ADDED PLUMBING PIPE THIS AREA; REROUTE TO A MORE CONCEALED LOCATION
7. RESTORE HISTORIC METAL STAIR WITH HANDRAIL ON ONE SIDE; MODIFY WITH NEW CODE COMPLIANT HANDRAILS/GUARDS BOTH SIDES
8. MASONRY FLUE; RESTORE ALL MATERIAL DEFICIENCIES



DEFICIENCY NOTES BY SYMBOL '0'

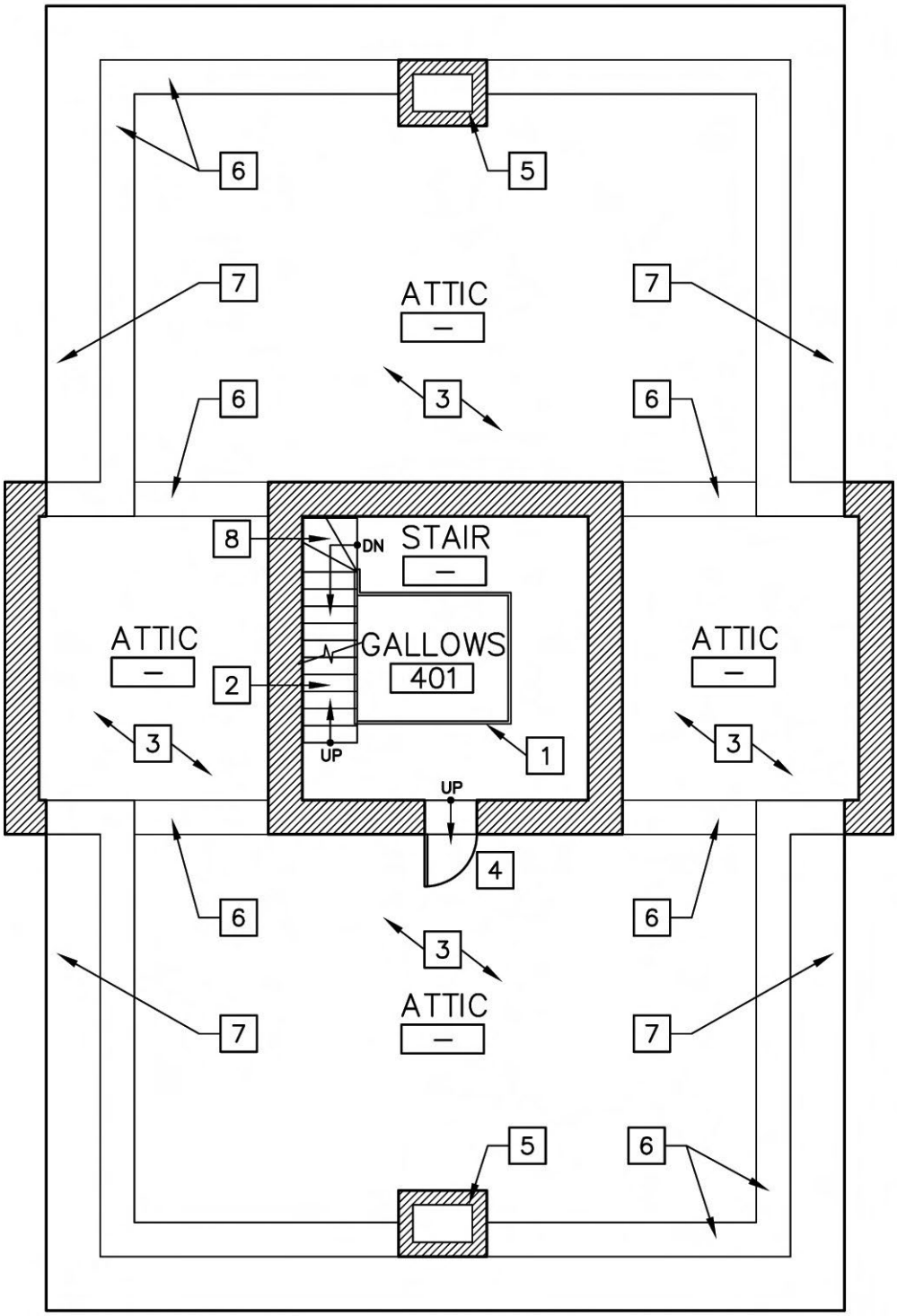
1. MAJOR STRUCTURAL CRACK; CRITICAL; REPAIR DEFICIENCY & ASSOC. INTERIOR FINISHES
2. SIGNIFICANT STRUCT. CRACK; REPAIR DEFICIENCY AND ASSOCIATED INTERIOR FINISHES

NOTE: ALL METAL FLOORS THIS LEVEL ARE IN POOR CONDITION DUE TO RUSTING; REPAIR AND RESTORE FLOORS TO ORIGINAL FINISH

N

Proposed 3rd Floor Plan

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



NOTES BY SYMBOL

1. RESTORE HISTORIC GUARDRAIL; MODIFY WITH METAL MESH OR COMPATIBLE MATERIAL TO MAKE FLOOR OPENING CODE COMPLIANT
2. RESTORE HISTORIC METAL STAIR WITH HANDRAIL ON ONE SIDE; MODIFY WITH NEW CODE COMPLIANT HANDRAILS/GUARDS BOTH SIDES
3. RESTORE CONCRETE ATTIC FLOOR
4. RESTORE HISTORIC OPENING WITH HISTORIC DOOR
5. MASONRY FLUE; RESTORE ALL MATERIAL DEFICIENCIES
6. TOP OF MASONRY WALL
7. LINE INDICATES OUTERMOST EDGE OF ROOF CORNICE
8. REMOVE ADDED METAL DOOR/ HATCH AT FLOOR LEVEL THIS AREA

DEFICIENCY NOTES

ALL METAL FLOORS THIS LEVEL ARE IN POOR CONDITION DUE TO RUSTING; REPAIR AND RESTORE FLOORS TO ORIGINAL FINISH

CONCRETE FLOORS AT ATTIC LEVEL ARE IN POOR CONDITION AND SEVERELY DE-DETERIORATED IN SEVERAL AREAS; REPAIR

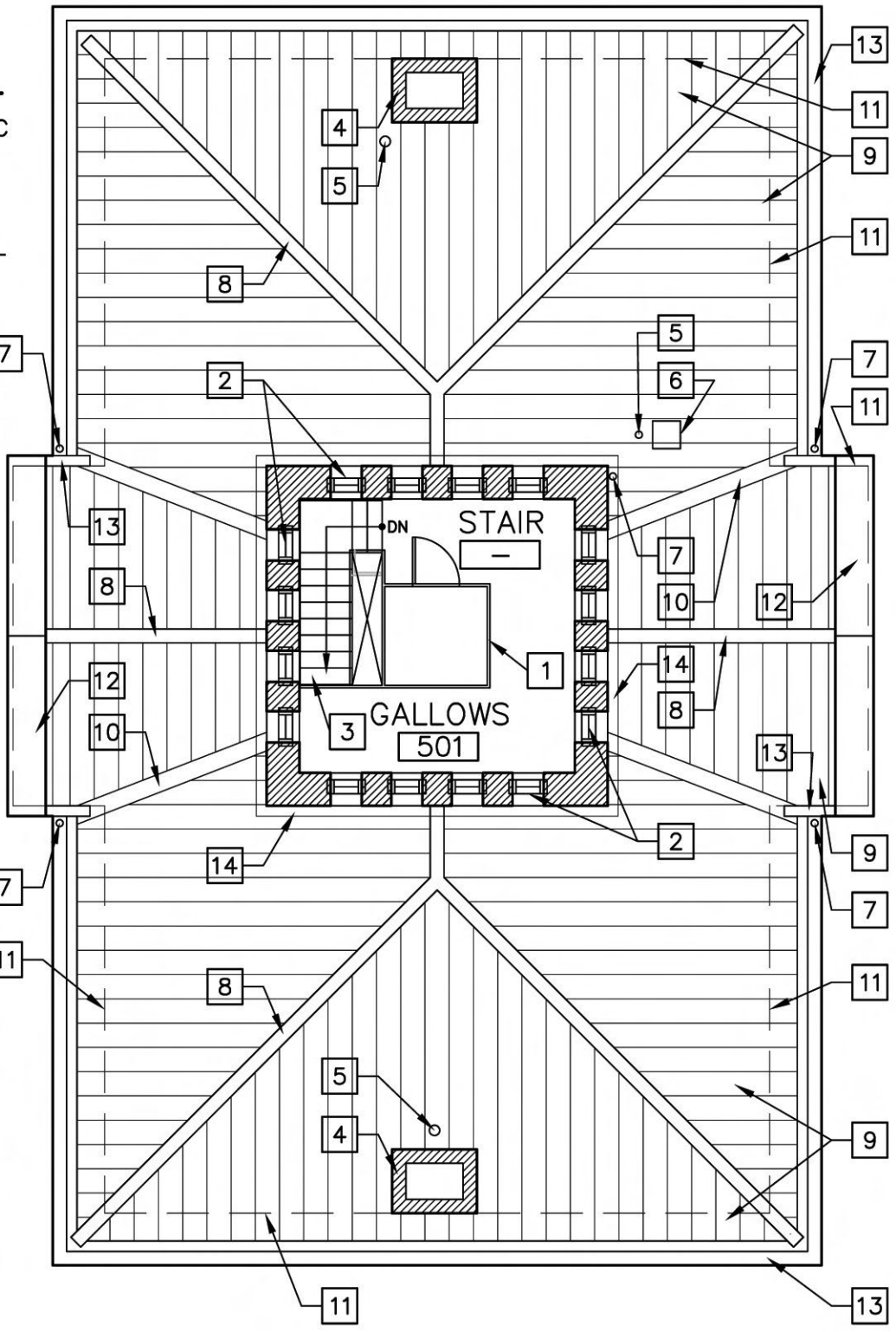
N

Proposed 4th Floor Plan Scale: 1/8" = 1'-0"

NOTES BY SYMBOL

' 0 '

1. RESTORE HISTORIC GUARDRAIL WITH GATE; MODIFY WITH METAL MESH OR COMPATIBLE MATERIAL TO MAKE FLOOR OPENING CODE COMPLIANT
2. RESTORE HIST. WINDOW WITH WINDOW GUARDS, TYPICAL
3. RESTORE HIST. METAL STAIR W/ HANDRAIL ON ONE SIDE; MODIFY WITH NEW CODE COMPLIANT HANDRAILS/ GUARDS BOTH SIDES
4. MASONRY FLUE; RESTORE ALL MATERIAL DEFICIENCIES
5. VENT PIPE
6. METAL CLOSURE
7. DOWNSPOUT
8. METAL RIDGE TILES, TYPICAL
9. STANDING SEAM METAL PAN ROOF, TYPICAL
10. METAL VALLEY FLASHING
11. DASHED LINE INDICATES OUTER EDGE OF EXTERIOR WALL
12. METAL PARAPET COPING
13. INTEGRAL METAL GUTTER, TYP.
14. METAL FLASHING, TYP.



DEFICIENCY NOTES

ALL METAL FLOORS THIS LEVEL ARE IN POOR CONDITION DUE TO RUSTING; REPAIR AND RESTORE FLOORS TO ORIGINAL FINISH

Proposed 5th Floor Plan

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

EXISTING Interior Survey by Room

★ Indicates finish present in room

Indicates finish present in room according to location

Rm # / Name	Floor							Base			Wall				Ceiling								Lighting					Clg. Ht.
Note: Historic finishes shown in *italics*. Original finishes beneath non-original finishes in some cases not known at this time.	*Concrete (currently painted)*	*Metal (Treads on Stair)*	*Open to Below*	Carpet	12" x 12" VCT	Metal (Added)		*Wood*	*No Base*	Wood	*Plaster*	*Jail Cell*	Gypsum Board		*Plaster*	*Vaulted Metal/Concrete*	*Metal*	*Jail Cell*	*Open to Above*	2'x2' Suspended Lay In System	Wood	Metal (Added)		Ceiling Fan w/ Incandescent	Ceiling Mounted Incandescent	Wall Mounted Incandescent	1' x 4' Fluorescent	Recessed Can Light	Bare Bulb Incandescent		Original
101 Foyer					★			▨			▨									★						★			9'-3" / 9'-6"
102 Corridor					★			▨			▨									★						★			9'-3" / 9'-6"
103 Corridor					★			▨			▨		▨							★						★			9'-3" / 9'-6"
104 Jailer's Bedroom					★			▨			▨					★								★					9'-3" / 9'-6"
105 Toilet					★			▨			▨		▨							★									9'-3" / 9'-6"
106 Toilet					★			▨			▨		▨							★				★					9'-3" / 9'-6"
107 Storage					★			▨			▨		▨								★								9'-3" / 9'-6"
108 Storage					★			▨			▨		▨								★						★		9'-3" / 9'-6"
109 Kitchen					★			▨			▨		▨			★				★				★					9'-3" / 9'-6"
110 Jailer's Living Rm.				★				▨			▨									★									9'-3" / 9'-6"
111 Jailer's Bedroom				★				▨			▨					★				★				★					9'-3" / 9'-6"
--- Stair (1st Floor)	★	★							★		▨					★	★												9'-3" / 9'-6"
201 Corridor	★	★							★		▨						★		★								★		6'-9"
202 Run Around	★								★		▨					★			★								★		16'-9"
203 Corridor (Cell)	★								★		▨							★	★										cell height

EXISTING Interior Survey by Room

★ Indicates finish present in room

Indicates finish present in room according to location

Rm # / Name	Floor							Base			Wall				Ceiling						Lighting							
Note: Historic finishes shown in *italics*. Original finishes beneath non-original finishes in some cases not known at this time.	*Concrete (currently painted)*	*Metal (Treads on Stair)*	*Open to Below*	Carpet	12" x 12" VCT	Metal (Added)		*Wood*	*No Base*	Wood	*Plaster*	*Jail Cell*	Gypsum Board		*Plaster*	*Vaulted Metal/Concrete*	*Metal*	*Jail Cell*	*Open to Above*	2'x2' Suspended Lay In System	Wood	Metal (Added)		Ceiling Fan w/ Incandescent	Ceiling Mounted Incandescent	Wall Mounted Incandescent	1' x 4' Fluorescent	Recessed Can Light	Bare Bulb Incandescent		**Clg. Ht.**
204 Cell	★								★			★						★	★										cell height
205 Cell	★								★			★						★	★										cell height
206 Drunk Tank	★								★			★				★			★										16'-9"
207 Cell	★								★			★						★	★										cell height
208 Cell	★								★			★						★	★										cell height
209 Run Around	★								★			★				★			★									★	16'-9"
210 Corridor (Cell)	★								★			★						★	★										cell height
211 Cell	★								★			★						★	★										cell height
212 Cell	★								★			★						★	★										cell height
213 Drunk Tank	★								★			★				★			★										16'-9"
214 Cell	★								★			★						★	★										cell height
215 Cell	★								★			★						★	★										cell height
--- Stair (2nd Fl.)	★		★						★			★					★		★										---
301 Gallows			★						★			★					★				★								9'-0"
--- Stair (3rd Fl.)			★	★					★			★									★							9'-0"

EXISTING Interior Survey by Room

★ Indicates finish present in room

Indicates finish present in room according to location

Rm # / Name	Floor							Base			Wall				Ceiling							Lighting						Clg. Ht.
	Concrete (currently painted)	*Metal (Treads on Stair)*	*Open to Below*	Carpet	12" x 12" VCT	Metal (Added)		*Wood*	*No Base*	Wood	*Plaster*	*Jail Cell*	Gypsum Board		*Plaster*	*Vaulted Metal/Concrete*	*Metal*	*Jail Cell*	*Open to Above*	2'x2' Suspended Lay In System	Wood	Metal (Added)		Ceiling Fan w/ Incandescent	Ceiling Mounted Incandescent	Wall Mounted Incandescent	1' x 4' Fluorescent	Recessed Can Light	Bare Bulb Incandescent	
Note: Historic finishes shown in *italics*. Original finishes beneath non-original finishes in some cases not known at this time.																												
401 Gallows		★				★			★								★											10'-0"
--- Stair (4th Floor)		★							★										★									---
501 Gallows		★	★						★							★												11'-4"
--- Stair (5th Floor)		★							★							★												11'-4"

PROPOSED ROOM FINISH / COLOR SCHEDULE

★ Indicates finish present in room

Indicates finish present in room according to location

Rm # / Name	Floor								Base			Wall			Ceiling						Lighting					Clg. Ht.
Note: Historic finishes shown in *italics*. Original finishes beneath non-original finishes in some cases not known at this time.	*Restore Concrete*	*Restore Metal (Treads on Stair)*	*Open to Below*	Remove Carpet	Remove 12" x 12" VCT	Remove Metal (Added)	Restore Wood T&G (Presumed)	New Compatible C. Tile/Lino.	*Restore Wood*	*No Base*	Remove Wood	New Compatible Wood	*Restore Plaster*	*Restore Jail Cell*	Refurbish Gypsum Board	*Restore Plaster*	*Restore Vaulted Metal/Concrete*	*Restore Metal*	*Restore Jail Cell*	*Open to Above*	Remove 2'x2' Suspended Lay In	Refurbish Wood	Remove Metal (Added)	Remove Clg Fan/Incandescent	Remove Ceiling Incandescent	Remove Wall Incandescent	Remove 1' x 4' Fluorescent	Remove Recessed Can Light	Remove Bare Bulb Incandescent	New compatible light fixtures		Original
101 Foyer					★		★		★							★	★				★									★		9'-3" / 9'-6"
102 Corridor					★		★		★							★	★				★							★		★		9'-3" / 9'-6"
103 Corridor					★		★		★							★	★				★							★		★		9'-3" / 9'-6"
104 Jailer's Bedroom					★		★		★							★	★							★						★		9'-3" / 9'-6"
105 Toilet					★			★	★			★	★			★	★				★				★					★		9'-3" / 9'-6"
106 Toilet					★			★	★			★	★			★	★				★				★					★		9'-3" / 9'-6"
107 Storage					★		★		★			★	★			★	★				★									★		9'-3" / 9'-6"
108 Storage					★		★		★			★	★			★	★				★								★	★		9'-3" / 9'-6"
109 Kitchen					★		★		★			★	★			★	★				★				★					★		9'-3" / 9'-6"
110 Jailer's Living Rm.				★			★		★			★	★			★	★				★									★		9'-3" / 9'-6"
111 Jailer's Bedroom				★			★		★			★	★			★	★				★				★					★		9'-3" / 9'-6"
... Stair (1st Floor)	★	★								★			★			★	★	★												★		9'-3" / 9'-6"
201 Corridor	★	★								★			★					★		★								★		★		6'-9"
202 Run Around	★	★								★			★			★	★	★		★								★		★		16'-9"
203 Corridor (Cell)	★	★								★			★					★		★										★		cell height

PROPOSED ROOM FINISH / COLOR SCHEDULE

★ Indicates finish present in room

Indicates finish present in room according to location

Rm # / Name	Floor											Base				Wall			Ceiling								Lighting							Clg. Ht.
Note: Historic finishes shown in *italics*. Original finishes beneath non-original finishes in some cases not known at this time.	*Restore Concrete*	*Restore Metal (Treads on Stair)*	*Open to Below*	Remove Carpet	Remove 12" x 12" VCT	Remove Metal (Added)	Restore Wood T&G (Presumed)	New Compatible C. Tile/Lino.		*Restore Wood*	*No Base*	Remove Wood	New Compatible Wood		*Restore Plaster*	*Restore Jail Cell*	Refurbish Gypsum Board		*Restore Plaster*	*Restore Vaulted Metal/Concrete*	*Restore Metal*	*Restore Jail Cell*	*Open to Above*	Remove 2'x2' Suspended Lay In	Refurbish Wood	Remove Metal (Added)		Remove Clg Fan/Incandescent	Remove Ceiling Incandescent	Remove Wall Incandescent	Remove 1' x 4' Fluorescent	Remove Recessed Can Light	Remove Bare Bulb Incandescent	New compatible light fixtures	Original
204 Cell	★										★												★									★	cell height
205 Cell	★										★												★									★	cell height
206 Drunk Tank	★										★									★			★									★	16'-9"
207 Cell	★										★												★									★	cell height
208 Cell	★										★												★									★	cell height
209 Run Around	★										★									★			★									★	16'-9"
210 Corridor (Cell)	★										★												★									★	cell height
211 Cell	★										★												★									★	cell height
212 Cell	★										★												★									★	cell height
213 Drunk Tank	★										★									★												★	16'-9"
214 Cell	★										★												★									★	cell height
215 Cell	★										★												★									★	cell height
--- Stair (2nd Fl.)	★	★									★												★									★	---
301 Gallows		★									★										★						★					★	9'-0"
--- Stair (3rd Fl.)		★	★								★												★				★					★	9'-0"

PROPOSED ROOM FINISH / COLOR SCHEDULE

★ Indicates finish present in room

Indicates finish present in room according to location

Rm # / Name	Floor											Base				Wall					Ceiling									Lighting									Clg. Ht.
Note: Historic finishes shown in *italics*. Original finishes beneath non-original finishes in some cases not known at this time.	*Restore Concrete*	*Restore Metal (Treads on Stair)*	*Open to Below*	Remove Carpet	Remove 12" x 12" VCT	Remove Metal (Added)	Restore Wood T&G (Presumed)	New Compatible C. Tile/Lino.		*Restore Wood*	*No Base*	Remove Wood	New Compatible Wood		*Restore Plaster*	*Restore Jail Cell*	Refurbish Gypsum Board		*Restore Plaster*	*Restore Vaulted Metal/Concrete*	*Restore Metal*	*Restore Jail Cell*	*Open to Above*	Remove 2'x2' Suspended Lay In	Refurbish Wood	Remove Metal (Added)		Remove Clg Fan/Incandescent	Remove Ceiling Incandescent	Remove Wall Incandescent	Remove 1' x 4' Fluorescent	Remove Recessed Can Light	Remove Bare Bulb Incandescent	New compatible light fixtures		Original
401 Gallows		★				★					★				✕					★																	10'-0"
--- Stair (4th Floor)		★									★				✕					★			★														---
501 Gallows		★	★								★				✕					★																	11'-4"
--- Stair (5th Floor)		★									★				✕					★																	11'-4"

DEFICIENCY CORRECTION MEASURES RESPORT BY PHASE
Summary of Report Organization

The Deficiency Correction Measures Report by Phase lists work items designated by the various building components as a series of deficiencies subdivided into categories pertinent to the exterior systems or assemblies, interior finish assemblies and the interior and exterior mechanical, electrical, and plumbing systems. Other work items listed include code reviews, materials testing, etc.

Phases - Nine restoration phases have been identified:

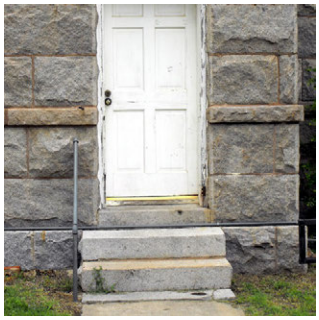
1 Stabilization of Building Structure and Roof Repairs (Complete 2009)
2 Lower Grade Around Building Structure
3 Existing Conditions Survey/Planning for Development of Restoration/ Renovation Plans and Specifications
4 Building Structure Stabilization and Restoration
5 Building Exterior Materials Restoration – Masonry and New Electrical Service Install
6 Building Exterior Materials Restoration – Windows and Doors
7 Building Exterior Site Restoration
8 Building Interior Restoration 1st Floor/New MEP Systems Install
9 Building Interior Restoration Upper Floors

Priority - The individual deficiencies were given a prioritized basis for assessing the importance of the tasks assigned to each area of work. These are reported as Priority One, Priority Two and Priority Three. The meaning of each priority is as follows:

Priority 1: When the deficiency presents a threat to the safety of the occupants and/ or presents an extreme condition threatening the fabric of the structure. Example: lack of lighted exit signs, extreme deterioration of materials or assemblies due to moisture intrusion or leaking mechanical component.

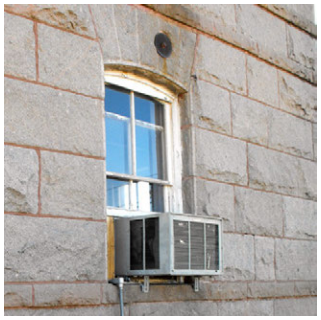
Priority 2: When the deficiency is not a direct hazard, but if left unattended or uncorrected will develop into a hazard or, especially in the case of preservation concerns will pose an imminent threat to the historic fabric of the structure and/or become cost -ineffective to continue to leave the specific condition uncorrected. This requires that corrective measures are required to stop further deterioration. Examples: replacement of deteriorated floor coverings; stripping multiple layers of paint build-up from historic woodwork, determining the original surface finish and refinishing accordingly.

Priority 3: This level of attention indicates that there is no inherent safety hazard and effectively can be postponed for an indefinite period but, if left uncorrected, could become a nuisance, eyesore or develop into a Priority Two category deficiency. Example: modern carpeting while currently needing cleaning is serviceable but which, in a few years, will need replacement.



Red Top east entrance stair to be restored

Evaluation and Recommended Measures



Window a/c unit on the north façade to be removed

Task Type - Categorization is indicated per deficiency number. The purpose is to record the existing conditions, quantify and prioritize the deficiencies encountered and to make note of the conditions requiring attention in terms of the following Rehabilitation Task Types:

(ST) Stabilization or repair tasks
(RH) Rehabilitation or adaptive use/preservation task, or
(RS) Specific restoration task.

Categorization of task type was developed utilizing the National Park Service's Secretary of the Interior Standards for Rehabilitation, as required by Texas Historical Commission Programs, which describes rehabilitation as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

Identified during the inventory were elements that were defined as contributing to the historical fabric of the structure or intrusive to the historical fabric of the structure. Treatment of these contributing or intrusive elements is established within the task type types.

Rehabilitation - addresses several items:

Conservation of historic elements including deterioration stabilization of the elements

Re-construction of severely compromised elements or assemblies with equal or compatible materials using methods that can ensure the proper use and application of said material

Removal of non-historic (intrusive) elements which, having been added to the original building, or are detracting from the historical architectural integrity and significance of the building

Reintegration of missing historic elements which have been documented as having been in existence at one time and which contributed to the architectural character of the structure

Preservation work recommended throughout this study addresses the contributing historic elements which reinforce the historic significance of the structure. Conversely, the study also addresses the intrusive elements which detract from the historic significance of the structure.

All of the historic assemblies of an historic structure are contributory; even the hidden portions of the building including the structural frame, historic mechanical systems, and other building materials. Together with their unique or specialized details for installation or assembly, these elements can be considered as contributing. Previously documented evidence or records of the actual historic or original layout of a building can be considered as contributing. Contributing elements also include

those items of architectural significance which have been removed from the building and, through the subsequent research of records including historic photographs and visual evidence on/in the building of removal or demolition, can be established as having been authentic components of the original structure. The reconstruction or replication of these elements must be qualified, and can be reinstated as part of establishing the historical integrity.

Condition - the condition of each deficiency item was often described under the scope/description category assessed on a scale:

Excellent: The item requires no work; like new

Good: The item requires no immediate work; finishes show normal wear

Fair: The item is wearing or beginning to sustain damage/loss of finish; should be scheduled for periodic maintenance or repair

Poor: The item is sustaining damage of the base material; repairs and refinishing should be scheduled for the near future

Severe: The item has sustained a serious level of deterioration which poses imminent threat of loss of material; in the case of historic fabric the possibility is of greatest concern aside from the additional potential danger to occupants or users of the structures.

Professional/ Other Services - are indicated in the last column of the deficiency report and describe the professional services required to achieve correction of each of the building deficiencies:

A	Architect
C	Civil Engineer
ED	Exhibits Designer
FC	Finishes Conservator
G	Geotechnical Consultant
H	Hazardous Materials Consultant
HM	Historic Materials Testing Consultant
L	Landscape Architect
MC	Materials Conservator
MEP	Mechanical/Electrical/Plumbing Engineers
O	Owner
P	Photographer
S	Structural Engineer

Rehabilitation Scope of Work Summary - The preliminary opinion of probable cost indicates that the recommended rehabilitation scope of work will likely exceed funds available to the owner on a one-time basis and will require the restoration program to be divided. Nine phases were identified. The first phase is already complete and is included for tracking purposes. The work was separated out according to logical

Evaluation and Recommended Measures



Upper floor windows and bars are in poor condition and in need of substantial renovation

construction sequencing and can easily be combined to form fewer phases. The purpose of the nine phase breakdown was to hopefully provide Friends with packages of work which will be manageable financially. The preliminary opinion of probable cost included in this document is presented as a phased restoration/rehabilitation effort. Historically, phased programs are more expensive than one-time programs due to overlapping of scopes of work, stopping and starting of the various trades groups, and escalation factors due to rises in construction costs on a yearly basis. Komatsu would strongly urge the owner to confer with the architect in future if the preliminary opinion of probable cost is projected beyond 2010 for various grant application and planning efforts. In such case, construction escalation factors will need to be applied in order to keep the costs current.

Evaluation and Recommended Measures



East electrical service entrance to be replaced in Phase 5

Phase/ Deficiency#	Priority	Task Type	Description of Deficiency	Scope/Description of Correction Measures	Professional Services
1.00	N/A	---	**PHASE 1**	STABILIZATION OF BUILDING STRUCTURE AND ROOF REPAIRS (COMPLETE 2009)	---
1.01	N/A	---	**Building Structure - Exterior Walls Repairs**	1. Conducted as part of LCRA grant award for roof repairs (project cost $35,000; $24,000 from LCRA; $11,000 city match) 2. Repairs completed by Dennis Masterson, Contractor 3. Proposed repairs conducted with THC approval (Sparks coordinated) 4. Repairs based on Sparks' recommendations for immediate stabilization: installation of 6 metal rods bracing the outside gable walls to the central gallows tower; replacement of bottom plate of roof framing where required and metal framing/anchors attached for added support; pouring of 4 concrete bond beams from the gallows tower to outside of gables along wall top plate in the attic where required (160 bags of concrete used)	A/S
1.02	N/A	---	**Building Structure - Floor Framing Attic Temporary Repairs**	1. Conducted as part of LCRA grant award for roof repairs (project cost $35,000; $24,000 from LCRA; $11,000 city match) 2. Repairs completed by Dennis Masterson, Contractor 3. Proposed repairs conducted with THC approval (Sparks coordinated) 4. Repairs based on Sparks' recommendations for immediate stabilization: temporary shoring installed at east and west jail cell areas	A/S
1.03	N/A	---	**Building Structure - Roof Metal Micro Chemical Analysis**	1. In August and September of 2008, Walt Zoch, chemist, conducted micro chemical analysis of jail roof 2. Roof was determined to be steel with lead coating upon which an iron based pigment with binder exists (suggests red paint) 3. Roof has also been painted with a tar-like substance (presumed to stop leaks), date unknown 4. Ridge cap was determined to be zinc 5. Decorative metal pieces were determined to be zinc 6. Gallows roof analysis remains	MC

Phase/ Deficiency#	Priority	Task Type	Description of Deficiency	Scope/Description of Correction Measures	Professional Services
1.04	N/A	---	**Building Structure - Roof Metal Color Analysis**	1. At KA suggestion, analysis conducted by restoration and conservation firm, Source out of Galveston 2. Source analyzed two samples: a piece of seamed metal roofing 43" x 11" and a small portion of the ridge cap 9" x 3" 3. An orange tinted oil base primer was used (circa 1900-1930) on top of a visible red color; indicates the primer was applied atop the original red finish at a later date 4. A tar based waterproofing was also discovered to be applied liberally over the entire roof at one point 5. A first generation red oil based paint was discovered 6. Original red determined to be exactly matched to Benjamin Moore HC-66-Garrison Red on both sample elements	A/FC
1.05	N/A	---	**Building Structure - Roof Repairs**	1. Jail awarded LCRA grant for roof repairs (project cost $35,000; $24,000 from LCRA; $11,000 city match) 2. Prior to roof repairs, the building was leaking all the way down to the first floor of the building 3. City and Friends elected to repair rather than replace due to lead content of the roof finish 4. October 2008, LCRA donates bucket truck to observe roof conditions; Frank Rowell discovers 20-30 bullet holes in the west side gutter of the gallows tower (perhaps the sheriff shooting pigeons?) 5. Roof repaired by Dennis Masterson, Contractor 6. Proposed repairs conducted with THC approval (Sparks coordinated) 7. Repairs based on Sparks' recommendations for immediate stabilization: replacement of gutters and downspouts where required; fabrication/replication of ornate metal corbels, eaves and gutters where required; gallows tower walls repair (reference this phase 1 deficiency #01); installation of new flashing where required; replacement of hardwood roof underlayment where required; removal of original framing which was doubled for reinforcing where required; replacement of bottom plate of roof framing where required and metal framing/anchors attached for added support; prewashing of roof; painting of roof Benjamin Moore HC-66-Garrison Red	A/S

Phase/ Deficiency#	Priority	Task Type	Description of Deficiency	Scope/Description of Correction Measures	Professional Services
2.00	N/A	---	**PHASE 2**	LOWER GRADE AROUND BUILDING STRUCTURE	---
2.01	N/A	---	**Site Survey**	Not available for development of this document; architect measured critical dimensions on site for development of the site plans included in this document; owner to provide current site survey including: all improvements, property lines, landscaping including trees, shrubs, grassed areas, overhead and underground utilities, mechanical and electrical improvements, all storm drainage capability, benchmarks, grades including spot elevations and contours with maximum of .5' interval; extend survey to t.o.c. (curb) at adjoining properties across street, all sides of the property; tree and shrub locations to include size (caliper) and type(s) of shrubs	A/C/O
2.02	N/A	---	**Building Structure - Exterior Walls (Sparks)**	Continue to monitor building for further movement until permanent structural repairs are made in phase 4	A/S
2.03	N/A	---	**Site - Existing Temporary Wood Picket Fence**	1. Fence installed per Sparks instruction for protection of visitors due to structural issues with the west gable wall 2. Temporary shoring has since been installed in phase 1 *** Recommendation: Remove fence	O/S

Phase/ Deficiency#	Priority	Task Type	Description of Deficiency	Scope/Description of Correction Measures	Professional Services
2.04	1	ST	**Site - Lower Grade/Crawlspace Vents Function (Sparks)**	1. Crawlspace vents original to the building 2. Currently, grade positions vents to be at grade or below which allows water to accumulate in the crawlspace and contribute to decay-prone conditions for first floor framing *** Recommendations: 1. Lower grade around building to provide 12" between bottom of crawlspace vents and ground level; improve storm water control features for the building and site by sloping the ground away from the building; regrading may affect interface of soil with flatwork such as sidewalks, entrance stairs, and ramps (care should be taken to affect these elements as little as possible to be able to defer repair to these items in phase 4 and 7); civil engineer will be required to achieve this work 2. Regrass affected lawn areas with new grass seed 3. Vents proposed to be restored in phase 6	A/C/S
2.05	2	RH	**Site - Curbs**	1. Located on north and west 2. Original; constructed of limestone 3. Has been capped with concrete to create a low retaining wall 4. Curbs are very unsightly and detract from the appearance of the main west façade 5. Curbs are severely spalling and discolored likely due to no path for water to escape from behind them (weep holes) *** Recommendation: remove existing curbs; reconstruct new curbs, include weep capability for water drainage	A/C
2.06	N/A	---	**Additional Related Repairs If Funding Available**	1. Regrading is a relatively inexpensive task that may be undertaken as a separate phase. 2. Should additional funding be available at the time of regrade, this task could be accomplished in conjunction with phase 4 deficiency #03 which calls for replacement of below grade drains which are not functioning properly and phase 4 deficiency #05 which entails underpinning of 32 concrete piers installed around the building	A/C/MEP/S

Phase/ Deficiency#	Priority	Task Type	Description of Deficiency	Scope/Description of Correction Measures	Professional Services
3.00	N/A	---	**PHASE 3**	EXISTING CONDITIONS SURVEY/PLANNING FOR DEVELOPMENT OF RESTORATION/RENOVATION PLANS AND SPECIFICATIONS	---
3.01	N/A	---	**National Trust for Historic Preservation/Texas Historical Commission**	1. Architect to provide copies of Preservation Master Plan to the owner for National Trust submission as well as facilitate continued county compliance with Texas Historical Commission as required due to NRHP and RTHL designation status 2. Texas Antiquities Act of 1969 will likely require archaeology assessment coordination with the THC. The project entails public land (city/county/state) which will have ground disturbing activity. Coordination with THC representative shall take place at the very start of development of plans and specifications. The construction phase may entail special monitoring. Contractors typically factor in some amount of cost attributable to possible archaeology assessments/coordination. Owner might employ a project contingency to defray any extended overhead costs if the construction work is interrupted for an extended amount of time. This type of contingency is not currently included in the preliminary opinion of probable cost.	A
3.02	N/A	---	**"As Found" Documentation Development (Complete Facility Including Site)**	Architect to assemble all available documentation including drawings, photos, written descriptions, etc.; synthesize all data into current set of accurate scalable drawings suitable for use as the working drawings base documents during subsequent phases of rehabilitation/restoration work	A
3.03	N/A	---	**Code Analysis - Architectural and Structural**	1. Master Plan Preliminary Architectural Evaluation: reference this deficiency measures document 2. Preliminary Structural Evaluation: reference initial evaluation by Sparks Engineering, Inc., October 16, 2007 (conducted outside of work for this document but included for reference) 3. Additional Structural Memo for First Phase Repairs: reference memo by Sparks Engineering, Inc., March 13, 2008 (conducted outside of work for this document but included for reference) 4. Architect and structural engineer to develop/provide complete building code analysis at preliminary/schematic design stage	A/S

Phase/ Deficiency#	Priority	Task Type	Description of Deficiency	Scope/Description of Correction Measures	Professional Services
3.04	N/A	---	**ADA/TAS Compliance Analysis**	Komatsu in-house access consultant to provide analysis of ADA/TAS code requirements	A
3.05	N/A	---	**Code Analysis - Mechanical, Electrical and Fire Protection**	Mechanical/Electrical engineers to provide code analysis pertinent to specific stages of various phases of mechanical and electrical work at preliminary/schematic design stage	A/MEP
3.06	N/A	---	**Civil Analysis**	Civil Engineer to provide analysis pertinent to various subsequent phases of civil work	C
3.07	N/A	---	**Geotechnical Testing (Sparks)**	City to obtain soils investigation by a qualified geotechnical engineering firm (can be coordinated by KA or Sparks, geotech to contract directly with city)	A/G/O/S
3.08	N/A	---	**Hazardous Materials Abatement Survey / Asbestos and Lead Based Paint**	1. Retain a qualified environmental engineering firm to survey/assess the presence of: A. Asbestos Containing Materials (ACM) B. Lead Based Paints (LBP) C. Other potential hazardous materials 2. Develop and document the above with an appropriate report format locating the various types of ACM and LBP; coordinate the selection of locations for sampling with the various phases developed by this document 3. Develop construction/abatement documents to show how to address and facilitate the removal or encapsulation of ACM and LBP; coordinate effort with master plan phases	A/H/O
3.09a	N/A	---	**Bucket Truck / Lift Rental for Facades Observation**	Budget 1 day to access upper exterior façade and gallows tower masonry elements	O
3.09b	N/A	---	**Historic Materials Analysis - Exterior Masonry Repair Survey**	Exterior masonry survey to develop restoration scope for repair and replacement measures for all exterior masonry items and mortar repair/replacement/repointing scopes	A/MC

Phase/ Deficiency#	Priority	Task Type	Description of Deficiency	Scope/Description of Correction Measures	Professional Services
3.09c	N/A	---	**Historical Paint Excavation and Analysis**	An analysis will be required to identify historic finishes throughout the building exterior and interior in order to develop a historically accurate exterior finish schedule and interior room finish/color schedule; analysis work should address in order of priority from greatest to least: exterior finishes, interior most heavily visited public spaces, interior first floor jailer's quarters spaces, interior second floor jail cell spaces, and interior upper tower levels; conservator typically will assist in identifying historic finishes of paint, historic metals (exterior/interior/lighting/hardware), historic floors/walls/ceilings, and historic wood treatments	A/FC
3.09d	N/A	---	**Window Analysis**	Windows conditions analysis to be conducted by window consultant	A/MC
3.10	N/A	---	**Fire Alarm/Fire Protection Systems Design**	Coordinate design and implementation of fire alarm system with local building officials fire marshal (if required) and the THC; develop contract documents/working drawings for full system in accordance with applicable codes	A/MEP

Phase/ Deficiency#	Priority	Task Type	Description of Deficiency	Scope/Description of Correction Measures	Professional Services
3.11	N/A	---	**Historic Materials Testing**	1. Petrograpic examination of each stone type for stone identification and provision of a comparison for potential sources of compatible replacement stone to be used for stone repair work; existing stone samples should be taken from various locations on the building per architect and conservator (estimate 5 samples) 2. Petrographic examination of original mortar for determination of mortar mix design in order to identify potential sources of similarly colored aggregate; develop design of repair/replacement mortars which utilize traditional materials compatible to mechanical and physical properties of the stone and which match the appearance of the original mortars; existing mortar samples should be taken from various locations on the building per architect and conservator (estimate 10 samples) 3. Conservator stone evaluation for development of appropriate conservation treatments for repair, cleaning, preservation, and mortar replacement 4. New pointing mortars compressive strength and composition to be formulated based on the examinations above; this portion of work to be contractor's responsibility to provide mortar mix design(s) and ensure samples illustrate color, texture, composition, and compressive strength tests; contractor to provide samples for each different existing mortar type ascertained through existing mortar testing	A/HM
3.12	N/A	---	**Museum Exhibits Design Analysis**	Analysis if required; consultant to provide analysis for museum and exhibits design concerns	A/ED
3.13	N/A	---	**Paint Adhesion Testing**	Paint specialist to assess condition of existing plaster paint adhesion and provide recommendations for plaster finish restoration	A/FC
3.14	N/A	---	**Termite & Pest Inspection**	Termite & pest inspection/treatment if needed; inspector to provide architect with general assessment of areas of termite activity in order for architect to develop material repair scope; there have been no owner reports of termite or pest activity periods at this time	O

Phase/ Deficiency#	Priority	Task Type	Description of Deficiency	Scope/Description of Correction Measures	Professional Services
3.15	N/A	---	**Selective Demolition**	Hire contractor to perform selective demolition and subsequent repairs to implement observation and analysis of existing conditions (primarily interior finish conditions) pursuant to development of plans and specifications for restoration construction; budget 1 day	O
3.16	N/A	---	**Architectural Photography**	Komatsu staff to document building interior and exterior before and after restoration; photos to be submitted by architect if required for a grant completion report	A/P
4.00	N/A	---	**PHASE 4**	BUILDING STRUCTURE STABILIZATION AND RESTORATION	---
4.01	1	ST	**Site - General**	1. Located on the south upper-bank of the Llano River 2. Site likely filled on north and west sides as evidenced by curbs *** Recommendations: 1. Phase 2 implements improvement of storm water control features for the building and site by lowering grade around building to provide 12" between bottom of crawlspace vents and ground level and sloping the ground away from the building 2. Follow up with any remaining regrading which was not done per phase 2 deficiency #04 3. Regrass affected lawn areas with new grass seed if required	A/C/MEP

Phase/ Deficiency#	Priority	Task Type	Description of Deficiency	Scope/Description of Correction Measures	Professional Services
4.02	1	RH	**Exterior Hazardous Materials Abatement**	*** Recommendation: A hazardous materials consultant and documentation will be required at the onset of this phase to plan for abatement required for the exterior scope of work in this phase, particularly in relation to roof restoration issues 1. Retain a qualified environmental engineering firm to survey/assess the presence of: A. Asbestos Containing Materials (ACM) B. Lead Based Paints (LBP) C. Other potential hazardous materials 2. Develop and document the above with an appropriate report format locating the various types of ACM and LBP; coordinate the selection of locations for sampling with the various phases developed by this document 3. Develop construction/abatement documents to show how to address and facilitate the removal or encapsulation of ACM and LBP; coordinate effort with master plan phases	A/H/O
4.03	2	ST	**Site - Downspout Discharge**	Roof downspouts discharge into 6" diameter pvc below-grade drains at the building perimeter which run through the face of the low curbs/retaining walls at the site perimeter *** Recommendation: replace portions of below-grade drains that are not functioning properly	A/C/MEP
4.04	N/A	---	**Building Structure - Foundation Soil Profile (Sparks)**	1. USGS soil survey site soil profile likely consists of 20" to 40" Ligon fine sandy loam on paralithic (soft) bedrock 2. Soil profile is associated with shrink/swell potential 3. Test-pit dug by city crew (Sparks Engineering, Inc. observed) at the southeast corner of the building during the preliminary structural evaluation confirmed the soils consistency described per above; the bottom of the footing observed did not bear on bedrock as the above would suggest	A/S/O

Phase/ Deficiency#	Priority	Task Type	Description of Deficiency	Scope/Description of Correction Measures	Professional Services
4.05	1	ST	**Building Structure - Foundation General (Sparks)**	1. Test-pit dug by city crew (Sparks Engineering, Inc. observed) at the southeast corner of the building during the preliminary structural evaluation 2. Sparks deemed foundation to be in good condition 3. Foundation steps out on squared stone to an 18" thick plain concrete footing; bottom of footing 52" below grade 4. Building settlement likely due to consolidation of soils at the building perimeter which is then worsened by lack of sufficient connectivity between the floor systems and exterior walls. *** Recommendations: 1. Obtain soils investigation by qualified geotechnical engineering firm, including approximately four soil borings and associated laboratory tests to identify and characterize soil strata (can be coordinated by architect, geotech to contract directly with the city) 2. Additional engineering effort including review of geotech data, analysis, and design and install of remedial underpinning (estimate 32 concrete piers installed around the building)	A/S/O

Phase/ Deficiency#	Priority	Task Type	Description of Deficiency	Scope/Description of Correction Measures	Professional Services
4.06	1	ST	**Building Structure - Exterior Walls (Sparks)**	1. Constructed of stone; 20" thick 2. Outer wythe constructed of large, cut-granite blocks; inner wythes constructed of smaller irregular pieces of sandstone and granite 3. Walls connected to building with tie rods and anchor plates (as evidenced by plates on exterior facades) at various locations on second and attic floor levels; anchors embedded in concrete floor slab or fastened to steel floor framing; lack of continuity in steel floor framing and absence of concrete reinforcement limit ability of the anchors to provide global structural continuity 4. Numerous vertical cracks located on the second floor; largest cracks are located on the west side of the tower 5. Analysis/mapping of crack patterns and variations in crack width indicates walls moving outward from central tower, primarily in east/west direction, to a lesser extent in the north/south direction 6. Numerous areas exhibit outer wythe separation of inner portion of the wall, particularly at eaves and west gable end wall (portions of inner wall have fallen off adjacent to attic vent) 7. Lack of connectivity between east/west gable end walls and roof framing resulting in outward displacement and movement as much as 4" at the west wall 8. Wall top plates typically anchored to masonry with iron bolts, many of which are loose or corroded due to deterioration of the tops of the walls or decay of the roof framing members; bolt effectiveness is limited due to deterioration; placement of top plate anchors and roof framing lateral forces has likely contributed to wall separation and stone deterioration 9. Lack of connectivity between floor system and exterior walls and separation of face stone from backup stone are the secondary cause of building settlement (primary is consolidation of soils at building perimeter) *** Recommendations: 1. Tie concrete floors to exterior walls at second floor and attic levels by installing through-wall anchor rods that are fastened to the bottom of the steel joists; install steel strapping to bottom of and perpendicular to existing steel joists as bracing	A/S

Phase/ Deficiency#	Priority	Task Type	Description of Deficiency	Scope/Description of Correction Measures	Professional Services
				2. Tie larger granite facing stones to interior smaller stones to assure a stable wall assembly; use 1/4" diameter stainless steel epoxy ties to the exterior walls at 2 feet on center each way; ties to be approx. 16" long and will serve to hold inner and outer stone wythes together; anchors may be installed from interior; voids in wall should be injection grouted following anchor installation 3. Repair the top of the exterior wall by constructing a continuous cast-in-place concrete bond beam 4. Repair cracks in stone walls by repointing or grout injection as required	
4.07	1	ST	**Building Structure - Floor Framing First Floor (Sparks)**	1. Majority of framing is traditional conventional wood framing 2. West entry and tower floor constructed as concrete slab on grade 3. Wood framing decay observed in several areas observed by Sparks 4. Concrete slab on grade scanned with reinforcing bar locating device by Sparks; no reinforcement found *** Recommendation: replace decayed first floor framing as required (estimate 50%)	A/S

Phase/ Deficiency#	Priority	Task Type	Description of Deficiency	Scope/Description of Correction Measures	Professional Services
4.08	1	ST	**Building Structure - Floor Framing Second Floor (Sparks)**	1. Corrugated iron with concrete overlay arches on steel joists 2. Long-span floor area joists bear on steel transfer girders 3. Concrete arches scanned with reinforcing bar locating device by Sparks; no reinforcement found 4. This type of floor system typically has significant load bearing capacity 5. Floor assembly appears to be appropriately sized with no signs of deflection 6. Majority of framing obscured by first floor suspended ceiling 7. Some first floor suspended ceilings have been removed; such areas exhibited corrosion on corrugated arches especially at exterior walls around plumbing penetrations 8. Concrete floor has separated from walls in several locations 9. Some steel joist ends may have reduced bearing area as a result of the foundation movement and outward movement of the building walls 10. Cracking and distress where floor beams bear on the exterior walls in the north and south cells 11. Arch beams are typically not tied together which allows them to spread apart 12. Lack of connectivity between floor system and exterior walls is a secondary cause of building settlement (primary is consolidation of soils at building perimeter) *** Recommendations: 1. Tie concrete floors to exterior walls at this level by installing through-wall anchor rods that are fastened to the bottom of the steel joists; install steel strapping to bottom of and perpendicular to existing steel joists as bracing 2. Replace damaged corrugated arches and concrete floors as required (estimate 25%) 3. Recommendation: Install reinforced concrete bearing pad at all floor girder bearing conditions	A/S

Phase/ Deficiency#	Priority	Task Type	Description of Deficiency	Scope/Description of Correction Measures	Professional Services
4.09	1	ST	**Building Structure - Floor Framing Attic (Sparks)**	1. Corrugated iron with concrete overlay arches on steel joists 2. Long-span floor area joists bear on steel transfer girders 3. Concrete arches scanned with reinforcing bar locating device by Sparks; no reinforcement found 4. This type of floor system typically has significant load bearing capacity 5. Floor assembly appears to be appropriately sized with no signs of deflection 6. Concrete floor has separated from walls in several locations, particularly at the attic level on the east and west sides of the gallows tower 7. Some steel joist ends may have reduced bearing area as a result of the foundation movement and outward movement of the building walls 8. Arch beams are typically not tied together which allows them to spread apart 9. Concrete at this floor in relatively poor condition; significantly deteriorated in several areas 10. Lack of connectivity between floor system and exterior walls is a secondary cause of building settlement (primary is consolidation of soils at building perimeter) *** Recommendations: 1. Tie concrete floors to exterior walls at this level by installing through-wall anchor rods that are fastened to the bottom of the steel joists; install steel strapping to bottom of and perpendicular to existing steel joists as bracing 2. Replace damaged corrugated arches and concrete floors as required (estimate 25%) 3. Install reinforced concrete bearing pad at all floor girder bearing conditions	A/S
4.10	1	ST	**Building Structure - Interior Walls**	1. Constructed of stone; 20" thick 2. Stone covered by plaster (observation of cracking facilitated) 3. Many walls have been furred out with gypsum board (observation of cracking prohibited) *** Recommendation: repair cracks in stone walls by repointing or grout injection as required	A/S

Phase/ Deficiency#	Priority	Task Type	Description of Deficiency	Scope/Description of Correction Measures	Professional Services
4.11	1	ST	**Building Structure - Main Roof (Sparks)**	1. Conventional wood framing with 2x6s at 20" on center 2. 1x12 roof deck covered with metal panels 3. Eaves wrapped with decorative sheet metal 4. Roof framing lateral forces on wall top plate in combination with top plate iron bolt anchors are likely contributing to wall separation and stone deterioration 5. Patterns of water infiltration observed which indicates inadequate roof flashing and drainage *** Recommendation: per Sparks, roof framing replacement, installation of hold down anchors, installation of waterproofing membrane, and replacement of metal roof and associated flashing is needed; roof restoration and repairs occurred in June of 2009 under phase 1	A/S
4.12	N/A	---	**Building Structure - Roof Metal Micro Chemical Analysis**	1. In August and September of 2008, Walt Zoch, chemist, conducted micro chemical analysis of jail roof 2. Roof was determined to be steel with lead coating upon which an iron based pigment with binder exists (suggests red paint) 3. Roof has also been painted with a tar-like substance (presumed to stop leaks), date unknown 4. Ridge cap was determined to be zinc 5. Decorative metal pieces were determined to be zinc 6. Gallows roof analysis remains	A/MC

Phase/ Deficiency#	Priority	Task Type	Description of Deficiency	Scope/Description of Correction Measures	Professional Services
4.13	N/A	---	**Building Structure - Roof Metal Color Analysis**	1. At KA suggestion, analysis conducted by restoration and conservation firm, Source out of Galveston 2. Source analyzed two samples: a piece of seamed metal roofing 43" x 11" and a small portion of the ridge cap 9" x 3" 3. An orange tinted oil base primer was used (circa 1900-1930) on top of a visible red color; indicates the primer was applied atop the original red finish at a later date. 4. A tar based waterproofing was also discovered to be applied liberally over the entire roof at one point 5. A first generation red oil based paint was discovered 6. Original red determined to be exactly matched to Benjamin Moore HC-66-Garrison Red on both sample elements	A/FC

Phase/ Deficiency#	Priority	Task Type	Description of Deficiency	Scope/Description of Correction Measures	Professional Services
4.14	1	ST/RS	**Building Structure - Roof Option A - Maintain Original Roof and Repair Remaining Roof Deficiencies General**	Main roof primary finish material is the presumed original standing seam metal pan method with metal "tile-like" ridge caps; roof repairs and restoration occurred in June of 2009 under phase 1; the continued use of the existing roof is contingent upon how well the 2009 repairs and refinishing withstand weather and further deterioration *** Recommendations: 1. Continue discussions with roofer Dennis Masterson for assistance and advisement on issues pertinent to further required roof rehabilitation programs 2. Roofer and architect to access main roof and gallows tower roof directly to ascertain further scope requirements; steeper areas of the roof, the peripheral cornice areas, the upper sides and top of the gallows tower to be accessed by means of crane or bucket truck/man lift apparatus 3. Lift equipment will require short term hire of local contractor to assist; owner, with assistance of architect, is to provide services for this effort; City, County, or LCRA could also be approached to provide this equipment 4. Budget for lift equipment to include hire of truck operator, truck rental, and bucket operator for number of days required to provide the lift on site for a full day's observation by required parties. 5. Budget for further repairs to correct bent standing seams; resolder seams as needed (estimate 33% of overall main roof area) 6. Assess number of metal pan pieces requiring replacement (estimate 20% of overall main roof areas) 7. Assesses needed resoldering of joints (exclusive of pan replacement) (estimate 10% of overall roof area)	A

Phase/ Deficiency#	Priority	Task Type	Description of Deficiency	Scope/Description of Correction Measures	Professional Services
4.15	1	ST/RS	**Building Structure - Roof Option B - Full Replacement (Not Including Gutters and Cornices)**	Main roof primary finish material is the presumed original standing seam metal pan method with metal "tile-like" ridge caps; roof repairs and restoration occurred in June of 2009 under phase 1; the continued use of the existing roof is contingent upon how well the 2009 repairs and refinishing withstand weather and further deterioration *** Recommendations: 1. Continue discussions with roofer Dennis Masterson for assistance and advisement on issues pertinent to further required roof rehabilitation programs 2. Roofer and architect to access main roof and gallows tower roof directly to ascertain further scope requirements; steeper areas of the roof, the peripheral cornice areas, the upper sides and top of the gallows tower to be accessed by means of crane or bucket truck/man lift apparatus 3. Lift equipment will require short term hire of local contractor to assist; owner, with assistance of architect, is to provide services for this effort; City, County, or LCRA could also be approached to provide this equipment 4. Budget for lift equipment to include hire of truck operator, truck rental, and bucket operator for number of days required to provide the lift on site for a full day's observation by required parties. 5. Demolish entire roof including standing seam, flat locked seam areas 6. Demolish shingle roof areas (if required) 7. Repair any new found areas of deteriorated wood deck that was not repaired in June 2009 in phase 1 8. Install new standing seam metal roofing, pan system to replicate original 9. Install new pressed metal shingles (if required) 10. Replacement shall be based on square feet area of roof areas exclusive of gutters and cornices	A

Phase/ Deficiency#	Priority	Task Type	Description of Deficiency	Scope/Description of Correction Measures	Professional Services
4.16	1	ST/RS	**Building Structure - Remaining Roof Deficiencies Gallows Tower Roof**	1. Main roof primary finish material is the presumed original pressed metal shingles with metal ridge cap 2. Roof repairs and restoration occurred in June of 2009 under phase 1; Roof painted Benjamin Moore HC-66-Garrison Red 3. Roof level was not observed at the time of this master plan document due to inaccessibility 4. Roof structure presumed to be similar to main roof *** Recommendations: 1. Evaluate gallows tower roof for deterioration and further restoration needs 2. Confirm with conservator that the original finish was red paint as was applied in June 2009 repairs (paint applied to roof, integral gutters, and cornice) 3. KA's past experience with integral gutters and cornices of this period indicates they were likely painted a color more closely matched to adjacent stonework; owner has recently discovered a new piece of original cornice metal with a presumed original beige finish color; if color determined to be other than red, develop refinishing program (may or may not necessitate red paint removal) to repaint original color as deemed by conservator	A

Phase/ Deficiency#	Priority	Task Type	Description of Deficiency	Scope/Description of Correction Measures	Professional Services
4.17	1	ST	**Building Structure - Remaining Roof Deficiencies Flashing**	Roof flashing constructed of metal at main and gallows tower roofs; roof repairs and restoration occurred in June of 2009 under phase 1; roof flashing was painted red to match main roof color Benjamin Moore HC-66-Garrison Red which was ascertained by conservator *** Recommendations: 1. Evaluate roof flashing for deterioration and further restoration needs 2. Confirm with conservator that the original finish was red paint as was applied in June 2009 repairs 3. If any visible flashing adjacent to stonework is deemed to be added at a later date but is beneficial to the roof system, the red paint should be removed and the elements should be repainted to match the adjacent stonework 4. Replace deteriorated portions of tower base flashing with new flashing (estimate 20 linear feet of new flashing)	A

Phase/ Deficiency#	Priority	Task Type	Description of Deficiency	Scope/Description of Correction Measures	Professional Services
4.18	1	ST/RS	**Building Structure - Remaining Roof Deficiencies Integral Gutters**	Integral metal gutter system at main and gallows tower roofs; connected to downspouts; roof repairs and restoration occurred in June of 2009 under phase 1; integral gutter system was painted red to match main roof color Benjamin Moore HC-66-Garrison Red which was ascertained by conservator *** Recommendations: 1. Evaluate roof integral gutters for deterioration and further restoration needs 2. Inspect all gutters and downspout connections to assess conditions; correct deficient seams by resoldering and sealing (exclusive of replacement) (estimate 10% of gutter seams) 3. Replace guttering showing significant deterioration as needed (estimate 25% of overall length) 4. If required, ascertain which portions of 6" diameter pvc below-grade drains at the building perimeter which run through the face of the low retaining wall are not functioning properly and repair/replace (scheduled for phase 4 deficiency #03) 5. Confirm with conservator that the original finish was red paint as was applied in June 2009 repairs 6. KA's past experience with integral gutters and cornices of this period indicated they were likely painted a color more closely matched to adjacent stonework; owner has recently discovered a new piece of original cornice metal with a presumed original beige finish color; if color determined to be other than red, develop refinishing program (may or may not necessitate red paint removal) to repaint original color as deemed by conservator	A/MEP

Phase/ Deficiency#	Priority	Task Type	Description of Deficiency	Scope/Description of Correction Measures	Professional Services
4.19	1	ST/RS	**Building Structure - Remaining Roof Deficiencies Cornice**	Roof cornice at main and gallows tower roofs constructed of metal with metal roof brackets; roof repairs and restoration occurred in June of 2009 under phase 1; cornice was painted red to match main roof color Benjamin Moore HC-66-Garrison Red which was ascertained by conservator *** Recommendations: 1. Evaluate roof cornice for deterioration and further restoration needs 2. Confirm with conservator that the original finish was red paint as was applied in June 2009 repairs 3. KA's past experience with integral gutters and cornices of this period indicated they were likely painted a color more closely matched to adjacent stonework; owner has recently discovered a new piece of original cornice metal with a presumed original beige finish color; if color determined to be other than red, develop refinishing program (may or may not necessitate red paint removal) to repaint original color as deemed by conservator	A

Phase/ Deficiency#	Priority	Task Type	Description of Deficiency	Scope/Description of Correction Measures	Professional Services
4.20	1	ST/RS	**Building Structure - Remaining Roof Deficiencies East and West Gable Coping**	In recent photographs, the metal gable copings appear to have been painted red during recent roof work (historic photos indicate a lighter color; color most likely was painted to match that of adjacent stone work or the recently discovered original cornice metal with a presumed original beige finish color *** Recommendations: 1. Evaluate gable coping for deterioration and further restoration needs 2. Inspect all connections to assess conditions; correct deficient seams by resoldering and sealing (exclusive of replacement) 3. Replace coping showing significant deterioration as needed 4. Confirm with conservator that the original finish was red paint as was applied in June 2009 repairs 5. KA's past experience with copings of this period indicated they were likely painted a color more closely matched to adjacent stonework or the recently discovered original cornice metal with a presumed original beige finish color; if color determined to be other than red, develop refinishing program (may or may not necessitate red paint removal) to repaint original color as deemed by conservator	A

Phase/ Deficiency#	Priority	Task Type	Description of Deficiency	Scope/Description of Correction Measures	Professional Services
4.21	2	ST/RS	**Building Structure - Remaining Roof Deficiencies Gallows Tower Turrets**	Roof gallows tower turrets are constructed of solid granite with metal caps; per owner info, the turrets are supported beneath by steel pipe which has partially failed and resulted in the turrets being somewhat crooked; roof repairs and restoration occurred in June of 2009 under phase 1; turret supports were not corrected; caps were painted red to match main roof color Benjamin Moore HC-66-Garrison Red which was ascertained by conservator; the earliest historic photograph reveals caps which appear to be of a lighter color than red *** Recommendations: 1. Evaluate turrets for deterioration and further restoration needs; upgrade support for leveling and proper alignment of units 2. Remove paint and restore granite finish 3. Confirm with conservator that the original cap finish was red paint as was applied in June 2009 repairs 4. The earliest original photo indicated the caps were likely painted a color more closely matched to adjacent stonework; if color determined to be other than red, develop refinishing program (may or may not necessitate red paint removal) to repaint original color as deemed by conservator.	A/MC
4.22	N/A	---	**Building Structure - Remaining Roof Deficiencies Bird Deterrent Measures**	The building currently does not have any bird deterrent measures installed; discussions with the owner have not indicated a problem with roosting birds at horizontal surfaces which could include cornice, gable roof end, etc; no bird deterrent measures are recommended at this time	A
5.00	N/A	---	**PHASE 5**	BUILDING EXTERIOR MATERIALS RESTORATION - MASONRY AND NEW ELECTRICAL SERVICE INSTALL	---

Phase/ Deficiency#	Priority	Task Type	Description of Deficiency	Scope/Description of Correction Measures	Professional Services
5.01	1	RH	**Exterior Hazardous Materials Abatement**	*** Recommendation: A hazardous materials consultant and documentation will be required at the onset of this phase to plan for abatement required for the exterior scope of work for this phase 1. Retain a qualified environmental engineering firm to survey/assess the presence of: A. Asbestos Containing Materials (ACM) B. Lead Based Paints (LBP) C. Other potential hazardous materials 2. Develop and document the above with an appropriate report format locating the various types of ACM and LBP; coordinate the selection of locations for sampling with the various phases developed by this document 3. Develop construction/abatement documents to show how to address and facilitate the removal or encapsulation of ACM and LBP; coordinate effort with master plan phases	A/H/O
5.02	N/A	---	**Exterior Masonry - General**	Exterior walls constructed of stone; 20" thick; outer wythe constructed of large, cut-granite blocks; inner wythes constructed of smaller irregular pieces of sandstone and granite	A/MC/S
5.03	2	ST/RS	**Exterior Masonry - Stone**	*** General Recommendations: 1. Repair all cracking of stone units 2. Repair stone coping/cap units which exhibit cracking 3. Patch cracking which exhibits erosion of softer areas within the stone which is causing deterioration and/or cracking 4. Repair/replace spalled areas 5. Repair/replace previously inappropriately repaired stone units 6. Repair cracking at isolated decorative stone elements 7. Repair deterioration at stone gallows tower turrets	A/MC/S

Phase/ Deficiency#	Priority	Task Type	Description of Deficiency	Scope/Description of Correction Measures	Professional Services
5.04	2	ST/RS	**Exterior Masonry - Extraneous Metal/Anchoring Devices Embedded in Granite Walls**	1. Numerous metal anchorage devices exist on the building façade which exhibit various levels of deterioration including tie rod, downspout, and vent grate anchorages, etc. 2. All building facades have exposed electrical conduit applied to the surface of the masonry which is unsightly and adversely affecting the historic appearance of the building *** Recommendation: remove all extraneous non-used corroded metal anchorage devices and unnecessary metal devices on building masonry exterior such as anchors, conduits, pipes; install new stainless steel anchorage devices to reattach necessary attachments/conduits that are absolutely necessary at exterior locations; repair/restore original tie rod anchors; check for galvanic compatibility of all metal anchorage devices	A/MC
5.05	2	ST/RS	**Exterior Masonry - Mortar Joints Exhibiting Cracks**	*** Recommendations: 1. Repair head joints in the units which exhibit mortar which is deboned or loose, with some missing entirely 2. Cut out and repoint mortar joints; all cutting of mortar joints to be done by hand-tool methods only 3. In some cases the architect may specify that the use of hand power tools will be acceptable with the provision of and acceptance of a sample test of power tool use for this purpose which successfully exhibits the contractor/technician(s) are capable of using the tools without damaging the surrounding materials (at architect's election); use of this method with granite stone will have to be evaluated in conjunction with conservator 4. Pointing of joints shall be with a mortar that complies with the requirements of the testing as noted above, and in no case, is to be of a higher compressive strength than the existing original mortar 5. Estimate 5% of total area of stone masonry walls	A/MC

Phase/ Deficiency#	Priority	Task Type	Description of Deficiency	Scope/Description of Correction Measures	Professional Services
5.06	2	ST/RS	**Exterior Masonry - Mortar Joints Previously Pointed with Portland Cement Mortar**	Mortar joints which were previously pointed with a high Portland content mortar exhibit a "gray" color *** Recommendation: cut out these mortar joints for restoration (refer to restrictions in 5.05 above); (estimate 2% of total area of stone masonry walls)	A/MC
5.07	2	ST/RS	**Exterior Masonry - Stone Crack Repair**	Stones are projected to exhibit cracking in very limited areas *** Recommendations: 1. Repair cracks appropriately depending on geometry 2. Hairline cracks (<0.01 mm) will likely not require repair 3. Repair larger cracks by filling, pinning, and selective replacement 4. For stone which has large deteriorated areas, but the majority of the fabric is intact, geologically appropriate Dutchmen units may be installed	A/MC/S
5.08	2	ST/RS	**Exterior Masonry - Stone Replacement**	There are some limited areas which may likely require complete stone replacement, although salvage is always much more preferable to replacement in order to retain as much of the historic building fabric as possible *** Recommendations: 1. Replacement of units to be a last resort 2. Replace with geologically similar stone 3. Decorative replacement stones should be hand carved to replicate existing detail in all respects	A/MC/S

Phase/ Deficiency#	Priority	Task Type	Description of Deficiency	Scope/Description of Correction Measures	Professional Services
5.09	3	RS	**Exterior Masonry - Window Air Conditioner Unit Attachment**	One existing A/C unit is mounted to a first floor window on the north façade and detracts from the historic appearance of the building *** Recommendations: 1. Remove window A/C unit, blanking panel, exhaust fans, other devices in conjunction with phased implementation of the new HVAC system in phase 8. 2. Ideally, the window unit should be removed during this phase to allow unimpeded restoration of affected window 3. Should the owner require the unit to be maintained in place to continue use, temporarily remove for window restoration, reinstall utilizing anchorage which will most minimally affect the integrity of the restored window, inspect the unit to ensure proper functioning of condensate drainage capability, correct any deficiencies 4. Provide temporary aluminum sill pans under this unit to deflect any moisture from future continued staining of sills	A/MEP

Phase/ Deficiency#	Priority	Task Type	Description of Deficiency	Scope/Description of Correction Measures	Professional Services
5.10	3	RS	**Exterior Masonry - Cleaning**	1. The facades of the jail are in excellent condition for the most part and show signs of soiling associated commonly with age 2. Several areas exhibit a heavier soiling due to staining of metals such as original security bars, original and added metal appurtenances, and downspouts 3. Some very limited areas exist which exhibit soiling due to mildew staining attributable to moisture 4. The solid granite gallows tower turrets were painted black at the time of this building survey (historic photos indicate unpainted stone); recent photos indicate the turrets have been painted red during recent roof repairs 5. All painted flashing elements in general that are adjacent to stone work (likely painted red in recent roof repairs) should be painted to match the color of the adjacent stone 6. Stonework adjacent to all recently repaired and painted roof elements should be observed for paint overspray/staining *** Recommendations: 1. Develop the least impact program for cleaning masonry which will yield the best results without damaging the surface of granite masonry; develop contract documents including drawings and specifications for program (estimate gentle cleaning of 100% and a heavier cleaning of 10% of total area of stone masonry walls) 2. Clean masonry after all predecessor deficiencies have been completed which would be adversely affected by cleaning operations 3. Develop least impact program to remove paint from gallows tower turrets and clean to restore stonework 4. Paint all flashing elements that are adjacent to stonework to match adjacent stone color 5. Develop least impact program to remove paint from stonework and clean to restore stonework at all areas adjacent to all recently repaired and painted roof elements which may have received paint overspray	A/MC

Phase/ Deficiency#	Priority	Task Type	Description of Deficiency	Scope/Description of Correction Measures	Professional Services
5.11	2	RH	**Exterior Electrical - General System and Service Entrance**	1. It is presumed the building did not originally have electricity due to the 1895 construction date 2. Existing system to be evaluated by electrical engineer; existing service entrance is via overhead pole to the lower east gable facade 3. Existing system presumed to be undersized and service capacity extremely marginal for current loads and future loads 4. Existing panel boards and branch circuit / feeder wiring are presumed to be antiquated 5. Exposed conduit exists on all exterior facades *** Recommendations: 1. Electrical engineer evaluate the building 2. Electrical engineer to consult on the sequencing of the new service install; remove existing electrical service; service install presumed to be beneficial at this stage to allow all exterior conduit and appurtenances to be removed for masonry restoration; interior conduit runs will have to be installed to service fixtures and equipment which previously had depended on the exterior conduit runs in this phase; to be done separately from the interior restoration phases 8 & 9 3. Replace service with greater capacity system designed to meet loads for proposed electrical distribution scheduled for phase 8 & 9 scopes. Install transient voltage surge suppression to protect any computers/electrical equipment if needed	A/MEP

Phase/ Deficiency#	Priority	Task Type	Description of Deficiency	Scope/Description of Correction Measures	Professional Services
5.12	2	RH	**Exterior Electrical - Lighting and Surface Applied Conduit**	1. Street lighting exists on telephone poles on the west side of Oatman Street; no street lighting exists on E. Haynie Street 2. The site currently does not have decorative pole lighting 3. The site currently does not have ground-mounted light façade illumination 4. Each east and west gable wall has one wall mounted exterior light near the exterior doors; the lights are not historically compatible and are deteriorated; lights installed via surface mounted conduit 5. All building facades have exposed electrical conduit applied to the surface of the masonry which is unsightly and adversely affecting the historic appearance of the building *** Recommendations: 1. Remove exterior wall mounted light fixtures and associated conduit and repair affected masonry; if necessary, install new historically compatible light fixture above each exterior door with concealed conduit (historic preservation preference would be to utilize ground mounted façade lighting only and not install wall mounted lighting) 2. Remove all exterior surface applied conduit; repair affected masonry	A/MEP
5.13	1	RH	**Exterior Electrical - Lightning Arresting System**	The building currently does not have a lightning arresting system *** Recommendations: 1. Install new lightning arresting system including rods at gallows tower roof with internal conductors to tie into system at lower roof areas 2. Estimate full building system including air terminals, cables, conductors, straps, grounding electrodes, grounding rods, and other attachments as needed 3. THC to review and approve layout for impact on the historic integrity of the structure	A/MEP
6.00	N/A	---	**PHASE 6**	BUILDING EXTERIOR MATERIALS RESTORATION - WINDOWS AND DOORS	---

Phase/ Deficiency#	Priority	Task Type	Description of Deficiency	Scope/Description of Correction Measures	Professional Services
6.01	1	RH	**Exterior Hazardous Materials Abatement**	*** Recommendation: A hazardous materials consultant and documentation will be required at the onset of this phase to plan for abatement required for this exterior scope of work in this phase (ideally, this will have already been completed in phase 5 per deficiency #01) 1. Retain a qualified environmental engineering firm to survey/assess the presence of: A. Asbestos Containing Materials (ACM) B. Lead Based Paints (LBP) C. Other potential hazardous materials 2. Develop and document the above with an appropriate report format locating the various types of ACM and LBP; coordinate the selection of locations for sampling with the various phases developed by this document 3. Develop construction/abatement documents to show how to address and facilitate the removal or encapsulation of ACM and LBP; coordinate effort with master plan phases 4. Proceed with abatement of the paint in the event of LBP presence or strip all existing paint in the event of no presence of LBP	A/H/O

Phase/ Deficiency#	Priority	Task Type	Description of Deficiency	Scope/Description of Correction Measures	Professional Services
6.02	1	ST/RS	**Exterior Wood Windows - General**	1. Exterior wood windows are presumed to be original to the building (to be verified by conservator) and are in fair to poor condition 2. Several of the window units are missing, and the openings have been boarded up 3. Further assessment of window conditions is required; historic preservation-wise, the preference would be to restore rather than replace these units. 4. Windows are currently painted; the earliest historic photo reveals light colored sashes and frames, indicating the original finish could be paint *** Recommendations: 1. Restore interior and exterior of windows to original finish as determined by conservator 2. If recommended by conservator, remove all paint from windows to enable restoration 3. Repair/restore sashes, doors, and frames which exhibit varying levels of deterioration 4. Replace or repair defective/damaged operator mechanisms and hardware 5. Retain original glass, replacement glass to match original in all respects 6. Repair/restore all windows which have been modified 7. Reconstruct missing sashes and frames to match original units in all respects 8. Install new weather-stripping 9. Reglaze as needed 10. Repaint/refinish per conservator recommendations	A/MC

Phase/ Deficiency#	Priority	Task Type	Description of Deficiency	Scope/Description of Correction Measures	Professional Services
6.03	2	ST/RS	**Exterior Wood Windows - Original Metal Security Bars**	The original metal security bars exist on the building and are in fair condition; the units are rusting, and the finish has deteriorated, which is causing staining on the exterior stone façade; the bars are currently a dark red to black color, deterioration level is very high; the earliest historic photo reveals bars that were light in color, possibly to match the window color *** Recommendations: 1. Repair/restore metal window bar elements including frame elements, bars, and damaged operating mechanisms (if present) 2. With concurrence of paint conservator, remove all existing paint from all surfaces, prep and paint with industrial paint formulated for long duration of service for all units	A/FC
6.04	2	ST/RS	**Exterior Wood Windows - Original Metal Crawlspace Vents**	The metal crawlspace vents are presumed to be original and are in extremely poor condition; many units are bent beyond repair, and others are boarded over; the units have completely rusted and are causing staining on the exterior stone façade *** Recommendations: 1. Repair/restore metal vents; prefabricate any new required vents based on existing examples in all respects 2. With concurrence of paint conservator, remove all existing paint from all surfaces, prep and paint with industrial paint formulated for long duration of service for all units	A/FC

Phase/ Deficiency#	Priority	Task Type	Description of Deficiency	Scope/Description of Correction Measures	Professional Services
6.05	2	ST/RS	**Exterior Wood Doors - General**	1. Exterior wood doors, frames, and transoms are presumed to be original to the building, with exception to the east door (opening/frame original), and are in fair to poor condition 2. The door panel pattern appears to be consistent with the 1895 time period and is consistent with the historic interior doors; this is to be verified by a conservator 3. Further detailed assessment of door conditions is required; historic preservation-wise, the preference would be to restore the original doors rather than replace these units. 4. Doors and transoms are currently painted; the earliest historic photo does not reveal the door color/value, as the photo is of the west elevation, and security bars obscure the first floor entrance door *** Recommendations: 1. Restore interiors and exteriors of doors, transoms, and frames to original finish as determined by conservator 2. If recommended by conservator, remove all paint from doors and transoms to enable restoration 3. Repair doors, transoms and frames which exhibit varying levels of deterioration 4. Replace or repair defective/damaged operator mechanisms and hardware 5. Retain original glass; replacement glass to match original in all respects 6. Repair/restore all door elements which have been modified 7. Reconstruct missing sashes and frames to match original units in all respects 8. Reconstruct east door based on remaining north and west door design; door to match original units in all respects 9. Install new weather-stripping at transoms 10. Reglaze transoms as needed 11. Repaint/refinish per conservator recommendations 12. Doors are to meet building code and ADA/TAS requirements; accessible entrance to have compliant hardware or utilize power assist operator mechanism 13. Door modifications to be submitted to TDLR for TAS review and approval of accessibility items	A/FC

Phase/ Deficiency#	Priority	Task Type	Description of Deficiency	Scope/Description of Correction Measures	Professional Services
7.00	N/A	---	**PHASE 7**	BUILDING EXTERIOR SITE RESTORATION	---
7.01	1	ST	**Site - Grade**	*** Recommendations: 1. Phase 2 implements improvement of storm water control features for the building and site by lowering grade around building to provide 12" between bottom of crawlspace vents and ground level and sloping the ground away from the building per phase 2 deficiency #04 2. Phase 4 deficiency #01 calls for any remaining grading to be completed 3. Follow up with any remaining regrading which was not done or which is required by scope in this phase 4. Regrass affected lawn areas with new grass seed	A/C/S
7.02	1	RH	**Site - Exterior Entrance Stair Assemblies**	1. There is one concrete entrance stair on the west building entrance and one on the east 2. Assemblies are in fair condition but do not to meet code 3. The west stair does not have handrails; the east stair handrails are not code compliant 4. There is also one stair at the concrete curb along Oatman Street which leads to the west entrance; the unit is in fair condition; handrails are not code compliant 5. Existing stair constuction will likely not be compatible with new lowered grade *** Recommendations: Demo existing stair assemblies; install new concrete stair assemblies and handrails per code; design to be simple in detail as were the original assemblies	A/C/S

Phase/ Deficiency#	Priority	Task Type	Description of Deficiency	Scope/Description of Correction Measures	Professional Services
7.03	2	RH	**Site - Existing Accessible Entrance Ramp**	The building has an accessible concrete ramp which begins in the east jail yard and leads to the building entrance at the north façade; the ramp needs to be further evaluated in terms of meeting requirements for ADA/TAS required slopes; the dimensions in plan appear to be in ADA/TAS compliance; the guard rails and hand rails are required to be further evaluated for compliance, and their design is somewhat historically compatible; the door clear space clearances as they relate to the top ramp landing and building entrance need to be further evaluated for compliance *** Recommendations: 1. At time of site survey, verify slopes of existing accessible entrance ramp 2. Provide railings/handrails/guardrails appropriate to the character of the structure and era which are ADA/ TAS/code compliant 3. Estimate cost for door actuator opening device in anticipation of deficiencies related to door clear floor space clearance requirement issues	A/C/S
7.04	3	RH	**Site - Accessible Parking and Route, Curb Cuts, Signage**	1. The building currently has an accessible concrete entrance ramp presumed to be able to be upgraded to meet ADA/TAS/code standards, reference this phase 7 deficiency #03 2. The site currently does not provide accessible parking and a proper access route to the access ramp *** Recommendations: 1. Ramp requires further access evaluation 2. At time of site survey, verify ramp slopes and adjacent flatwork/sidewalk slopes 3. Provide new parking lot with new accessible parking 4. Provide appropriate curb cuts and access signage 5. Provide additional accessible flatwork/sidewalks to connect access parking spaces and access ramp	A/C

Phase/ Deficiency#	Priority	Task Type	Description of Deficiency	Scope/Description of Correction Measures	Professional Services
7.05	3	RH	**Site - General Parking**	1. Currently, parallel parking (spaces unmarked) is provided along Oatman Street and East Haynie Street 2. Parking also occurs to the north at the river park and to the west at the nearby library 3. When meetings are held at the jail, attendees park along the east chain link fence within the empty grassed lots to the east of the jail 4. The city of Llano owns 2 of the east lots; a remaining lot before the street is owned by Friends member, Sarah Franklin 5. At one point, the county was working toward building a county annex on the east lots; the annex plans were halted due to lack of community support within the neighborhood 6. Friends would like to see the east lots developed for parking for Red Top events 7. If the lots were developed for other uses, people would be forced to continue to parallel park along the streets, at the river park, and at the nearby library parking lot; this would make provision of required handicapped accessible parking spots and a proper accessible route to the building (required by ADA/TAS) extremely difficult *** Recommendations: 1. Develop east lots into parking lot with drive access off of East Haynie Street (material options are asphalt or concrete) 2. Provide ADA-compliant parking within this lot with striping, signage, curb-cuts; ramping as needed to meet ADA/TAS requirements 3. Provide a compliant accessible route to the building's entrance ramp	A/C
7.06	2	RH	**Site - Flatwork**	Site concrete flatwork/sidewalks are in fair condition Recommendations: estimate removal and repour of all sidewalks (except ramp) in conjunction with regrade recommendations per sparks	A/C

Phase/ Deficiency#	Priority	Task Type	Description of Deficiency	Scope/Description of Correction Measures	Professional Services
7.07	3	RH	**Site - Landscaping**	1. The site is minimally landscaped with three large mature tree specimens as well as various shrubbery primarily along the west building foundation *** Recommendations: 1. Maintain 3' mowing or clear strip at building perimeter 2. Provide pruning program for long term control 3. Plant native grasses and shrubbery which will not require large amounts of water and maintenance; particularly with the structural problems associated with the structure, it is desireable to not introduce any additional sources of moisture or instability to the building foundation; it is recommended to not install landscape irrigation on this site	A/L
7.08			**Site Irrigation**	The site does not currently have landscape irrigation *** Recommendation: Plant native grasses and shrubbery which will not require large amounts of water and maintenance; particularly with the structural problems associated with the structure, it is desirable to not introduce any additional sources of moisture or instability to the building foundation; it is recommended to not install landscape irrigation on this site	A/MEP

Phase/ Deficiency#	Priority	Task Type	Description of Deficiency	Scope/Description of Correction Measures	Professional Services
7.09	3	RH	**Site - Exterior Lighting**	1. Street lighting exists on telephone poles on the west side of Oatman Street; no street lighting exists on East Haynie Street 2. The site currently does not have decorative pole lighting 3. The site currently does not have ground-mounted lighting façade illumination 4. Phase 5 deficiency #12 calls for exterior electrical lighting upgrades; the only lighting available prior to phase 5 was telephone pole mounted street lights along the west side of Oatman Street and the east and west gable wall mounted light fixtures; per phase 5, removal of east and west gable wall mounted light fixtures and replacement with new compatible fixtures (if necessary by owner), removal of surface applied conduit *** Recommendations 1. Install new ground mounted lighting at west sidewalk and all ramp and steps areas 2. Install new ground-mounted lighting for all facades; incorporate HID sources (color-corrected) with lower level intensity to light the façades of the building; ground mounted vandal resistant lenses (estimate 6 fixtures w/ concrete footings) 3. Install new ground mounted lighting for all sides of gallows tower; incorporate HID sources (color corrected) with high intensity to light up the four corners of the tower; ground mounted vandal resistant lenses (estimate 4 fixtures w/ concrete footings)	A/MEP
8.00	N/A	---	**PHASE 8**	BUILDING INTERIOR RESTORATION 1ST FLOOR/NEW MEP SYSTEMS	---
8.01	N/A	---	**Interior Restoration/Renovation - General**	Note: The requirements noted in this section are pertinent to all interior spaces and first floor finishes and are meant to be general and descriptive of the overall program; reference Existing Interior Survey by Room and Proposed Room Finish/Color Schedule to address finish conditions for specific room(s) or areas in the building	A

Phase/ Deficiency#	Priority	Task Type	Description of Deficiency	Scope/Description of Correction Measures	Professional Services
8.02	N/A	---	**Interior Initial IBC Code Review - Occupancy All Floors**	1. Occupancy classification first floor: Assembly Group A3 (museum), Business Group B (offices), and Storage Group S (storage) 2. Occ. classification second floor: Assembly Group A3 (museum) 3. Occ. classification third floor: n/a circulation only 4. Occ. classification fourth floor: n/a circulation only 5. Occ. classification fifth floor: n/a circulation only 6. Occ. load first floor is 54 occupants: A3 (751sf / 15sf per occ.) = 50; B (269sf / 100sf per occ.) = 3; S (17sf / 300 sf per occ.) = 1 7. Occ. load second floor is 66 occupants: A3 (983sf / 15sf per occ.) 8. Occ. load third floor is 0 occupants: circulation only 9. Occ. load fourth floor is 0 occupants: circulation only 10. Occ. Load fifth floor is 0 occupants: circulation only 11. Total building occupant load is 120 occupants	A
8.03	N/A	---	**Interior Initial IBC Code Review - Automatic Sprinkler System All Floors**	1. The building currently is not equipped with an automatic sprinkler system 2. Per IBC 903.2.1.3 Group A3, an automatic sprinkler system shall be provided for this A3 occupancy because a condition exists where the fire area is located on a floor other than the level of exit discharge 3. Per IBC 903.3.1.1.1 Exempt Locations, an automatic sprinkler system is not required in rooms or areas that are of non-combustible construction with completely non-combustible contents if protected by an automatic fire detection system *** Recommendation: an argument could be made due to non-combustible construction to not have to install an automatic sprinkler system; due to various egress deficiencies, especially the second floor level occupancy exceeding 50 persons, an automatic sprinkler system is recommended; the system will protect the building, lower insurance premiums, and will hopefully persuade the local building official to allow the open central gallows stair to remain with no additional egress stair added; as discussed in this phase 8 deficiency #06, if a second exit stair is added, it will trigger a platform lift or elevator requirement for vertical access per TAS	A/MEP

Phase/ Deficiency#	Priority	Task Type	Description of Deficiency	Scope/Description of Correction Measures	Professional Services
8.04	N/A	---	**Interior Initial IBC Code Review - Egress All Floors**	Per IBC 1005.1 1. First floor egress width (door requirement) is 120 occupants x .2 (w/o sprinkler system) = 24" 2. First floor egress width (door requirement) is 120 occupants x .15 (w/ sprinkler system) = 18" 3. Second floor egress width (stair requirement) is 66 occupants x .2 (w/o sprinkler system) = 14" 4. Second floor egress width (stair requirement) is 66 occupants x .15 (w/o sprinkler system) = 10" 5. Per IBC 1008.1.1 the minimum width of doors for egress is 32" 6. Per IBC 1009.1 the minimum width of stairs is 44" 7. Per IBC 1009.2 headroom, the minimum distance from finish floor is 80" 8. Per IBC 1009.3 stair treads to be a minimum of 11", risers minimum 4" maximum 7" 9. Per IBC 1009.3.1 stair treads and stair risers to be dimensionally uniform with a maximum variation in dimension of .375" 10. Per IBC 1009.11 each side of stair to have handrails 11. Per IBC 1009.11.1 handrails to be 34-38" a.f.f. measured at tread nosing 12. Per IBC 1009.11.5 handrail extension requirements 13. Per IBC 1012.1 guards to be installed for areas 30" above finished floor or grade below 14. Per IBC 1012.2 height of guards to be 42" a.f.f. minimum 15. Per IBC 1012.3 guard opening limitation in regard to balusters and patterning to be such that a 4" sphere could not pass through the entire height and width of the guard 16. Per IBC 1014.1 two exits/access door required from any space if occupant load exceeds 50 for an A occupancy 17. Per IBC 1015.1 exit access travel required is 200' without and 250' with an automatic sprinkler system 18. Per IBC 1019 vertical exit enclosures should be fully enclosed with fire barriers; 4 story stairs require 1 hour fire resistance; 5 story stairs require 2 hour fire resistance	A

Phase/ Deficiency#	Priority	Task Type	Description of Deficiency	Scope/Description of Correction Measures	Professional Services
				*** Recommendations: 1. Per IBC 1005.1 egress width is sufficient on all floors 2. Per IBC 1008.1.1The minimum width of doors for egress is sufficient on all floors except door at first floor stair and second floor north and south cell enclosures; confer with local building code official to retain elements 3. Stair width of the gallows tower stair is not sufficient; confer with local building code official to retain historic element 4. Verify headroom distances meet code 5. Stair tread and riser dimensions do not meet code; confer with local building code official to retain historic element 6. Gallows tower stairs are without handrails on both sides of stair; install handrails with review from local building code official 7. Current guards/railings in gallows tower do not meet code; modify guards with steel mesh, etc. per code requirements; modify to provide 42" a.f.f. minimum height 8. Consult with local building code official to see if the open gallows tower stair can provide sole exit from second level if automatic sprinkler system is installed throughout the building 9. Exit access travel is currently sufficient with or without an automatic sprinkler system 10. Vertical exit enclosures full enclosure and fire resistance requirements are not met with the open gallows tower stair, confer with local building official to see if stair can be retained as is with an automatic sprinkler system	

Phase/ Deficiency#	Priority	Task Type	Description of Deficiency	Scope/Description of Correction Measures	Professional Services
8.05	N/A	---	**Interior Initial IBC Code Review - Plumbing All Floors**	1. Building currently has one mens and one womens single user toilet 2. Required fixture counts per IBC 2902.1 A3 occupancy listings 3. Total building occupancy is 120 = 60 male and 60 female 4. Water closet male 1/125; 60/125 = 1 5. Water closet female 1/65; 60/65 = 1 6. Lavatory male 1/200; 60/200 = 1 7. Lavatory female 1/200; 60/200 = 1 8. Drinking fountain 1/500; 120/500 = 1 *** Recommendation: maintain existing fixture count, add one drinking fountain at the first floor level	A/MEP

Phase/ Deficiency#	Priority	Task Type	Description of Deficiency	Scope/Description of Correction Measures	Professional Services
8.06	N/A	---	**Interior Initial Code Review - ADA/TAS Elevator Requirements All Floors**	1.The building currently does not have an elevator; access for the disabled for tours is not provided to the upper floors 2. Under ADA/TAS requirements, the historic jail project would be considered a building alteration versus new construction under TAS (4.1.6). The building also falls under TAS (4.1.7) Accessible Buildings Historic Preservation due to its NRHP and RTHL designation 3. (4.1.6.1.f) If a stair is installed where none existed previously and major structural modifications are necessary for such installation, then a means of accessible vertical access shall be provided (i.e. elevator or platform lift) 4. (4.1.6.1.k) An elevator is not required if the facility is less than 3 stories or has less than 3,000 sf per story as long as the use is not a shopping center, shopping mall, professional office of health care provider, terminal, depot, public transport station, or an airport terminal 5. (4.1.6.2) Alterations to an area containing a primary function are required to bring the following services to that primary function up to TAS standards: accessible route, parking, restrooms, telephones, and drinking fountains *** Recommendations: 1. Design to follow the minimum TAS requirements for Building Alterations (4.1.6) and Historic Preservation (4.1.7) 2. Architect to work with local building code official to allow the one open stair on the interior with no additional exit stair; official will be more likely to accept this scenario if a sprinkler system is installed; avoidance of a second egress stair is crucial, as it will then trigger an elevator or platform lift to be installed per TAS 3. Per TAS (4.1.6.1.k) an elevator is not required for this building 4. Do not alter floor plan configuration, walls or ceilings in any way on the upper floors; this would be considered altering a primary function which would then trigger access requirements to that area of primary function as well as access via an elevator or platform lift	A

Phase/ Deficiency#	Priority	Task Type	Description of Deficiency	Scope/Description of Correction Measures	Professional Services
8.07	1	RH	**Interior Hazardous Material Abatement All Floors**	*** Recommendation: A hazardous materials consultant and documentation will be required at the onset of this phase to plan for abatement required for the interior scope of work for this phase 1. Retain a qualified environmental engineering firm to survey/assess the presence of: A. Asbestos Containing Materials (ACM) B. Lead Based Paints (LBP) C. Other potential hazardous materials 2. Develop and document the above with an appropriate report format locating the various types of ACM and LBP; coordinate the selection of locations for sampling with the various phases developed by this document 3. Develop construction/abatement documents to show how to address and facilitate the removal or encapsulation of ACM and LBP; coordinate effort with master plan phases	A/H/O
8.08	3	RH	**Interior Mechanical - HVAC System General All Floors**	The building currently does not have an HVAC system, with exception to the window A/C unit on the north façade which is scheduled to be removed per phase 5, unless directed by the owner to retain at that phase; if retained, remove unit this phase *** Recommendations: 1. Provide completely new HVAC systems throughout the facility based on mechanical engineer consult 2. Structural engineering coordination will be required for any new apertures through stone masonry walls and vaulted metal/concrete floors/ceilings 3. HVAC system to incorporate as little furring of ductwork as possible; system to compliment the historic nature of the space and minimally affect the historic fabric; an exposed HVAC distribution/ducting may be preferable on the upper jail floors	A/MEP

Phase/ Deficiency#	Priority	Task Type	Description of Deficiency	Scope/Description of Correction Measures	Professional Services
8.09	3	RH	**Exterior Mechanical - New Exterior Equipment/Yard**	*** Recommendation: provide screening via hardscape or landscape to adequately shield mechanical units; design to be historically compatible to historic façade and as unobtrusive as possible; coordinate the size of screening with equipment size per mechanical engineer consult; coordinate with mechanical engineers for optimum equipment selection to benefit the visible/aesthetic impact on the historic site; preferred equipment location would be on the east façade, southern portion to be visibly as far away from the main view on Oatman Street as well as East Haynie Street	A/C/MEP

Phase/ Deficiency#	Priority	Task Type	Description of Deficiency	Scope/Description of Correction Measures	Professional Services
8.10	3	RH	**Interior Mechanical - Plumbing System General All Floors**	1. The building plumbing system, waste/vent piping, and existing domestic water service requires review by a mechanical engineer for plumbing scope 2. The existing plumbing system is presumed to be antiquated and in need of a completely new system retrofit 3. The first toilets, second floor jail cell stools with flushing capability, were installed with connection to city sewer system in 1911; the toilets and lavatories that remain on the second floor appear to be of this vintage (requires further research); toilets and lavatories are in poor condition 4. There is another toilet at the second floor north run around that has been added atop an added raised plywood step area; the toilet does not appear to be of 1911 vintage 5. The mens and womens single user toilet rooms on the first floor were added more recently; date of construction is unknown; renovated in 2008 by the city; restrooms have ADA / TAS requirements deficiencies 6. Jail not currently not equipped with fire protection system. *** Recommendations: 1. Remove existing plumbing systems and fixtures all floors (historic fixtures on the second floor would not accommodate an 1895 restoration date); remove raised plywood area at second floor run around 2. Install completely new plumbing system with new first floor fixtures 3. Renovate/reconfigure restrooms for ADA / TAS requirements compliance 4. Replace antiquated domestic water service with copper piping 5. Install new fire protection system including fire protection riser, fire protection water 6. New fire protection system will provide relief for certain building code requirements that are typically problematic for an historic restoration, most specifically building egress requirements; the system should also reduce annual building insurance premiums	A/MEP

Phase/ Deficiency#	Priority	Task Type	Description of Deficiency	Scope/Description of Correction Measures	Professional Services
8.11	1	RH	**Interior Mechanical - Interior Fire Suppression System All Floors**	The building currently does not have a fire suppression system *** Recommendations: 1. Install within complete facility based on master plan scope 2. Fully automatic sprinkler system; new fire riser/valve assembly	A/MEP

Phase/ Deficiency#	Priority	Task Type	Description of Deficiency	Scope/Description of Correction Measures	Professional Services
8.12	3	RH	**Interior Mechanical - ADA/TAS Compliant Toilet Rooms First Floor**	1. The building currently has one mens and one womens single user toilet room which was added into the historic floor plan and reconfigures the historic plan arrangement of the first floor north wing northeast corner 2. The plan configuration meets ADA/TAS 5' turning radius requirements 3. Plumbing fixtures are placed such that accommodation of a layout which will meet ADA/TAS requirements shall be achievable 4. There are currently no grab bars installed at the water closets 5. Accessories such as mirrors and paper towel dispensers are assumed to have accessibility deficiencies 6. Interior finishes and plumbing fixtures are modest and acceptable, however a public use of the building will necessitate interior finishes which are more hard-wearing and more easy to maintain *** Recommendations: 1. Maintain toilet rooms in the current location; the location is acceptable because it is toward the back of the first floor and does not adversely affect the primary west entrance and primary publicly visited rooms 2. Measure room, plumbing fixtures, door clearances, and fixture dimension clearances in detail 3. Verify floor plan configuration is ADA/TAS compliant 4. Install new historically compatible plumbing fixtures in the relative same location of current fixtures; fixture clearances to meet ADA/TAS standards 5. Install accessible grab bars at plumbing fixture locations 6. Install new ADA/TAS compliant stainless steel toilet accessories such as mirrors, paper towel dispensers, toilet paper dispensers, napkin disposal, and trash receptacles 7. Install new historically compatible ceramic tile floor or linoleum; install new compatible ceramic tile wainscot; repair plaster and gypsum board; prep/paint 8. Remove existing light fixtures; install new historically compatible light fixtures	A/MEP

Phase/ Deficiency#	Priority	Task Type	Description of Deficiency	Scope/Description of Correction Measures	Professional Services
8.13	2	RH	**Interior Electrical - System General All Floors**	1. Building presumed to have not been electrified originally due to the 1895 construction date 2. Existing system to be evaluated by electrical engineer; existing service entrance is via overhead pole to the lower east gable facade 3. Phase 5 deficiency #11 calls for removal of existing electrical service entrance and installation of a new electrical service entrance to the building due to presumed antiquated equipment and undersized capacity for current and future building loads; exterior conduit removal and transient voltage install for protection of any computers/electrical equipment at this time also 4. Phase 5 deficiency #12 calls for exterior electrical lighting upgrades; the only lighting available prior to phase 5 was telephone pole mounted street lights along the west side of Oatman Street and the east and west gable wall mounted light fixtures; per phase 5, removal of east and west gable wall mounted light fixtures and replacement with new compatible fixtures (if necessary by owner), removal of surface applied conduit 5. Phase 5 deficiency #13 calls for lightning arresting system upgrades; install of full building system 6. Phase 7 deficiency #9 calls for exterior site lighting improvements; the only lighting available prior to phase 7 was telephone pole mounted street lights along the west side of Oatman Street and the east and west gable wall mounted light fixtures (if owner elected new fixtures install in phase 5); phase 7 calls for install of ground mounted lighting at west sidewalk and all ramp and steps areas, ground mounted lighting for illumination of all facades and gallows tower corners 7. Over the life of the building, receptacles and light fixtures have been added with exposed conduit which is unsightly and detracting from the historic character of the building 8. Reference Interior Electrical - Light Fixtures First Floor this phase 8 deficiency #14 9. Reference Interior Electrical - Fire Alarm/Fire Protection Systems First Floor this phase 8 deficiency #15 10. Reference Interior Electrical - Emergency Lighting First Floor this phase 8 deficiency #16	A/MEP

Phase/ Deficiency#	Priority	Task Type	Description of Deficiency	Scope/Description of Correction Measures	Professional Services
				11. Reference Interior Electrical - Telephone/Data Management Systems First Floor this phase 8 deficiency #17 12. The building does not have a security system; owner has not directed install of security system 13. The building does not have an emergency power system; owner has not directed install of emergency power system 14. The building does not have an elevator; Reference Interior Initial Code Review - ADA/TAS Elevator Requirements All Floors this phase 8 deficiency #6 *** Recommendations: 1. Electrical engineer evaluate the building 2. Electrical engineer consult on sequencing of install of electrical scope in phases 8 & 9 3. First floor only (upper floors phase 9) remove all surface applied distribution and receptacles; install new conduit and receptacles channeled to be concealed within plaster walls	

Phase/ Deficiency#	Priority	Task Type	Description of Deficiency	Scope/Description of Correction Measures	Professional Services
8.14	3	RH	**Interior Electrical - Light Fixtures First Floor**	1. Building presumed to have not been electrified originally due to the 1895 construction date 2. Added non-historic fixtures present at all floors: ceiling fans with incandescent globes, ceiling mounted incandescent, wall mounted incandescent, 1'x4' fluorescent, recessed can light, bare bulb incandescent 3. Lighting appears to be inadequate at all floors *** Recommendations: 1. Electrical engineer to evaluate interior lighting 2. Electrical engineer consult on sequencing of install of electrical scope in phases 8 & 9 3. Since a complete electrical retrofit is recommended, first floor only (upper floors phase 9) remove all existing fixtures for new fixture replacement; confirm whether ballasts in existing fixtures to be removed contain PCBs, and if so, dispose of these ballasts properly 4. New light fixtures to be compatible to the historic fabric of the building 5. The installation of these systems is to be in a manner which can satisfy the needs of an historical restoration (i.e., channeling of the plaster and accommodating conduiting within the wall, surface mounting devices in as unobtrusive a manner as possible, etc.)	A/FC/MEP

Phase/ Deficiency#	Priority	Task Type	Description of Deficiency	Scope/Description of Correction Measures	Professional Services
8.15	1	RH	**Interior Electrical - Fire Alarm/Fire Protection Systems First Floor**	The building currently does not have a fire alarm system *** Recommendations: 1. Electrical engineer to evaluate fire alarm scope 2. Electrical engineer consult on sequencing of install of the fire alarm scope in phases 8 & 9; permanent install first floor; temporary install w/ surface applied conduit upper floors (permanent install upper floors phase 9) 3. All floors: Install pull stations, audio/visual horns, smoke detection/heat detection, duct smoke detection, annunciation panel with provision to notify local fire prevention/fire fighting agency of detection 4. The installation of these systems is to be in a manner which can satisfy the needs of an historical restoration (i.e., channeling of the plaster and accommodating conduiting within the wall, surface mounting devices in as unobtrusive a manner as possible, etc.)	A/MEP
8.16	2	RH	**Interior Electrical - Emergency Lighting First Floor**	The building currently does not have emergency lighting *** Recommendations: 1. Electrical engineer to evaluate emergency lighting scope 2. Electrical engineer consult on sequencing of install of the emergency lighting scope in phases 8 & 9; permanent install first floor; temporary install w/ surface applied conduit upper floors (permanent install upper floors phase 9) 3. All floors: provide new lighting through-out; battery backup power in select fixtures 4. First floor: install new exit lighting at all exits; coordinate with ceiling restoration issues 5. The installation of these systems is to be in a manner which can satisfy the needs of an historical restoration (i.e., channeling of the plaster and accommodating conduiting within the wall, surface mounting devices in as unobtrusive a manner as possible, etc.)	A/MEP

Phase/ Deficiency#	Priority	Task Type	Description of Deficiency	Scope/Description of Correction Measures	Professional Services
8.17	3	RH	**Interior Electrical - Telephone/Data Management Systems First Floor**	*** Recommendations: 1. Electrical engineer to evaluate telephone/data scope 2. Electrical engineer consult on sequencing of install of the telephone/data scope in phases 8 & 9; permanent install first floor; temporary install w/ surface applied conduit upper floors (permanent install upper floors phase 9) 3. Remove old wiring if no longer in service 4. Provide new telephone distribution panel boards in new location 5. The installation of these systems is to be in a manner which can satisfy the needs of an historical restoration (i.e., channeling of the plaster and accommodating lines within the wall, surface mounting devices in as unobtrusive a manner as possible, etc.)	A/MEP
8.18	3	RH/RS	**Interior Walls - Partition Demolition/Removal First Floor**	The majority of all of the interior walls are original plaster. The first floor Kitchen 109 and adjacent storage closet Storage 108 contain non-original gypsum board partitions and furrings. The eastern portion of the first floor north wing contains the two added single-user toilets and adjacent storage closets. *** Recommendation: maintain toilet room partitions/configuration; remove as many of the gypsum board partitions and furrings within the kitchen area as possible; restore plaster; shelves in Storage 108 may remain if needed	A/FC
8.19	3	RH/RS	**Interior Floors First Floor**	1. First floor materials consist of original concrete (slab on grade floor structure) which has been painted within the gallows stair and added carpet and added 12"x12" VCT throughout the rest of the floor (wood frame floor structure) 2. It is presumed the entire first floor, with exception of gallows tower stair, was originally a wood tongue and groove floor; conservator and architect to confirm *** Recommendation: conservator to confirm original wood tongue and groove floor; remove all non-original flooring (per hazmat requirements) restore concrete and wood tongue and groove floors to original finish; install historically compatible ceramic tile or linoleum in added toilet room areas	A/FC

Phase/ Deficiency#	Priority	Task Type	Description of Deficiency	Scope/Description of Correction Measures	Professional Services
8.20	3	RH/RS	**Interior Wall - Base First Floor**	First floor wall base consists of original wood base in fair condition throughout and added wood base in areas modified with gypsum board *** Recommendation: Restore original wood base to original finish; remove all non-original wood base (per hazmat requirements); install new compatible wood base in historically compatible finish	A/FC
8.21	3	RH/RS	**Interior Walls First Floor**	1. Interior first floor walls consist of original plaster and added gypsum board 2. The plaster wall surface is in fair to poor condition due to cracking throughout, especially heavy cracking associated with gable structural deficiencies 3. The gypsum board wall surface is in good to fair condition *** Recommendations 1. Maintain gypsum board toilet room partitions, prep and paint in a historically compatible color scheme 2. Repair plaster walls; prep and finish to original plaster finish and color 3. Remove added gypsum board partitions and furrings in Kitchen 109 (per hazmat requirements) where possible; restore plaster #2 above; prep and paint remaining gypsum board in a historically compatible color scheme	A/FC
8.22	2	RH	**Interior Walls - Electrical Retrofit First Floor**	*** Recommendation: Channel the existing first floor plaster walls; recess conduiting for power, telephone/data in accordance with planning/design	A/MEP
8.23	3	RS	**Interior Ceilings First Floor**	1. Interior first floor ceilings consist of original vaulted metal/concrete that has been painted, original painted metal, added 2'x2' suspended lay-in ceiling, and added wood ceiling 2. Original ceilings are in fair to poor condition *** Recommendations: 1. Remove added ceilings (per hazmat requirements) 2. Repair/restore original vaulted metal/concrete and metal ceilings (per hazmat requirements) to original finish	A/FC

Phase/ Deficiency#	Priority	Task Type	Description of Deficiency	Scope/Description of Correction Measures	Professional Services
8.24	3	RH/RS	**Interior Doors First Floor**	1. Survey all first floor interior doors for damage or loss 2. First floor doors consist of original wood panel, original metal vault, and added wood panel doors on the first floor; original wood panel doors have original wood transoms above that have been painted over; both original wood panel doors in Kitchen 109 have been removed; an original metal vault door between Foyer 101 and Corridor 102 has been removed *** Recommendations: 1. Remove added wood panel doors and added frames; replace with reconstructed original wood panel doors and frames at original locations; replace with compatible wood panel doors and frames at added locations 2. Repair and restore original wood panel doors/transoms/frames and metal vault doors/frames to original finish (per hazmat requirements); compatible wood door finishes to match original finishes 3. Restore original hardware on original doors; compatible hardware to be complimentary in design and finish	A/FC
8.25	3	RH/RS	**Interior Window Treatments First Floor**	First floor windows have various types of window treatments *** Recommendation: install first floor historic window treatments as ascertained by conservator; if evidence of original window treatment is not found, install wood blinds for practicality; budget for wood blinds	A/FC
8.26	3	RH/RS	**Interior Millwork First Floor**	First floor interior millwork consist of mantle pieces at Jailer's Bedrooms 104 and 111 and Jailer's Living Room 110; and Kitchen 109 added cabinetry and shelving *** Recommendation: 1. Restore mantle pieces to original finish (per hazmat requirements) 2. Remove Kitchen 109 added cabinetry and shelving; install new historically compatible cabinetry and shelving, finish to be complimentary to original wood finish	A/FC

Phase/ Deficiency#	Priority	Task Type	Description of Deficiency	Scope/Description of Correction Measures	Professional Services
8.27	3	RH	**Interior Equipment (Owner Provided) First Floor**	There is an existing stove and refrigerator which is in fair condition in Kitchen 109 *** Recommendation: remove equipment and replace with new equipment in new configuration to match restored color schemes	O
9.00	N/A	---	**PHASE 9**	BUILDING INTERIOR RESTORATION UPPER FLOORS	---
9.01	N/A	---	**Interior Restoration/Renovation - General**	Note: The requirements noted in this section are pertinent to all upper floors interior spaces and finishes and are meant to be general and descriptive of the overall program; reference Existing Interior Survey by Room and Proposed Room Finish/Color Schedule to address finish conditions for specific room(s) or areas in the building	A
9.02	N/A	---	**Interior Initial IBC Code Review All Floors**	Reference phase 8 deficiency #s 2 through 5; complete remaining code deficiencies listed for upper floors	A/MEP
9.03	N/A	---	**Interior Initial Code Review - ADA/TAS Elevator Requirements All Floors**	Reference phase 8 deficiency #6	A/MEP

Phase/ Deficiency#	Priority	Task Type	Description of Deficiency	Scope/Description of Correction Measures	Professional Services
9.04	2	RH	**Interior Electrical**	1. Reference phase 8 deficiency #13 for interior system general 2. Over the life of the building, receptacles and light fixtures have been added with exposed conduit which is unsightly and detracting from the historic character of the building 3. Reference Interior Electrical - Light Fixtures this phase 9 deficiency #05 4. Reference Interior Electrical - Fire Alarm/Fire Protection Systems this phase 9 deficiency #06 5. Reference Interior Electrical - Emergency Lighting this phase 9 deficiency #07 6. Reference Interior Electrical - Telephone/Data Management Systems this phase 9 deficiency #08 *** Recommendations: 1. Electrical engineer evaluate the building 2. Electrical engineer consult on sequencing of install of electrical scope in phases 8 & 9 3. Upper floors only (first floor phase 8) remove all surface applied distribution and receptacles; install new conduit and receptacles channeled to be concealed within plaster walls	A/MEP

Phase/ Deficiency#	Priority	Task Type	Description of Deficiency	Scope/Description of Correction Measures	Professional Services
9.05	3	RH	**Interior Electrical - Light Fixtures Upper Floors**	1. Building presumed to have not been electrified originally due to the 1895 construction date 2. Added non-historic fixtures present at all floors: ceiling fans with incandescent globes, ceiling mounted incandescent, wall mounted incandescent, 1'x4' fluorescent, recessed can light, bare bulb incandescent 3. Lighting appears to be inadequate at all floors *** Recommendations: 1. Electrical engineer to evaluate interior lighting 2. Electrical engineer consult on sequencing of install of electrical scope in phases 8 & 9 3. Since a complete electrical retrofit is recommended, upper floors only (first floor phase 8) remove all existing fixtures for new fixture replacement; confirm whether ballasts in existing fixtures to be removed contain PCBs, and if so, dispose of these ballasts properly 4. New light fixtures to be compatible to the historic fabric of the building 5. The installation of these systems is to be in a manner which can satisfy the needs of an historical restoration (i.e., channeling of the plaster and accommodating conduiting within the wall, surface mounting devices in as unobtrusive a manner as possible, etc.)	A/MEP

Phase/ Deficiency#	Priority	Task Type	Description of Deficiency	Scope/Description of Correction Measures	Professional Services
9.06	1	RH	**Interior Electrical - Fire Alarm/Fire Protection Systems Upper Floors**	The building currently does not have a fire alarm system *** Recommendations: 1. Electrical engineer to evaluate fire alarm scope 2. Electrical engineer consult on sequencing of install of the fire alarm scope in phases 8 & 9; permanent install first floor and temporary install w/ surface applied conduit upper floors to occur phase 8; permanent install upper floors this phase 9 3. All floors: Install pull stations, audio/visual horns, smoke detection/heat detection, duct smoke detection, annunciation panel with provision to notify local fire prevention/fire fighting agency of detection 4. The installation of these systems is to be in a manner which can satisfy the needs of an historical restoration (i.e., channeling of the plaster and accommodating conduiting within the wall, surface mounting devices in as unobtrusive a manner as possible, etc.)	A/MEP
9.07	2	RH	**Interior Electrical - Emergency Lighting Upper Floors**	The building currently does not have emergency lighting *** Recommendations: 1. Electrical engineer to evaluate emergency lighting scope 2. Electrical engineer consult on sequencing of install of the emergency lighting scope in phases 8 & 9; permanent install first floor and temporary install w/ surface applied conduit upper floors phase 8; permanent install upper floors this phase 9 3. All floors: provide new lighting through-out; battery backup power in select fixtures 4. The installation of these systems is to be in a manner which can satisfy the needs of an historical restoration (i.e., channeling of the plaster and accommodating conduiting within the wall, surface mounting devices in as unobtrusive a manner as possible, etc.)	A/MEP

Phase/ Deficiency#	Priority	Task Type	Description of Deficiency	Scope/Description of Correction Measures	Professional Services
9.08	3	RH	**Interior Electrical - Telephone/Data Management Systems Upper Floors**	*** Recommendations: 1. Electrical engineer to evaluate telephone/data scope 2. Electrical engineer consult on sequencing of install of the telephone/data lighting scope in phases 8 & 9; permanent install first floor and temporary install w/ surface applied conduit upper floors phase 8; permanent install upper floors this phase 9 3. The installation of these systems is to be in a manner which can satisfy the needs of an historical restoration (i.e., channeling of the plaster and accommodating lines within the wall, surface mounting devices in as unobtrusive a manner as possible, etc.)	A/MEP
9.09	3	RS	**Interior Floors Upper Floors**	1. Upper floor materials consist of original metal and added metal (steel floor structure) which has been painted within the gallows tower and stair area and original concrete (vaulted metal/concrete floor structure) which has been painted at the remainder of the second floor area as well as portions of the gallows tower and stair area 2. The Gallows 401 and Stair have an added metal floor and adjacent access door/hatch which has been painted 3. The painted concrete floors are in fair to poor condition with slab cracking evident 4. All metal floor elements are in poor condition due to rusting *** Recommendations: repair concrete floor cracking, restore to original finish, may require new topping layer; restore metal to original finish (per hazmat requirements; remove added metal floor (at owner's preference; if 1895 is the target restoration date, the added floors should be removed)	A/FC
9.10	3	RS	**Interior Wall - Base Upper Floors**	Upper floors do not have wall base, rather wall plaster is carried to finish floor concrete surface	A/FC

Phase/ Deficiency#	Priority	Task Type	Description of Deficiency	Scope/Description of Correction Measures	Professional Services
9.11	3	RS	**Interior Walls Upper Floors**	1. Upper floor walls consist of original plaster and original metal jail cell walls 2. The plaster wall surface is in extremely poor condition due to extensive cracking and moisture deterioration throughout, especially at heavy cracking areas associated with gable structural deficiencies 3. the original metal jail cell walls are in fair condition; paint has chipped; deterioration is primarily due to rusting *** Recommendations 1. Repair plaster walls; prep and finish to original plaster finish and color 2. Repair metal jail cell walls and all associated mechanisms; prep and finish to original finish type and color	A/FC
9.12	2	RH	**Interior Walls - Electrical Retrofit Upper Floors**	*** Recommendation: Channel the existing plaster walls; recess conduiting for power, telephone/data in accordance with planning/design	A/MEP
9.13	3	RS	**Interior Ceilings Upper Floors**	1. Upper floor ceilings consist of original vaulted metal/concrete that has been painted, original painted metal, and original jail cell metal 2. The original vaulted metal and metal sheet ceilings are in fair to poor condition due to rusting; jail cell ceilings are in fair condition; paint has chipped; deterioration is primarily due to rusting 3. The Gallows 401 and Stair have an added metal floor and adjacent access door/hatch which has been painted that serves as Gallows 301 ceiling; the materials are in fair to poor condition due to rusting *** Recommendations: 1. Repair/restore original vaulted metal/concrete and metal ceilings (per hazmat requirements) to original finish 2. Remove added metal floor/ceiling (at owner's preference; if 1895 is the target restoration date, the added floors/ceilings should be removed)	A/FC

Phase/ Deficiency#	Priority	Task Type	Description of Deficiency	Scope/Description of Correction Measures	Professional Services
9.14	3	RS	**Interior Doors Upper Floors**	1. Survey all upper floor interior doors for damage or loss 2. Upper floor doors consist of original metal jail cell doors in fair condition; paint has chipped; deterioration is primarily due to rusting *** Recommendation: repair metal jail cell doors and all associated mechanisms; prep and finish to original finish type and color	A/FC
9.15	3	RH/RS	**Interior Window Treatments Upper Floors**	Upper floor windows do not have window treatments and probably never had window treatments *** Recommendation: no window treatments on upper floors recommended	A/FC

PRELIMINARY OPINION OF PROBABLE COST

Prepared by
JACK DILL

09-Dec-09
CONCEPT DESIGN

PROJECT: LLANO JAIL
LOCATION: LLANO TEXAS
SIZE: 3,762 BLDSF

CLIENT: KOMATSU ARCHITECTURE PROJECT # 2227.00

ACCOUNT NO.	DESCRIPTION	QUANTITY	U/M	UNIT COST	TOTAL
2	PHASE 2				
	LOWER GRADE	185	CY	75.00	13,875
	REGRADE SITE	7,974	SF	0.65	5,183
	NEW GRASS	7,974	SF	0.15	1,196
	NEW RETAIN WALL	270	LF	250.00	67,500
	CONTRACTOR OH&P				21,939
	CONTINGENCY				13,163
	SECTION TOTALS				122,856
4	PHASE 4				
	IMMEDIATE NEEDS	1	LS	18000.00	18,000
	STRUCTURAL REPAIRS	1	LS	324000.00	324,000
	MARK-UPS	1	LS	85000.00	85,000
	SECTION TOTALS				427,000
5	PHASE 5				
	EXTERIOR RESTORATION	1	LS	50000.00	50,000
	NEW ELECTRICAL SERVICE	1	LS	50000.00	50,000
	CONTRACTOR OH&P				25,000
	CONTINGENCY				15,000
	SECTION TOTALS				140,000

Prepared by
JACK DILL

09-Dec-09
CONCEPT DESIGN

PROJECT: LLANO JAIL
LOCATION: LLANO TEXAS
SIZE: 3,762 BLDSF

CLIENT: KOMATSU ARCHITECTURE PROJECT # 2227.00

ACCOUNT NO.	DESCRIPTION	QUANTITY	U/M	UNIT COST	TOTAL
6	PHASE 6				
	NEW WINDOWS	52	EA	850.00	44,200
	NEW EXT DOORS	3	EA	2500.00	7,500
	CONTRACTOR OH&P				12,925
	CONTINGENCY				7,755
	SECTION TOTALS				72,380
7	PHASE 7				
	NEW CONC STEPS/WALK	2	EA	25000.00	50,000
	CONC CURB	110	LF	9.50	1,045
	NEW FENCE	200	LF	125.00	25,000
	NEW RAIL	50	LF	95.00	4,750
	CONTRACTOR OH&P				20,199
	CONTINGENCY				12,119
	SECTION TOTALS				113,113
8	PHASE 8				
	MISC INT DEMOLITION	1,607	SF	15.00	24,105
	NEW DOORS	10	EA	850.00	8,500
	NEW MANTLES	3	EA	1500.00	4,500
	NEW STAIR	1	LS	45000.00	45,000
	C.T. FLOOR	78	SF	15.00	1,170
	RESTORE PLASTER	1	LS	35000.00	35,000

Prepared by
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09-Dec-09
CONCEPT DESIGN

PROJECT: LLANO JAIL
LOCATION: LLANO TEXAS
SIZE: 3,762 BLDSF

CLIENT: KOMATSU ARCHITECTURE PROJECT # 2227.00

ACCOUNT NO.	DESCRIPTION	QUANTITY	U/M	UNIT COST	TOTAL
	RESTORE CEILING	1,607	SF	12.00	19,284
	MISC INT RESTORATION	1,607	SF	20.00	32,140
	NEW MEP	1,607	SF	50.00	80,350
	CONTRACTOR OH&P				62,512
	CONTINGENCY				37,507
	SECTION TOTALS				350,069
9	PHASE 9				
	MISC INT DEMOLITION	2,155	SF	15.00	32,325
	NEW DOORS	15	EA	850.00	12,750
	JAIL CELLS	8	EA	4500.00	36,000
	NEW GUARD RAIL	30	LF	95.00	2,850
	RESTORE CONC FLOOR	2,155	SF	6.00	12,930
	RESTORE PLASTER	1	LS	60000.00	60,000
	RESTORE CEILING	2,155	SF	12.00	25,860
	MISC INT RESTORATION	2,155	SF	20.00	43,100
	NEW MEP	2,155	SF	50.00	107,750
	CONTRACTOR OH&P				83,391
	CONTINGENCY				50,035
	SECTION TOTALS				466,991
	ALTERNATE NEW ROOF				
	NEW ROOF	3,663	SF	15.00	54,945
	SECTION TOTALS				54,945

Prepared by
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09-Dec-09
CONCEPT DESIGN

PROJECT: LLANO JAIL
LOCATION: LLANO TEXAS
SIZE: 3,762 BLDSF

CLIENT: KOMATSU ARCHITECTURE PROJECT # 2227.00

ACCOUNT NO.	DESCRIPTION	QUANTITY	U/M	UNIT COST	TOTAL
	ALTERNATE ASPHALT PARKING				
	NEW ASPHALT PARKING	717	SY	33.75	24,199
	NEW CONC CURB	500	LF	12.85	6,425
	NEW SIDEWALK	1,270	SF	5.00	6,350
	SECTION TOTALS				36,974

PRELIMINARY OPINION OF PROBABLE COST SUMMARY

No.	Description	Total Cost	SF Cost
2	Phase 2	122,856	
4	Phase 4	427,000	
5	Phase 5	140,000	
6	Phase 6	72,380	
7	Phase 7	113,113	
8	Phase 8	350,069	
9	Phase 9	466,991	
	Total Project Construction Cost	$1,692,409	$450
	Owner Project Contingency (12%)	$203,089	
	Subtotal	$1,895,498	
	A/E Services Fees (12%)	$227,460	
	A/E Reimbursable Expenses (*paint analysis, acoustical and A/V studies, travel, printing, etc.*)	$8,500	
	Total Project Cost	$2,131,458	

Preliminary Opinion of Probable Cost

Costs for new roof and asphalt parking alternates have been developed, and if owner elects, the total project cost number above would be altered slightly:

Alternate: New Roof	$54,945
Alternate: Asphalt Parking	$36,974

Note: Komatsu would strongly urge the owner to confer with the architect in future if the preliminary opinion of probable cost is projected beyond 2010 for various grant application and planning efforts. In such case, construction escalation factors will need to be applied in order to keep the costs current.



Landscape_CSVent01.JPG



Landscape_East01.JPG



Landscape_East02.JPG



Landscape_East03.JPG



Landscape_East04.JPG



Landscape_East05.JPG



Landscape_East06.JPG



Landscape_East07.JPG



Landscape_East08.JPG



Landscape_North01.JPG



Landscape_North02.JPG



Landscape_SiteEast01.JPG



Landscape_SiteEast02.JPG



Landscape_SiteNorth01.JPG



Landscape_SiteNorth02.JPG



Landscape_SiteNorth03.JPG



Landscape_SiteNorth04.JPG



Landscape_SiteNorthwest01.JPG



Landscape_SiteNorthwest02.JPG



Landscape_SiteSouth01.JPG



Landscape_SiteSouth02.JPG



Landscape_SiteSouth03.JPG



Landscape_SiteSouthwest01.JPG



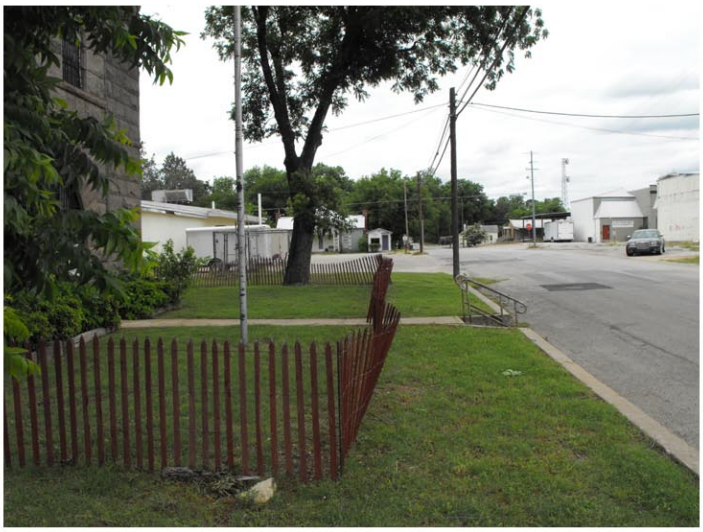
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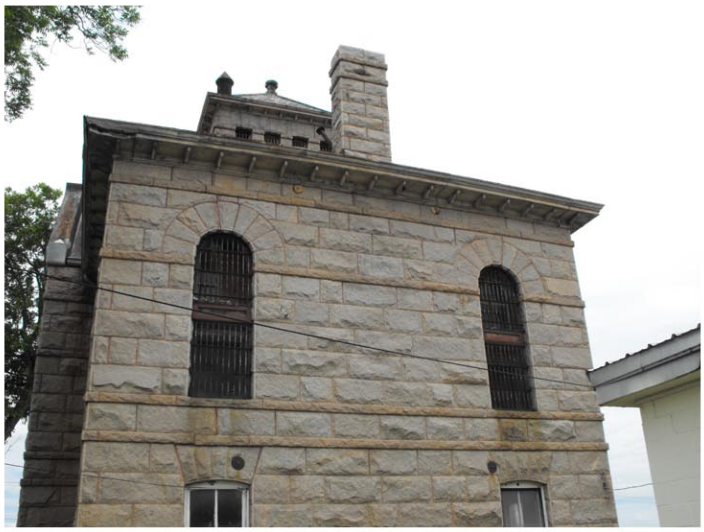
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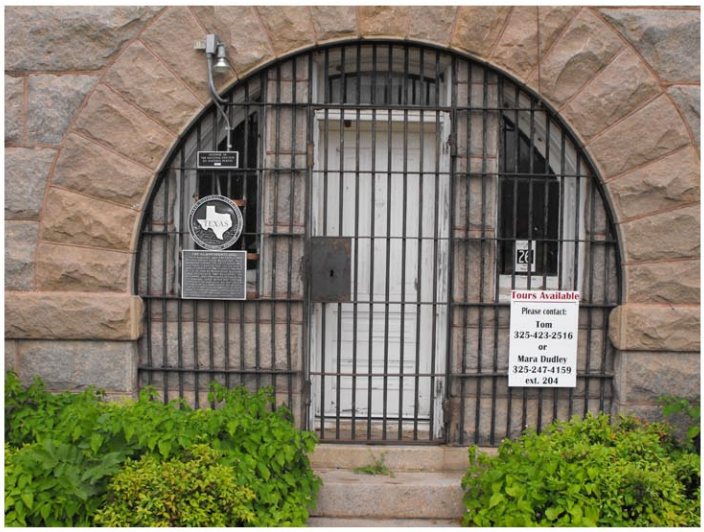
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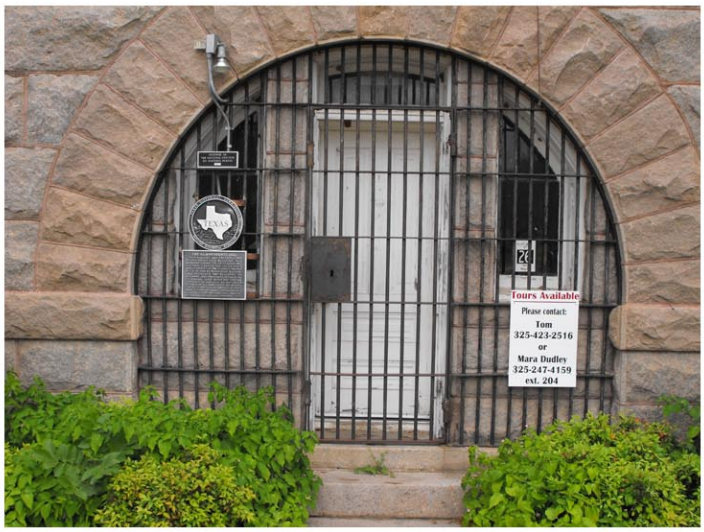
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Landscape_West06.JPG



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Landscape_West06.JPG



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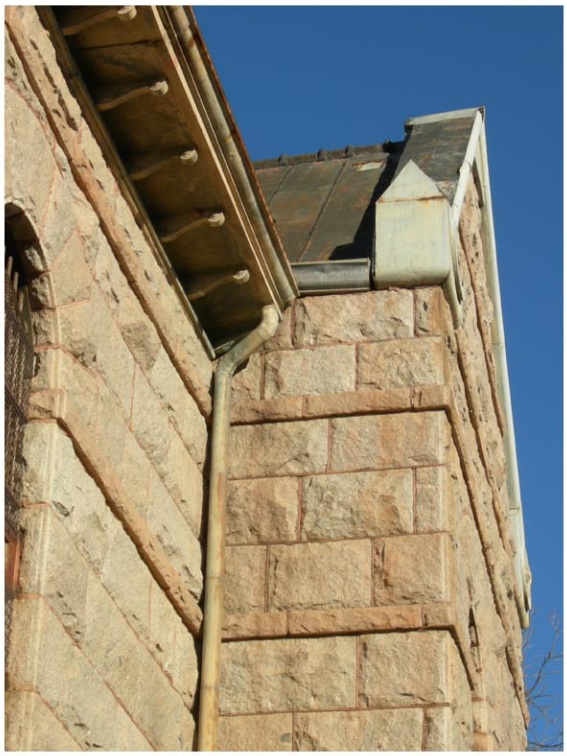
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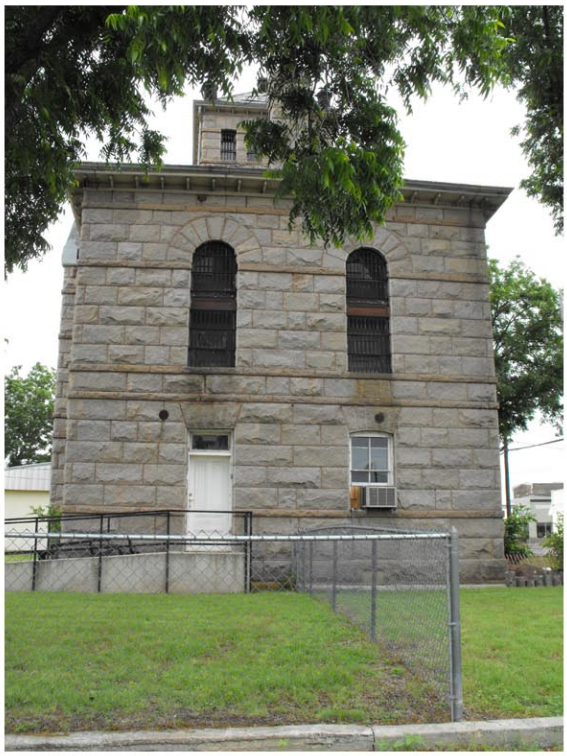
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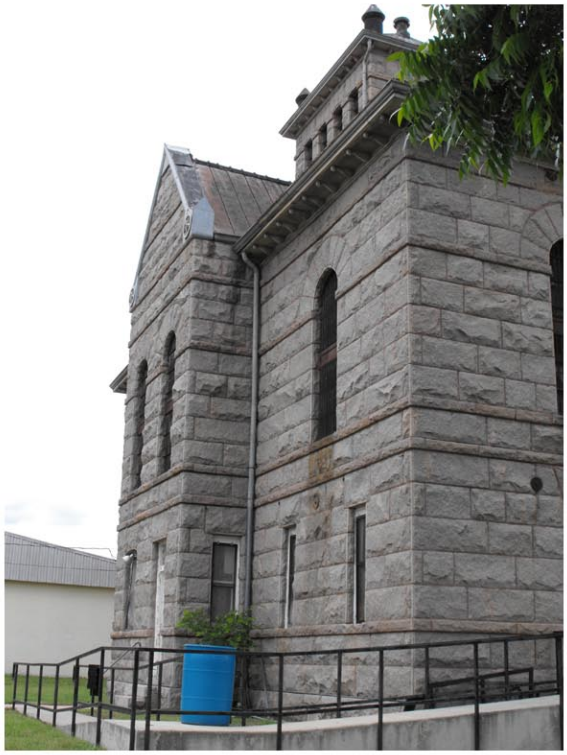
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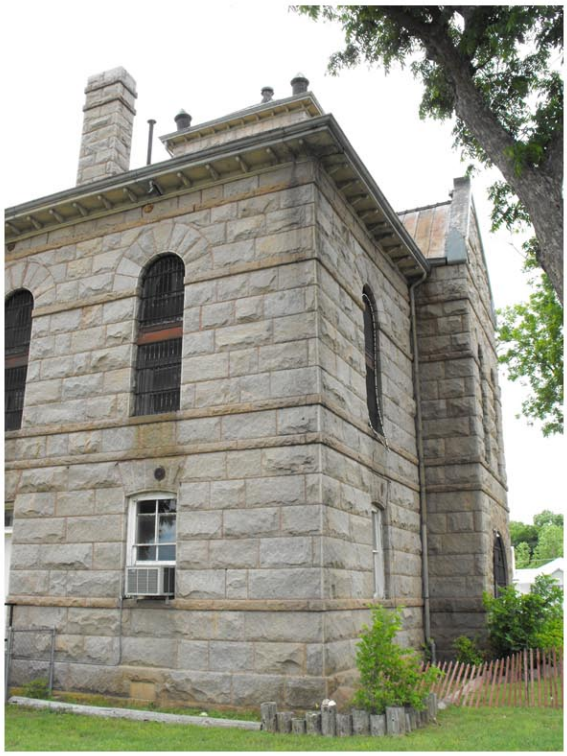
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Portrait_Northeast03.jpg



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Portrait_Northwest04.jpg



Portrait_SiteNortheast01.JPG



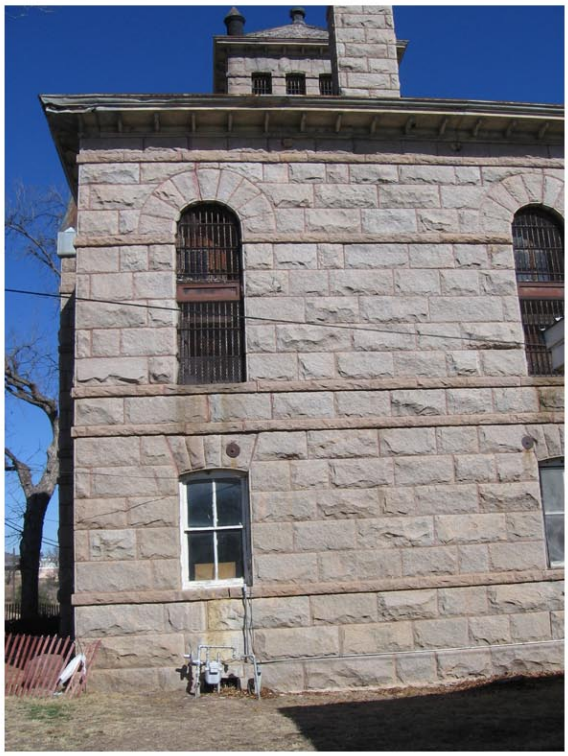
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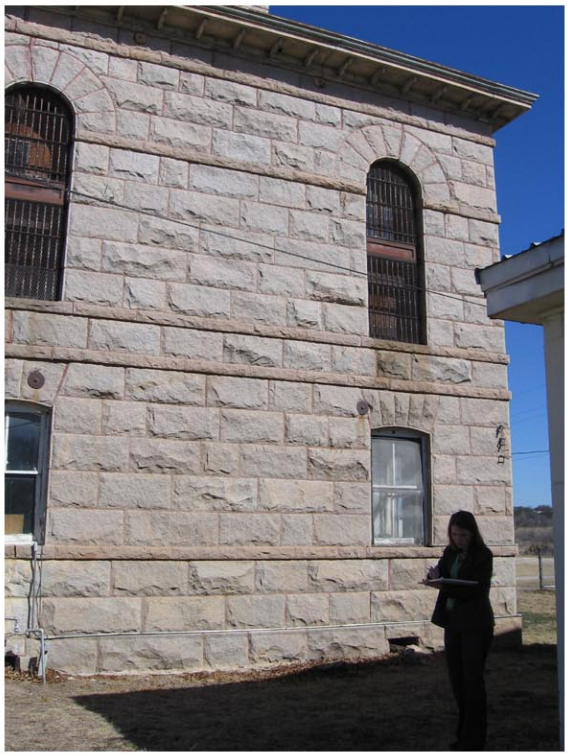
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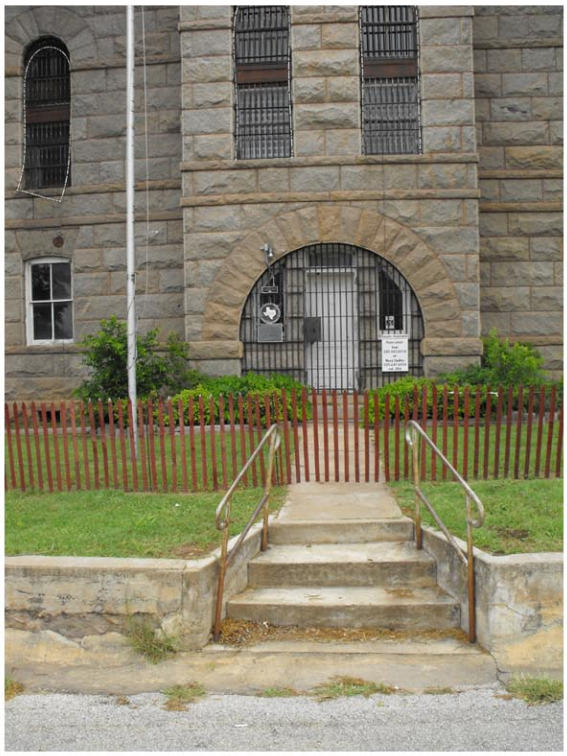
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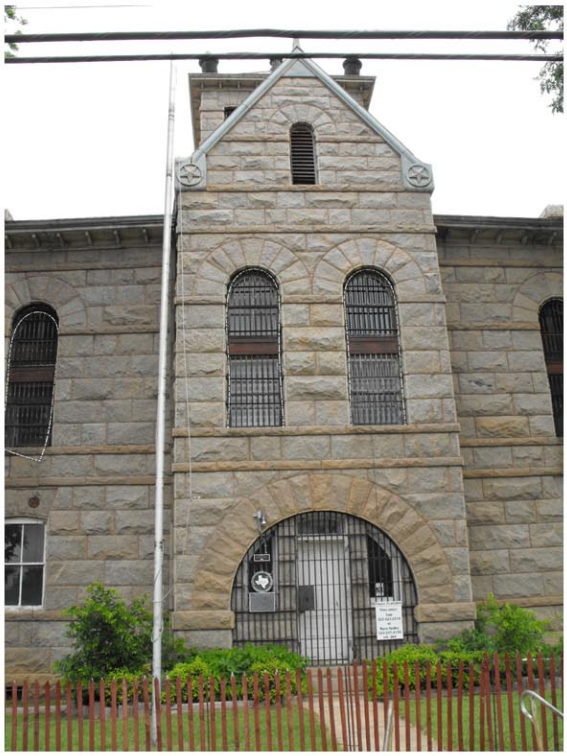
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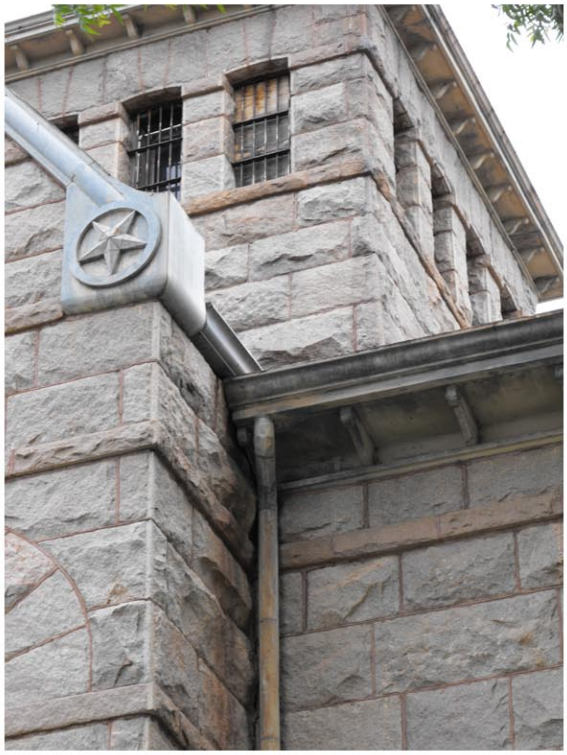
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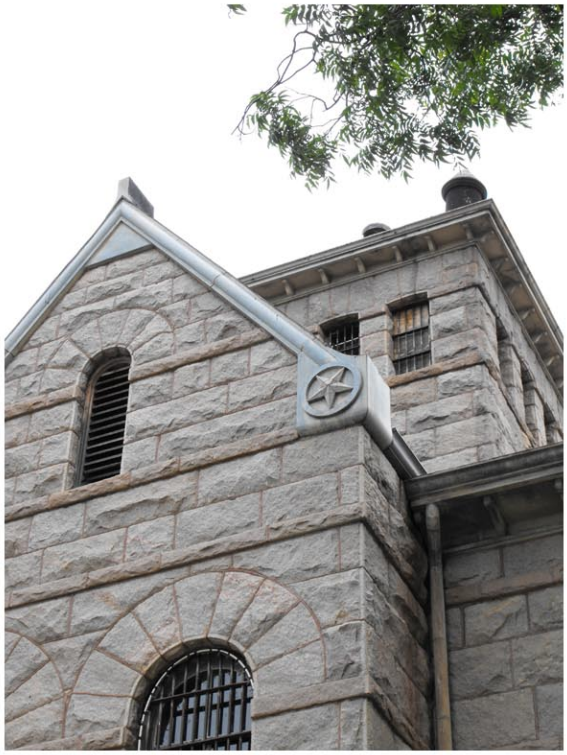
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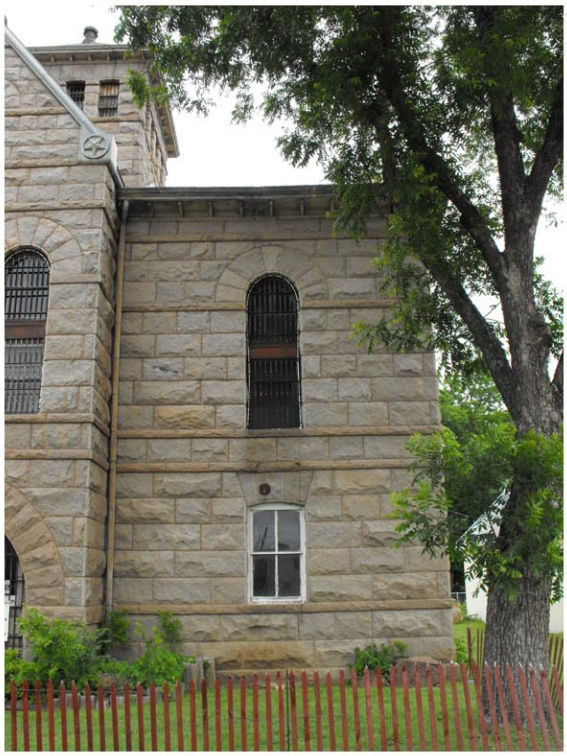
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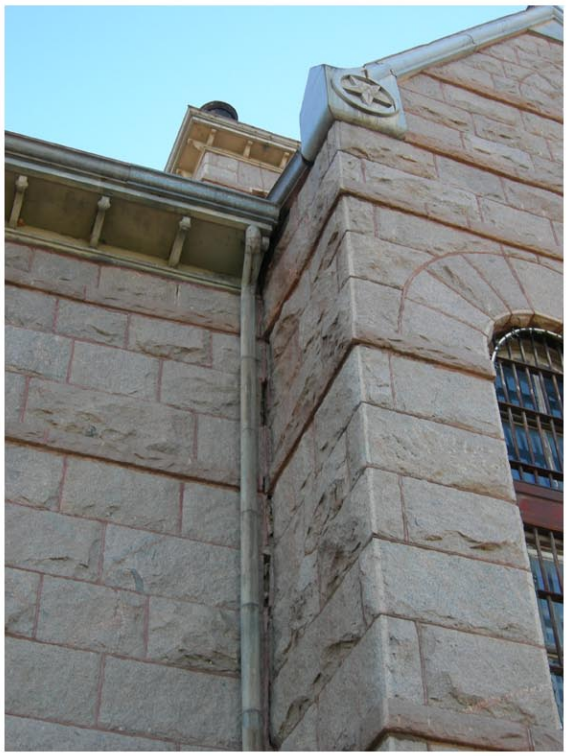
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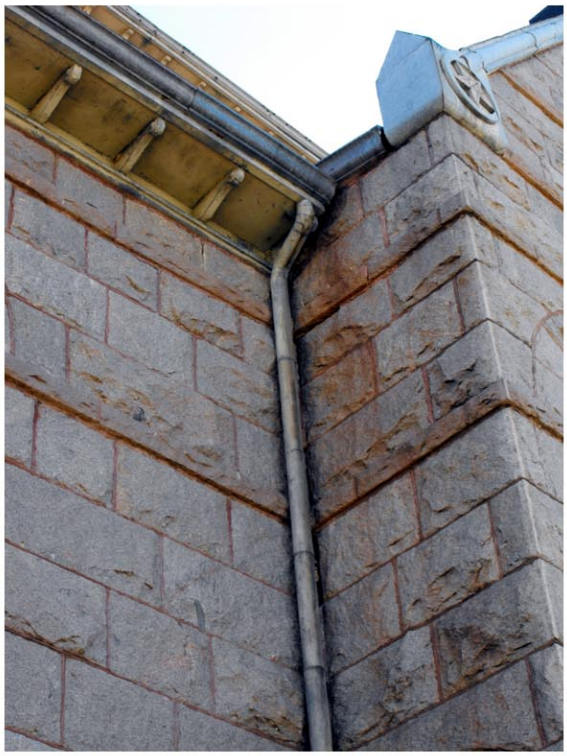
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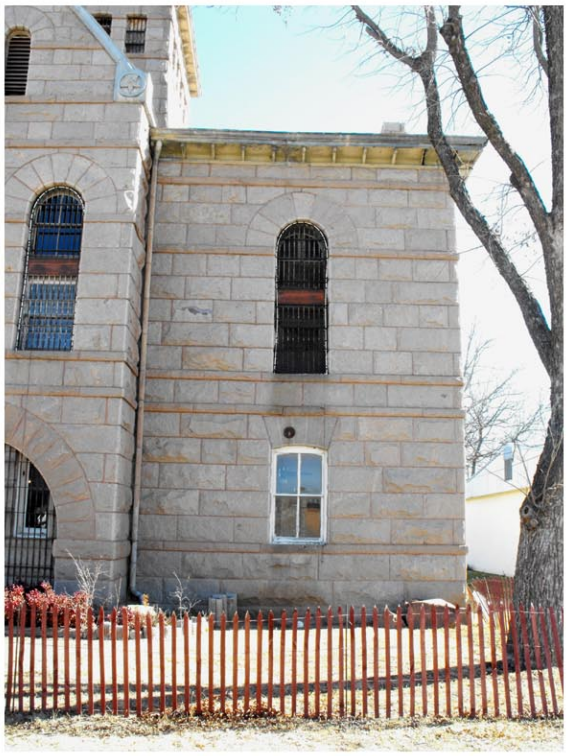
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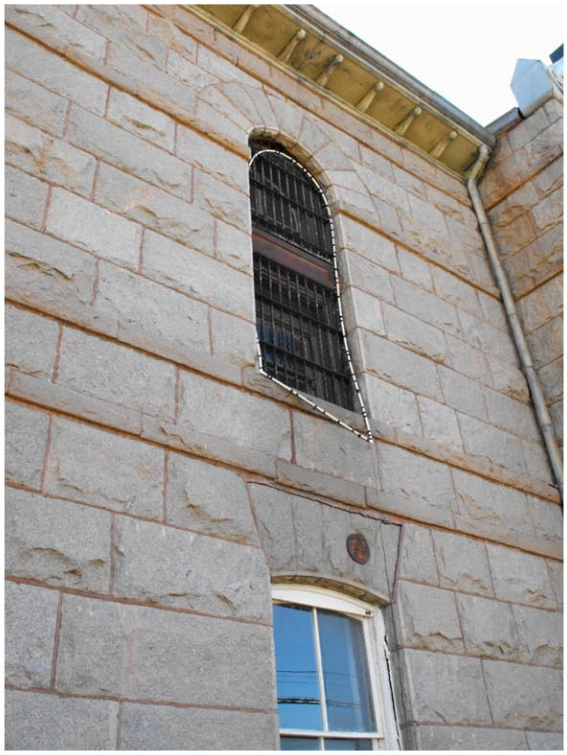
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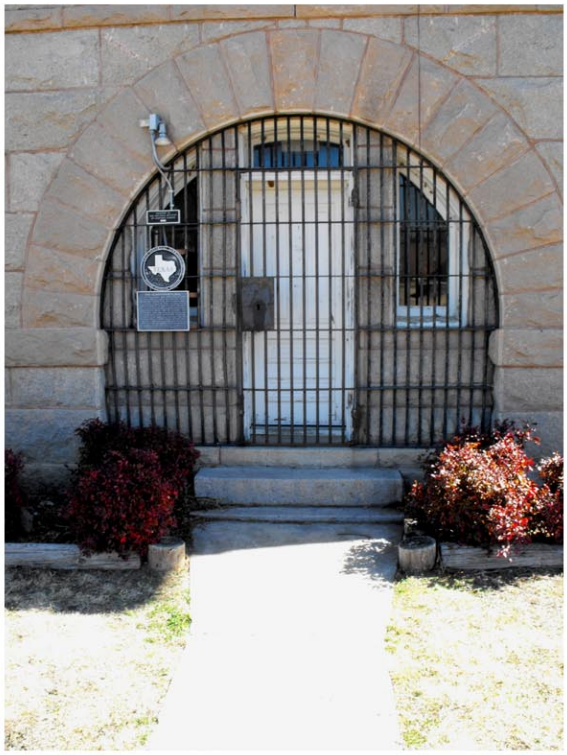
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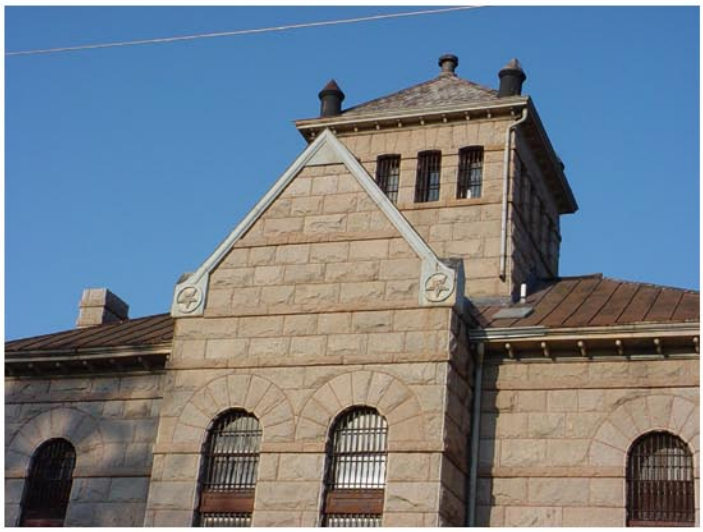
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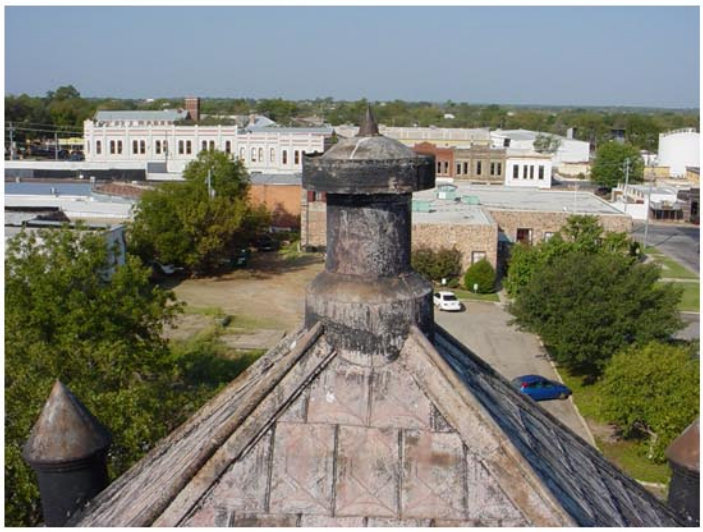
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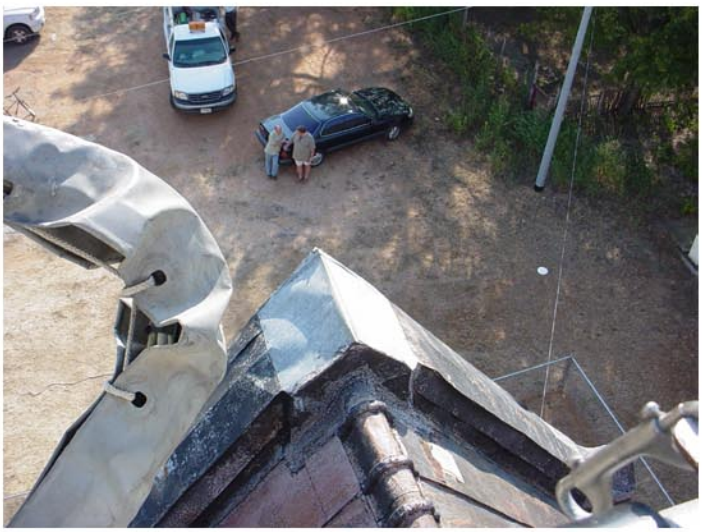
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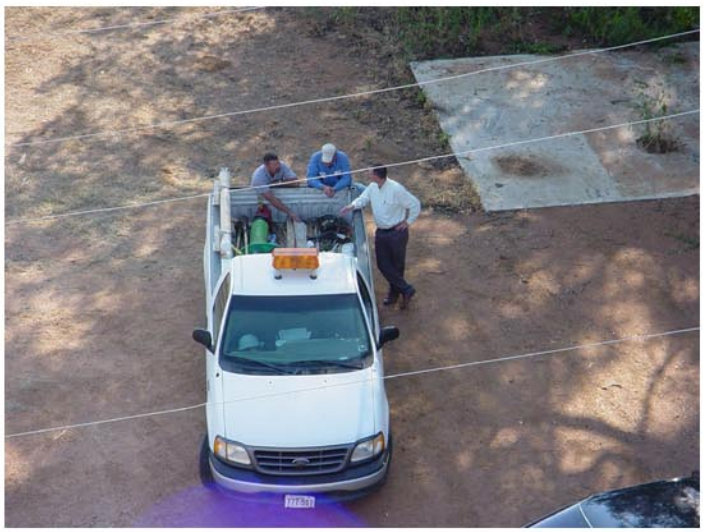
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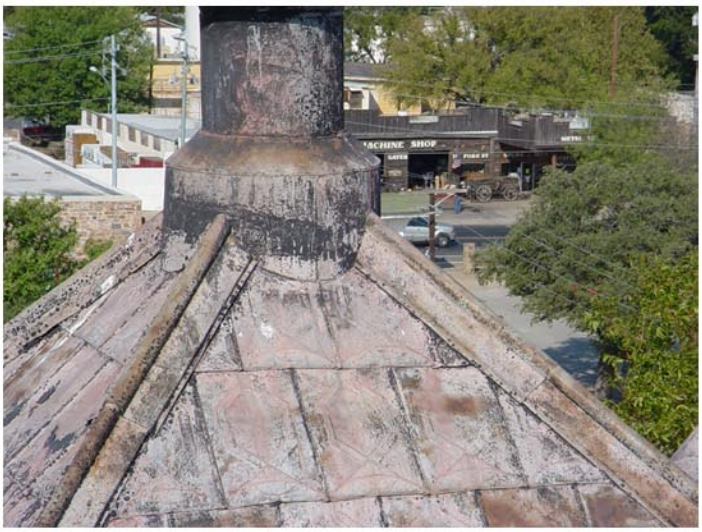
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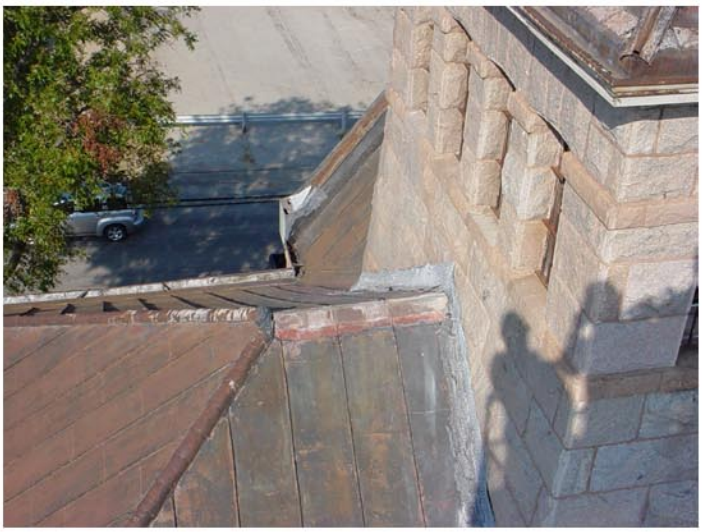
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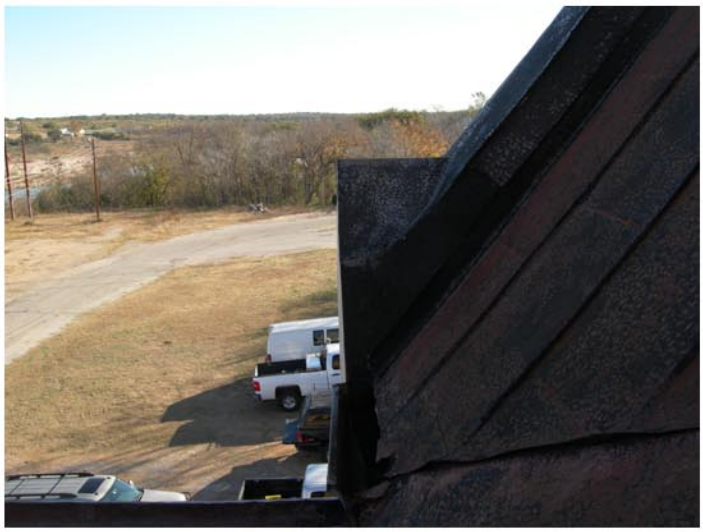
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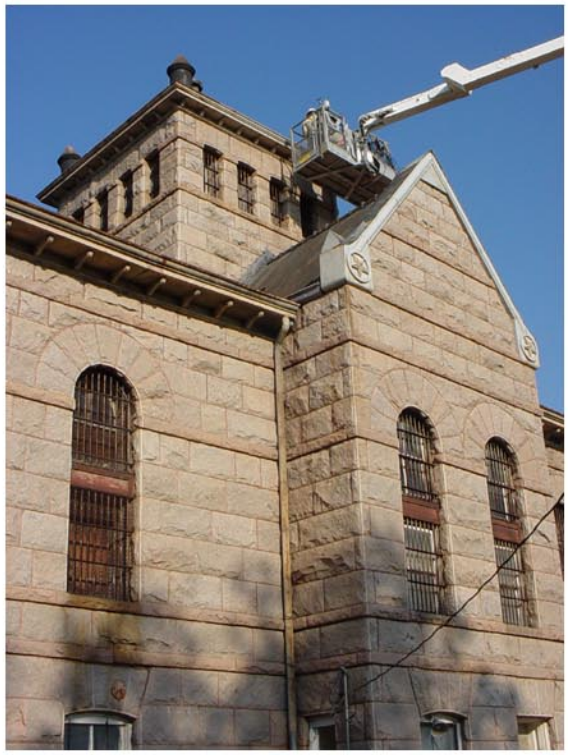
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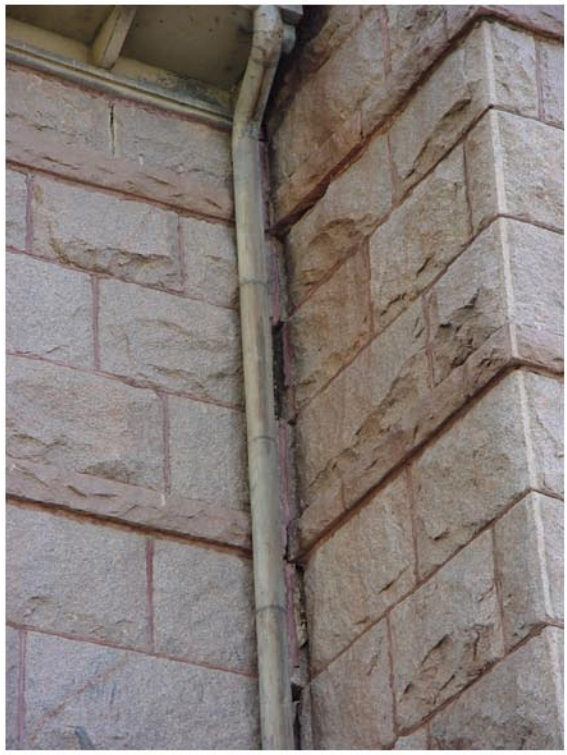
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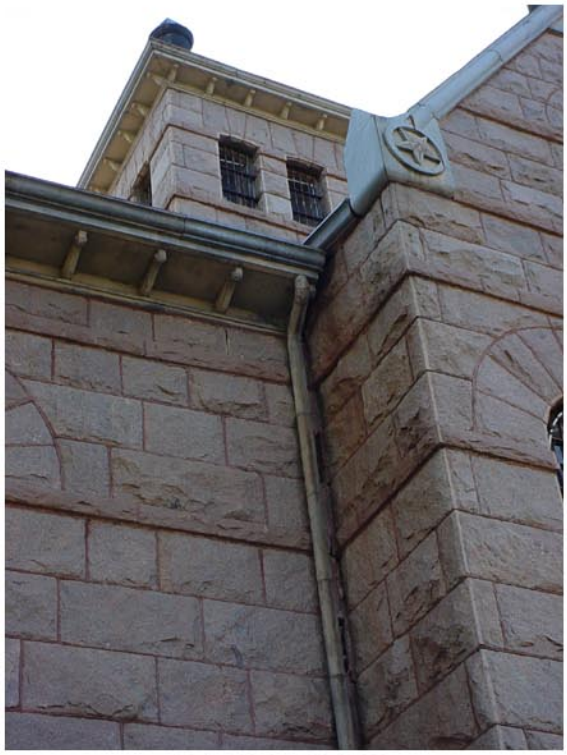
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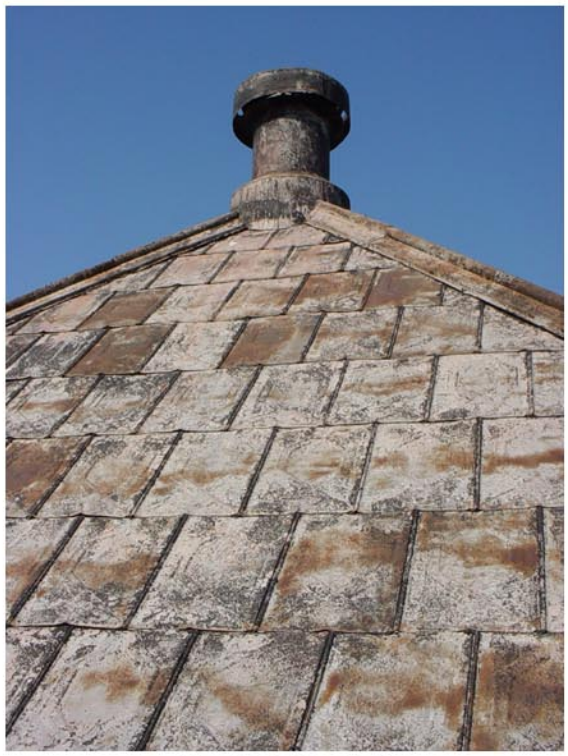
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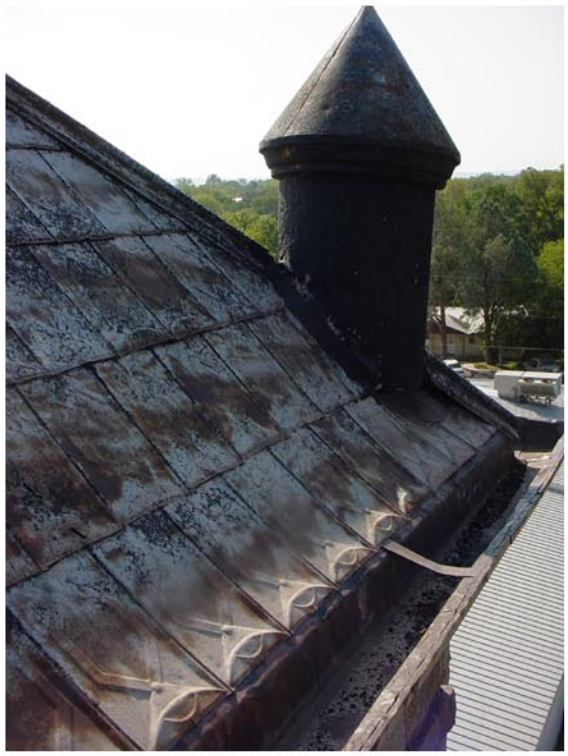
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Landscape_104_03.JPG



Landscape_106_01.JPG



Landscape_106_02.JPG



Landscape_109_01.JPG



Landscape_109_02.JPG



Landscape_109_03.JPG



Landscape_109_04.JPG



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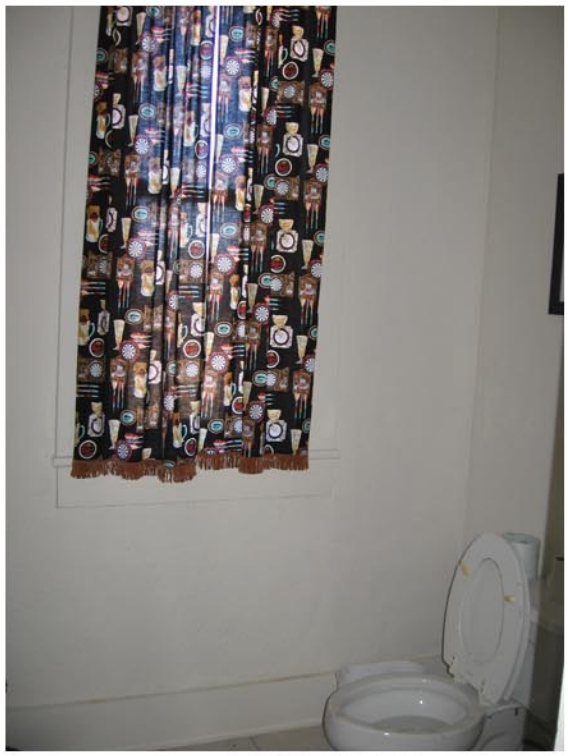
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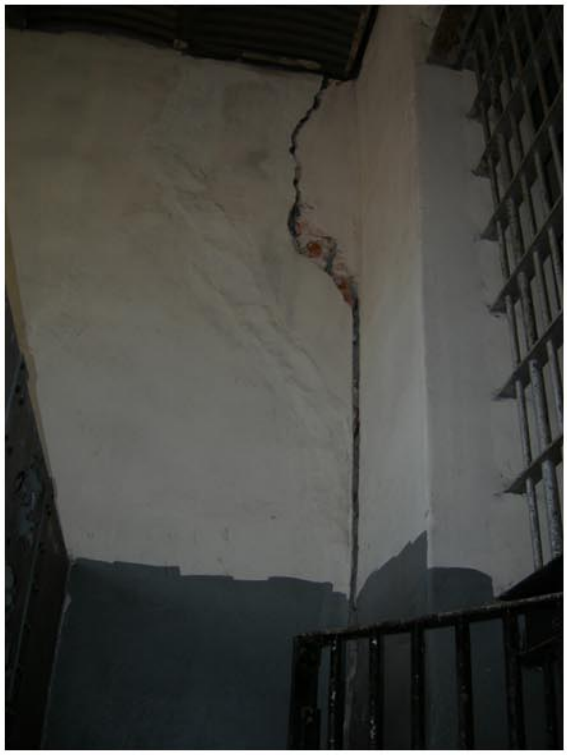
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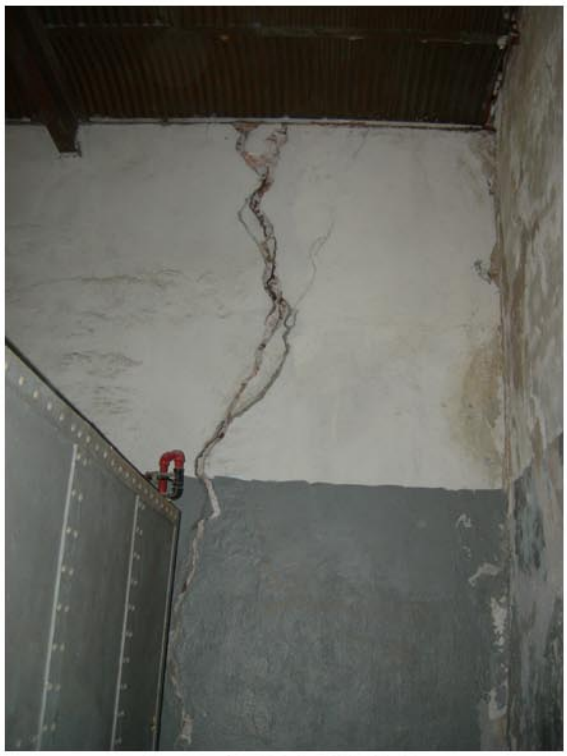
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Llano Red Top Jail - Cyclical Maintenance Report by Task

Building Element:		Building Sub-Element:		Task Description:		Frequency in Months:
1	General Roof Elements					
1	General Roof Elements	1.1	Roof Penetrations	1.a	Examine roof penetrations and flashing - check soldered joints, seals, sealants, gaskets.	12
1	General Roof Elements	1.1	Roof Penetrations	1.b	Retain inspection service for special systems - chimney, vent flue, and other potential hazardous or flammable by-product exhaust	12
1	General Roof Elements	1.2	Lightning Protection System	1.a	Test aerials, conductors, grounding, and wiring. Testing by licensed/qualified technician.	12
1	General Roof Elements	1.3	Roof-mounted Equipment	1.a	Inspect mounting points at roof membrane - check for firm mounting and integrity of fasteners.	12
2	General Roof System					
2	General Roof System	2.1	Metal Components	1.a	Inspect metal integrity; check soldered joints, fasteners, joints, and penetration flashing	12
2	General Roof System	2.2	Roof Drain System	1.a	Inspect roof drains, gutters, drain leaders, downspouts, scuppers, roof drain collector boxes, grade-level drain/downspout boots, connectors to Storm Drainage System: Check for blockage, loose connections, leaking, staining of walls or elements indicating overflow	12
2	General Roof System	2.3	Ornamental Metal Components	1.a	Check ornamental features and fasteners for fatigue, galvanic deterioration, or chemical/water corrosion; check for joint/seam failure	12
2	General Roof System	2.4	Bird Deterrent System (if applicable)	1.a.	Inspect for coverage/integrity of installed system; check for secure anchorage.	12
3	Masonry/Architectural Features					

Llano Red Top Jail - Cyclical Maintenance Report by Task

Building Element:		Building Sub-Element:		Task Description:		Frequency in Months:
3	Masonry Architectural Features	3.1	Cast Stone	1.a	Cast stone units - inspect for cracking, chipping, or discoloration; check mortar joint integrity	24
3	Masonry	3.2	Stone	1.a	Natural stone ornamental units and block units - inspect for dissolving, delamination, spalling, or cracking; check mortar joint integrity; different characteristics for stone type and hardness. View/observe for staining and discolorations.	12
3	Masonry	3.3	Stucco	1.a	Inspect coating and substrate stability; check for major cracking resulting in loose sections, damp or rust staining, or moisture retention	12
3	Masonry	3.4	Cast In Place Concrete	1.a	Concrete walls, exposed structure, and architectural finish features: Inspect applied finish, if present, base material for spalling, rust staining, cracking, or other stress indications including rusting/exfoliation of metal inserts or reinforcement	12
3	Masonry	3.5	Bird Deterrent System (if applicable)	1.a.	Inspect for coverage/integrity of installed system; check for secure anchorage.	12
4	Metal Assemblies					
4	Metal Assemblies - Exterior	4.1	Sheet Fabrications & Assemblies	1.a	Various metals used for cornices, pilaster covers, columns, window hoods, shingles, panels, roof drain systems; inspect joints, soldered connections, fasteners; check for corrosion, expansion & contraction indications, galvanic incompatibility	12
5	Wood Assemblies					
5	Wood Assemblies	5.1	Wood	1.a	Inspect wood assemblies - cornice, fascia, soffit, eave, trim, frames, for water related damage, exposure deterioration, insect infestation	12
5	Wood Assemblies	5.2	Structural	1.a.	Inspect floor structure: proper bearing of joists, integrity of all wood members; check for insect infestation. Inspect roof framing for sizes of water/moisture infiltration.	12

Llano Red Top Jail - Cyclical Maintenance Report by Task

Building Element:		Building Sub-Element:		Task Description:		Frequency in Months:
6	Building Openings					
6	Building Openings	6.1	Windows	1.a	Metal or wood sash, frame, and hardware; check alignment of components, surface & material condition, weather resistance performance condition	12
6	Building Openings	6.2	Glazing	1.a	Inspect glass seating in sash, muntin, or frame of window or storefront system; maintain original glazing pattern & divisions; sealant, gasket, wood, or metal frame, should maintain integrity without dry cracking, splitting, or extreme separation	12
6	Building Openings	6.3	Ornamental Windows & Glazing	1.a	Inspect lead, other metals, or wood glazing for fatigue (sagging); glass or other glazing materials should be kept clean without pressure to surfaces; protective, separated outer glazing may be appropriate as removable screen	12
6	Building Openings	6.4	Doors	1.a	Inspect door system: door panel, panel lights, frame, hardware, closer, and compliance with fire & life safety egress and ADA/TAS where applicable	12
6	Building Openings	6.5	Vents & Screened Openings	1.a	Inspect vent slat covers and screens; check for debris blockage and dirt buildup, pest intrusion, or penetrations, or loose connections.	12
6	Building Openings	6.6	Window Sills - Bird Deterrent	1.a	Inspect for necessity; coverage/integrity of installed system; check for secure anchorage.	12
7	Exterior Building Elements					
7	Exterior Building Elements	7.1	Exterior Stairs, Steps, and Porches	1.a	Inspect structure, treads & risers, handrails, and related components: check for cracking, loosened railings, alignment, and slip resistance of surfaces; OSHA and ADA/TAS compliance is mandatory	12
7	Exterior Building Elements	7.2	Area Ways & Basement/Sub Basement Entryways	1.a	Inspect for proper drainage, and clearing of debris; if fitted with bilge or sump pumps, check operation and signs of dampness control	6
8	Site Features/Elements					

Llano Red Top Jail - Cyclical Maintenance Report by Task

Building Element:		Building Sub-Element:		Task Description:		Frequency in Months:
8	Site Features	8.1	Building Site Structures	1.a	Stair/entrance walls, retaining walls, landscape and perimeter walls, wall columns and pylons: Inspect structures for stress or destabilization from ground movement, joint separation, cracking, or misalignment	6
8	Building Site Elements	8.1	Gateways, Entrance Ways, and Announcement Features	1.b	Building and landscape related features: check for alignment, settlement, and general conditions of materials and fittings, heaving of slabs, walkways or free standing elements. Monitor plantings for proper health, proper clearance away from all building/mechanical/electrical elements.	6
8	Building Site Elements	8.1	Site Grading	1.c	Building base, planting at base, and general slope (5% desirable) away from building: check for standing water or overflow at base, ponding from planting areas restricting water flow away from building	12
8	Building Site Elements	8.1	Storm Drainage System	1.d	Building/downspout drain boots, splash blocks, concrete drainage flume system, french drains: check for evidence of standing water, blockage, mold or algae at building base, overflow at base, misdirected flows from splash plates, excessive soil silting or sand deposits over french drain areas	12
8	Building Site Elements	8.1	Irrigation System (KA does not recommend for this site)	1.e.	Inspect for integrity of overall system; leaks, breakage. Check heads, valves, solenoids, manifold systems, timers for proper function. Inspection by certified/licensed irrigation systems contractor.	12
9	Interior Finishes					
9	Interior Finishes	9.1	Ceiling - Plaster	1.a	Ceiling field, decorative panels, coffers, medallions, cove profile, cornice and frieze moldings: check for loose keying, cracking, spalling, staining or moisture related damage	12
9	Interior Finishes	9.1	Ceiling - Suspended Lay-in System	1.b	Ceiling field, adjust loose or misaligned tiles; Monitor for roof/plumbing/HVAC leakage	12

Llano Red Top Jail - Cyclical Maintenance Report by Task

Building Element:		Building Sub-Element:		Task Description:		Frequency in Months:
9	Interior Finishes	9.1	Ceiling - Corrugated Metal and Sheet Metal	1.c	Inspect metal integrity; check joints, fasteners, etc.; check for corrosion and surface deterioration	12
9	Interior Finishes	9.2	Walls - Plaster	1.a	Wall planes, ornamental plaster elements such as pilasters, moldings, and panels: check for loosened plaster keying, cracking, water damage.	12
9	Interior Finishes	9.2	Walls - Wood Finishes	1.b	Wood paneling, bead board or other siding system, trim, and moldings: check for warping, shrinkage or drying cracks, and loose joints	12
9	Interior Finishes	9.2	Walls - Masonry	1.c	Stone, brick, concrete, concrete block: check for cracking, spalling, mortar joint integrity, and signs of moisture penetration	12
9	Interior Finishes	9.2	Walls - Gypsum Board	1.d	Gypsum board, and other cementitious board product: check for cracking, separation of taped seams, corner and edge bead joint fracturing, moisture penetration, stains, mold	12
9	Interior Finishes	9.3	Floors - Masonry	1.a	Stone and cast material products: maintain with like original finish coatings only, if any; check for cracking, spalling, water seepage from substrate below	12
9	Interior Finishes	9.3	Floors - Wood	1.b	Wood floors of varying wood species: check planks or parque panels for separation, splintering, deterioration of sleepers or adhesives; maintain with appropriate finishes semi annually; refinishing only by skilled craftsmen.	60
9	Interior Finishes	9.3	Floors - Tiles	1.c	Terrazzo, clay, ceramic, stone, and synthetics such as encaustic, VAT (hazardous materials assessment may be required), and contemporary vinyl: check individual units for cracking, loosening of adhesion, joint controls, and wear at high traffic areas	12
9	Interior Finishes	9.3	Floors - Carpet	1.d	Contemporary wall to wall and period rugs, throws, runners: check for safety hazards causing tripping or slipping , such as open seams, warping or turning corners, exposed tack strips, loose placement; check for excessive stretching, fraying, wear from foot traffic and age	6

Llano Red Top Jail - Cyclical Maintenance Report by Task

Building Element:		Building Sub-Element:		Task Description:		Frequency in Months:
9	Interior Finishes	9.4	Window Coverings	1.a	Window coverings, shades, blinds, curtains, valance attachments: check for binding or misalignment, deterioration, dirt or dust accumulation	14
9	Interior Finishes	9.5	Hardware Fittings	1.a	Door hardware, locks, hinges, closers, stops; window closing mechanisms, locks, hinges, valence attachments: check for loose or broken fittings, binding or misalignment	12
9	Interior Finishes	9.6	Lighting Fixtures	1.a	Utility and ornamental fixtures: check fittings, bulb fittings, and mounting components; wiring inspection by licensed electrician	24
9	Interior Finishes	9.7	Special Elements	1.a	Built-in cabinets, millwork, wainscot, decorative paneling and other fixed in place features: check materials for deterioration, excessive wear, separation due to drying or natural aging	36
9	Interior Finishes	9.7	Special Elements	1.b	Stairways and decorative elements; elevators and decorative doorways, grilles, jail cells: check for deterioration or excessive wear, loose handrails, loose or broken fittings	12
9	Interior Finishes	9.8	Paint	1.a	Interior Paint may require historic paint color serration (layer) and chemical analysis, with determination of lead content, if any; modern paints - inspect for peeling; crazing; chalking; or moisture related deterioration or discoloration	36
10	Mechanical System					
10	Mechanical System	10.1	HVAC System	1.a	1. Certified inspection in annual maintenance contract or on seasonal basis; check drain pans and condensate lines for blockage; exterior runoff should clear building and flow away from foundations 2. Testing and balance of systems periodically every other year	12
10	Mechanical System	10.2	Vents & Fans	1.a	Inspection by licensed electrician for apparatus motor, fan speed, and power feed conditions	12

Llano Red Top Jail - Cyclical Maintenance Report by Task

Building Element:		Building Sub-Element:		Task Description:		Frequency in Months:
10	Mechanical Systems	10.3	Elevator (if applicable)	1.a	Inspection by certified state inspector as required; annual maintenance contract inspection by manufacturer certified company	12
11	Electrical System					
11	Electrical System	11.1	Distribution System	1.a	Transformer and Main Circuit Panels - certified inspections according to local code inspection schedules or in routine maintenance; Where fire ant pest control is required, have outdoor and crawl space equipment and lines inspected annually	24
11	Electrical Systems	11.2	General Wiring & Fittings	1.a	Switches, Controls, and Fixtures: lights, equipment, and other electrical apparatus should be maintained for proper operation; check for heat, circuit breaker overload, or other indications of malfunction; inspection by licensed electrician	12
12	Plumbing System					
12	Plumbing System	12.1	Sanitary Sewer System	1.a	Inspect system lines where accessible, and cleanouts; service lines as required or cleaned at least once every 2-3 years	24
12	Plumbing System	12.2	Domestic Water System	1.a	Inspect water system for indications of leaks; check hot water heaters for leaks, tank/pan corrosion; check condition of pipe insulation to prevent frozen line breakage.	12
13	Fire Suppression/Alarm System					
13	Fire Suppression/Alarm	13.1	Alarm System	1.a	Fire Alarm system, including pull stations, annunciator panel, fire dept access (Knox Box). Annual check by certified testing company. Fire Sprinkler and related standpipe system should be checked annually by certified testing company for function and compliance status; local fire officials should be consulted for additional requirements.	12

Llano Red Top Jail - Cyclical Maintenance Report by Task

Building Element:		Building Sub-Element:		Task Description:		Frequency in Months:
13	Fire Suppression	13.2	Fire Sprinkler System & Standpipe	1.a	Fire Sprinkler and related standpipe system should be checked annually by certified testing company for function and compliance status; local fire officials should be consulted for additional requirements	12

Appendices



SPARKS ENGINEERING, INC.

STRUCTURAL EVALUATION, DESIGN AND TESTING

March 13, 2008

Mr. Finley DeGraffenried
City of Llano
301 W. Main Street
Llano, Texas 78643
(325) 247-6704

Sent via fax to (325) 247-4150 *2 pages*

SUBJECT: **MEMORANDUM**
Old Llano County Jail
Llano, Texas

Dear Mr. DeGraffenried:

At your request, we have identified repairs that should be implemented in first phase of repairs to the Llano County Jail. We previously made several repair recommendations in our preliminary structural evaluation dated October 16, 2007.

1. Install temporary shoring under the ceiling in the east and west jail cell areas. We recommend the use of scaffolding that can be used as staging for future ceiling repairs. This shoring should be installed prior to the installation of bracing at the gable end walls as described in #2

2. Provide lateral bracing to the east and west gable end walls, both at the top of the walls and at the attic floor level. Bracing will likely consist of tying the end walls to the tower walls with galvanized steel rods.

3. Make temporary repairs to the roof, gutters, and downspouts.

4. Improve storm water control features for the site by sloping the ground away from the building. We recommend lowering the grade around the building so that the crawlspace vents are at least 12-inches above ground level. Repair any existing storm drains that do not function properly.

We have updated our opinion of cost for these items and have attached it to this letter.

231 E. MAIN STREET, SUITE 220 · ROUND ROCK, TEXAS 78664 · TEL. (512) 310-7727 · FAX (512) 310-9999

Please contact us if you have any questions regarding this letter.

Sincerely,

SPARKS ENGINEERING, INC.

S. Patrick Sparks, P.E.
President

Rick Miles
Senior Engineer

Attachment: Opinion of Cost

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Old Llano County Jail
City of Llano

3/13/2008

OPINION OF COST
STRUCTURAL REPAIRS
Old Llano County Jail

SPARKS ENGINEERING, INC.
Prepared by S. Patrick Sparks, P.E.

Phase 1 Repairs	Quantity	Unit	Unit Cost	Amount	Comments
1 Shore ceiling in east/west jail areas	1	LS	$ 10,000	$ 10,000	Long term shoring to serve as staging for ceiling repairs
2 Install lateral bracing at gable end walls	2	EA	$ 7,500	$ 15,000	Galvanized steel rods between gable end walls and towers.
3 Temporary repairs to roof, gutters and downspouts.	1	LS	$ 12,000	$ 12,000	
4 Improve stormwater control features	200	LF	$ 50	$ 10,000	Includes repairs to storm drains as required. City of Llano to perform most of this work.
TOTAL CONSTRUCTION				**$ 47,000**	
Contingency	15% of		$ 47,000	$ 7,000	
Consulting and Design Fees				$ 10,000	
TOTAL				**$ 64,000**	

Opinion of Cost is conceptual only and does not represent a bid or guarantee of actual costs.
Quantities are approximate and based on preliminary visual observations.
Does not include costs for architectural restoration; landscape plantings; code upgrades; mechanical, electrical, or plumbing systems; or structural modifications.

SPARKS ENGINEERING, INC.
STRUCTURAL EVALUATION, DESIGN AND TESTING

October 16, 2007

Ms. Sarah Franklin
City of Llano
301 W. Main Street
Llano, Texas 78643
(325) 247-6704

Sent via fax to (325) 247-4150 *6 pages*

SUBJECT: PRELIMINARY STRUCTURAL EVALUATION
Old Llano County Jail
Llano, Texas

Dear Ms. Franklin:

We have completed our preliminary structural evaluation of the old Llano County Jail in Llano, Texas. These services were requested by you and were performed in accordance with our signed contract for consulting services dated July 20, 2007. The purpose of these consulting services was to observe existing conditions, generally assess the capacity of the existing structural systems, and provide general recommendations for repairs.



Figure 1 - Llano County Jail

PROJECT INFORMATION

The old Llano County Jail is a 4000-sf stone masonry structure built in 1895. The building has two levels with a five-level tower in the center of the building. Historically, the first floor served as the jailer's living quarters and booking area, while the second floor contains the free-standing jail cells. The height of the walls on the second floor combined with access gates on the third tower level indicate that the potential for expansion was considered, but never implemented. The fourth and fifth levels of the tower provide access to the attic and once contained the gallows. The jail was in operation until the early 1980s, and is currently used occasionally for public tours.

OBSERVATIONS

We visited the site on September 11, 2007 to observe the condition of the building. During our site visit, we made observations in readily accessible areas. We looked for signs of significant structural distress, such as excessive cracking, deformation, and visible deterioration. We obtained limited field measurements of typical structural systems to assist in the evaluation.

Site, Soils and Foundations



Figure 2 - Foundation Test Pit

The jail is located on the south upper-bank of the Llano River. The building site appears to have been filled on the west and north side, as indicated by the original limestone curb that has been capped with concrete, creating a low retaining wall. Roof downspouts discharge into 6-inch diameter PVC below-grade drains at the building perimeter which run through the face of the low retaining wall. The original crawlspace vents are now at grade or below, allowing water to accumulate in the crawlspace and creating decay-prone conditions for the first floor framing.

A foundation test-pit (Figure 2) was dug by a city crew at the southeast corner of the building to observe the type and depth of the building foundation. The foundation is in good condition and steps out on squared stone to an 18-inch thick plain concrete footing, the bottom of which is 52-inches below grade.

The USGS soil survey indicates that the site soil profile likely consists of 20 to 40-inches of Ligon fine sandy loam on paralithic (soft) bedrock. This is consistent with what we observed in the foundation test-pit, although at the concrete footing depth of 52-inches no bedrock was encountered. This type of soil can have moderate shrink/swell and consolidation potential.

Floor Framing

The majority of the first floor is traditional conventional wood-framing. We accessed portions of the crawlspace through the decayed floor deck in the bathrooms, and we observed decay of the wood framing in several areas. The floor in the west entry and tower appear to be concrete slab-on-grade. We scanned the concrete floor with a rebar locating device[1] and we unable to locate any reinforcement.

The second floor and attic floor systems consist of corrugated iron/concrete arches on steel joists. At long-span floor areas, the joists bear on steel transfer girders. We did not find concrete reinforcement in this floor assembly.

Corrugated arch and concrete floor systems typically have significant capacity, and the floor assembly at the jail appears to be appropriately sized, with no signs of deflection. However, we did observe the following conditions:



Figure 3 - Corrosion of corrugated arch

[1] Hilti FS-10 Ferroscan

1. The majority of the second floor framing was obscured by the suspended ceiling on the first floor. In areas where we removed the ceiling tiles for observation, we identified several areas of corrosion on the corrugated arches, particularly at exterior walls and around plumbing penetrations (Figure 3).

2. The concrete floor has separated from the walls in several locations, most notably at the attic floor level on the east and west sides of the tower.

3. Some steel joist ends may have reduced bearing area as a result of the foundation movement and outward movement of the building walls.

4. We observed cracking and distress where the floor beams bear on the exterior walls of the jail in the north and south cells.

5. The arch beams are typically not tied together, which allows them to spread apart.

6. The concrete at the attic floor is in relatively poor condition, and is significantly deteriorated in several areas.

Upper floors in the tower are typically steel plate. These appear to be properly anchored to the tower walls, and have limited areas of corrosion.

Walls

The stone masonry walls at the Llano County Jail are typically 20-inches thick. At the exterior walls, the outer-wythe is constructed of large, cut-granite blocks while the inner-wythes are constructed of smaller, irregular pieces of sandstone and granite.

The faces of the interior walls have generally been plastered, facilitating observation of cracks. However, many of the wall surfaces on the first floor have been furred-out, prohibiting direct observation of the wall surface.

We mapped wall cracks in the buildings interior. Large vertical cracks are abundant on the second floor, with the largest cracks being located on the west side of the tower (Figure 4). Analysis of the crack patterns, locations, and variations in crack width indicate that walls are moving outward from the central tower; primarily in the east/west direction, and to a lesser extent in the north/south direction.



Figure 4 - Vertical crack

In several areas, it appears that the outer wythe of the wall is separating from the inner-half. This is most noticeable at the eaves (Figure 5), and at the west gable end wall, where significant portions of the inner wall have fallen off adjacent to the attic vent.

There is a lack of connectivity between the east/west gable end walls and the roof framing. Both gable end walls have displaced outwards, with outward movement as much as 4-inches at the west wall.

The walls are connected to the building with tie rods and anchor plates at various places along the second and attic floor levels. The anchors appear to be either embedded in the concrete floor slabs or fastened to the steel floor framing. However, the lack of continuity in the steel floor framing and the absence of concrete reinforcement limit the ability of these anchors to provide global structural continuity.



Figure 5 - Wall separation at eaves

Roof

The roof of the jail is conventional wood framing with 2x6s at 20-inches on-center. The 1x12 roof deck is covered with metal panels. The eaves are wrapped with decorative sheet metal. We were unable to observe the tower roof framing during our visit, but we expect that the type and condition of the framing is similar to that found elsewhere in the building.

The top plate is typically anchored to the masonry walls with iron bolts. However, many of the anchor bolts are loose or corroded. Also, the deterioration of the top of the walls or decay of the roof framing limits the effectiveness of the anchors. The placement of top plate anchors and lateral forces provided by the roof framing have likely contributed to the wall separation and stone deterioration. We observed patterns of water infiltration indicating that the roof flashing and drainage is inadequate.

OPINIONS AND RECOMMENDATIONS

The distress we observed at the Llano County Jail most likely results from consolidation of soil at the building perimeter. The distress caused by the foundation movement is made worse due to the lack of sufficient connectivity between the floor system and the exterior walls, and detachment of the face stone from the back-up stone. Our recommendations focus on reducing the effects of further soil movement, improving connectivity of structural systems, strengthening the wall assembly, and correcting other deficiencies. We have categorized these recommendations as items that should be implemented immediately (permitting tours to continue), and elements to be implemented as a full restoration. The building is unsafe in its current condition, and no access should be allowed until shoring is in place, and then access should be limited as described below.

Immediate Needs

1. Tours of the jail may continue, provided that public access is restricted as follows:

    a. Permit access to the building via the north doorway only. The other entries should be closed to the public.
    b. Prohibit access within 20-feet of the building adjacent to the east and west gable end walls, pending the installation of lateral bracing. Use of chain link fencing is recommended.
    c. Prohibit access to the east and west jail cell areas (the drunk tanks), pending repairs to the attic framing in this area.

2. Install temporary shoring under the ceiling in the east and west jail cell areas. It is appropriate to use scaffolding that can be used as staging for repairs to the ceiling. This shoring should be installed prior to the installation of bracing at the gable end walls as described below.

3. Provide lateral bracing to the east and west gable end walls, both at the top of the walls and at the attic floor level. Bracing may consist of tying the end walls to the tower walls with steel rods. Alternatively, the walls may be braced from the outside with pipe braces.

4. Make temporary repairs to the roof, gutters, and downspouts.

5. Continue to monitor the building for further movement until permanent structural repairs are made.

Structural Repairs

After the immediate needs are addressed, we recommend proceeding with the following structural repairs:

1. Improve storm water control features for the building and site by sloping the ground away from the building. We recommend lowering the grade around the building so that the existing crawlspace vents are at least 12-inches above ground level. Replace the roof gutter system and any existing storm drains that do not function properly.

2. Tie the concrete floors to the exterior walls at the second floor and attic levels by installing through-wall anchor rods that are fastened to the bottom of the steel joists.

3. Install steel strapping to the bottom of and perpendicular to the existing steel joists as bracing.

4. Replace damaged corrugated arches and concrete floors as required (25%).

5. Restore the roof, to include replacement of decayed framing, installation of hold-down anchors, installation of a waterproofing membrane, and replacement of the metal roof and associated flashing.

6. Underpin the building foundation with drilled piers. The City of Llano should obtain a soils investigation by a qualified geotechnical engineering firm, including approximately four soil borings and associated laboratory tests to identify and characterize the soil strata. Plan on additional engineering evaluation, including review of the geotechnical data, analysis, and design of the remedial underpinning. At a minimum, the underpinning would consist of approximately 32 concrete piers installed around the building.

7. Tie the larger granite facing stones to the interior smaller stones to assure a stable wall assembly. Use 1/4-inch diameter stainless steel epoxy ties to the exterior walls at 2-feet on-center each-way. Ties will be approximately 16-inches long and will serve to hold the inner and outer stone wythes together. Anchors may be installed from the interior. Voids in the wall should be injection grouted following anchor installation.

8. Repair the top of the exterior wall by constructing a continuous cast-in-place concrete bond beam.

9. Replace decayed first floor framing as required (50%).

10. Repair cracks in the stone masonry wall by repointing or grout injection as required.

11. Install reinforced concrete bearing pad at all floor girder bearing conditions

OPINION OF COST

An opinion of cost is attached to this report for the immediate needs and structural repairs identified above. The unit costs are based on engineering judgment and experience with similar projects. The costs are approximate values based on the scope of the recommended repairs, and are in addition to the costs that may be required for architectural restoration.

The opinion of cost is for planning purposes and is intended only to provide information on the general magnitude of costs for the repairs identified herein. It is not a quotation or guarantee of actual costs. We have no control over the actual cost or availability of labor, equipment or materials, market conditions or a contractor's method of pricing. Further, no detailed design documents have been developed on which to base the cost of a specific project. As with any rehabilitation work, an appropriate contingency should be included in the project budget.

MASTER PLAN

It is clear that major improvements, such as new HVAC, accessibility, landscaping, and site work are much needed. Because of its historic significance, any work done to the building should be in conformance with the Secretary of the Interior's *Standards for Rehabilitation*. We recommend that the City of Llano obtain the services of a qualified historic preservation architect to prepare a master plan for restoration of the Llano County Jail and to assist in preparation of grant applications.

CLOSING

This preliminary structural evaluation was based on visual field observations of readily accessible areas, and limited measurements of representative elements. Our recommendations are based on the observed conditions at the subject property at the time of the assessment. Other conditions may exist, or develop over time, which were not found during the survey. These recommendations do not represent a final design or specification. Additional investigation and analysis will be required as part of a comprehensive program or design.

Please contact us if you have any questions regarding this report.

Sincerely,

SPARKS ENGINEERING, INC.

STATE OF TEXAS
S. PATRICK SPARKS
70196
REGISTERED PROFESSIONAL ENGINEER

S. Patrick Sparks, P.E.
President

Rick Miles
Project Engineer

Attachment: Opinion of Cost

10/16/2007

Old Llano County Jail
City of Llano

OPINION OF COST
STRUCTURAL REPAIRS
Old Llano County Jail

SPARKS ENGINEERING, INC.
Prepared by S. Patrick Sparks, P.E.

	Immediate Needs	Quantity	Unit	Unit Cost	Amount	Comments
1	Shore ceiling in east/west jail areas	1	LS	$ 8,000	$ 8,000	
2	Install lateral bracing at gable end walls	2	EA	$ 2,500	$ 5,000	
3	Temporary repairs to roof, gutters and downspouts	1	LS	$ 5,000	$ 5,000	
	Subtotal				***$ 18,000***	
	Structural Repairs					
4	Improve stormwater control features	200	LF	$ 50	$ 10,000	Lower grade and slope away from building. Relocate and repair below-grade storm drains as required.
5	Anchor second and attic floors to exterior walls	50	EA	$ 200	$ 10,000	Installed at 8' on-center, typ.
6	Install steel strapping at bottom of steel joists.	400	LF	$ 25	$ 10,000	Perpendicular at 8' on-center. Includes strapping parallel steel joists together for continuity
7	Repair/replace corrugated arch floors (2nd & Attic)	1000	SF	$ 25	$ 25,000	25% of 4000 SF
8	Restore roof	3000	SF	$ 15	$ 45,000	Includes repairs to decayed framing, waterproofing membrane, and hold-down anchors.
9	Underpin the building foundation with drilled piers	32	EA	$ 3,000	$ 96,000	Typical pier spacing 10' on-center
10	Install wall anchors at exterior walls	2000	EA	$ 40.00	$ 80,000	Grouting of voids is subsidiary to anchor installation.
11	Cast-in-place bond beam at top of wall	200	LF	$ 100.00	$ 20,000	
12	Repair/replace wood first floor framing	600	FBM	$ 10	$ 6,000	
13	Repair cracks	600	LF	$ 20.00	$ 12,000	Repointing or injection grouting
14	Install concrete bearing pads at floor transfer beams	16	EA	$ 500	$ 8,000	
	Subtotal				***$ 324,000***	
	TOTAL CONSTRUCTION				**$ 342,000**	
	Contingency	15% of		$342,000	$ 51,000	
	Engineering Design Fees	10% of		$342,000	$ 34,000	Does not include materials test & inspection
	TOTAL				**$ 427,000**	

Opinion of Cost is conceptual only and does not represent a bid or guarantee of actual costs.
Quantities are approximate and based on preliminary visual observations.
Does not include costs for architectural restoration; landscape plantings; code upgrades; mechanical, electrical, or plumbing systems; or structural modifications.

CITY OF LLANO

301 W. MAIN
LLANO, TX 78643
325-247-4158
FAX 325-247-4150

FACSIMILE TRANSMITTAL SHEET

TO: Karl Komatsu
FROM: Sherrie Zock
COMPANY:
DATE: 8/14/08
FAX NUMBER: 817/877-4754
TOTAL NO. OF PAGES INCLUDING COVER: 11
PHONE NUMBER:
SENDER'S REFERENCE NUMBER:
RE: Red Top Structural Evaluation
YOUR REFERENCE NUMBER:

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

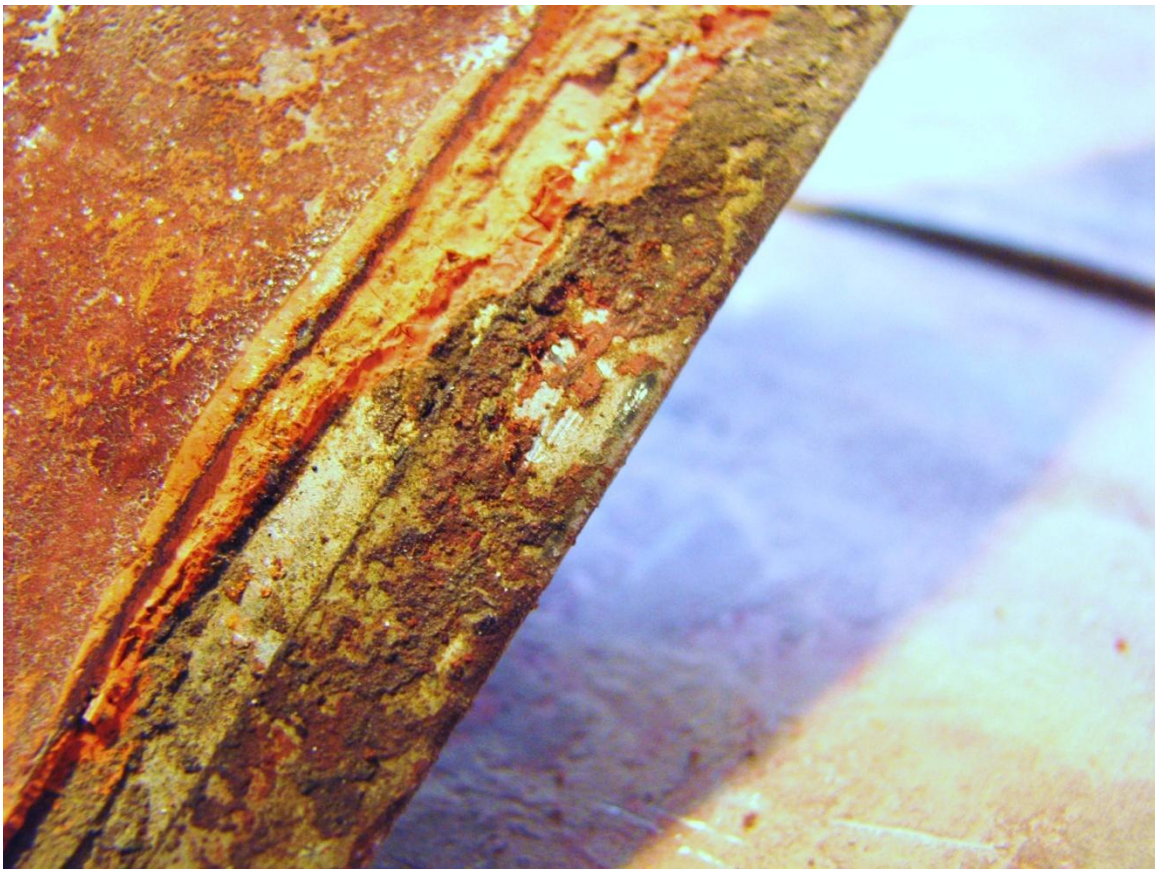
NOTES/COMMENTS:

Source was contacted by The Friends of the Llano Red Top Jail to perform a paint analysis on pressed metal roof element for the Red Top Jail. A piece of seemed metal roofing approximately 43 inches by 11 inches, as well as a small portion of the ridge cap approximately 9 inches long by 3 inches wide was sent for sampling. Paint samples were taken in areas where paint has a tendency to accumulate, such as the overlapped areas and the factory seams.



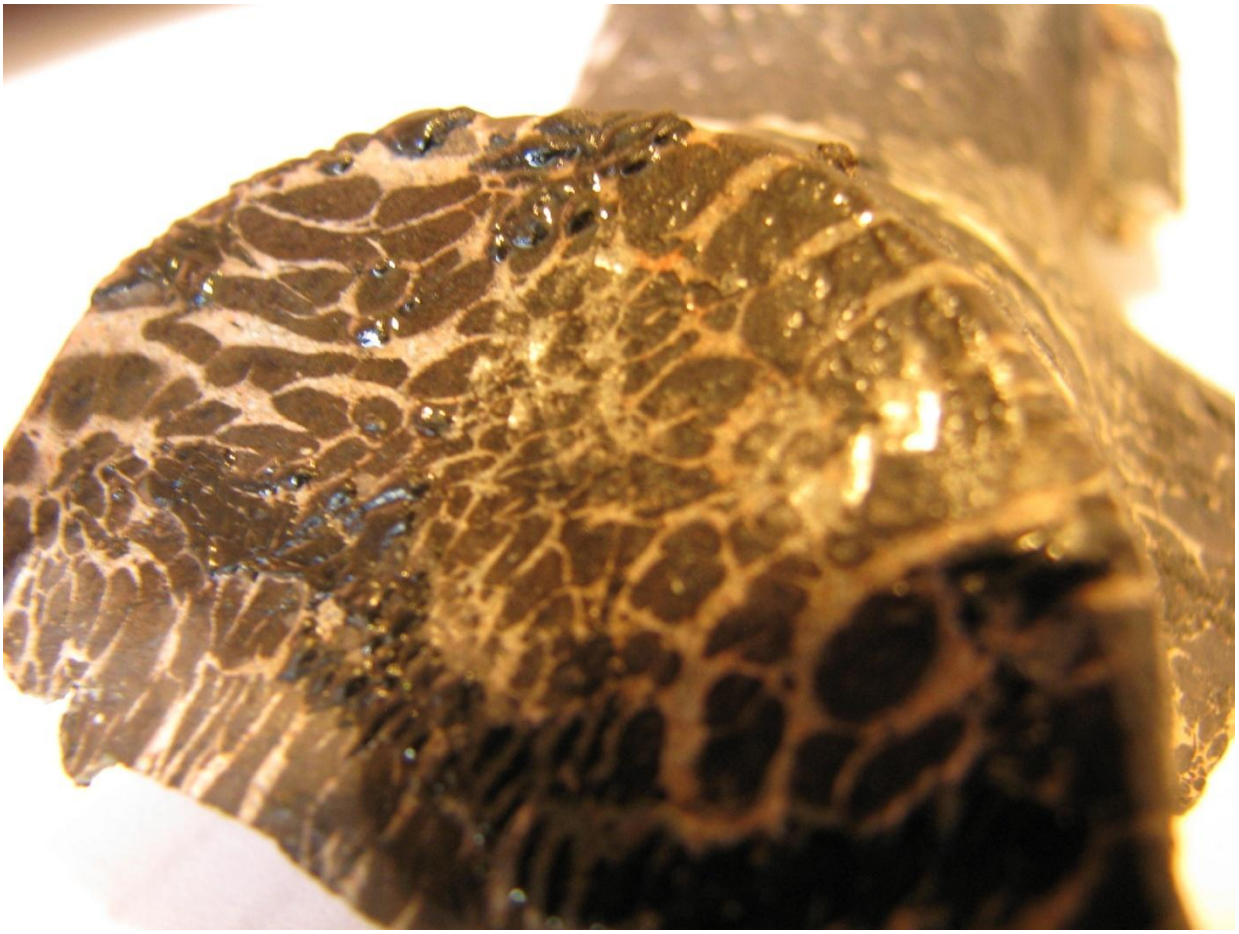


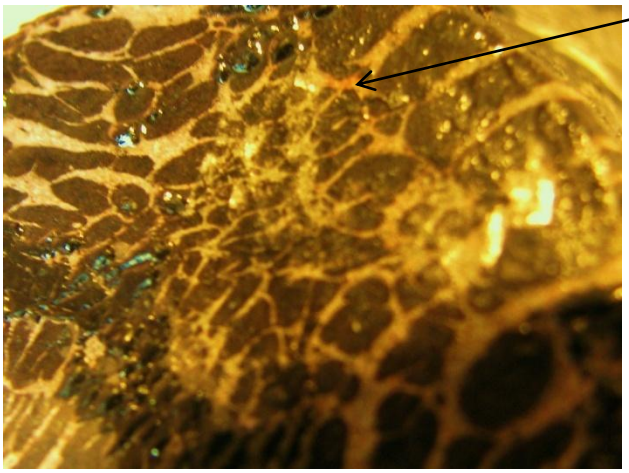
This areas appears to be an overlapped portion where another element was attached. There is an abundance of an orange tinted oil based primer. I have seen this typically used on metal between 1900-1930. This is applied over the visible red seen on the pressed metal indicating it was used as a primer during a later period than the visible red.



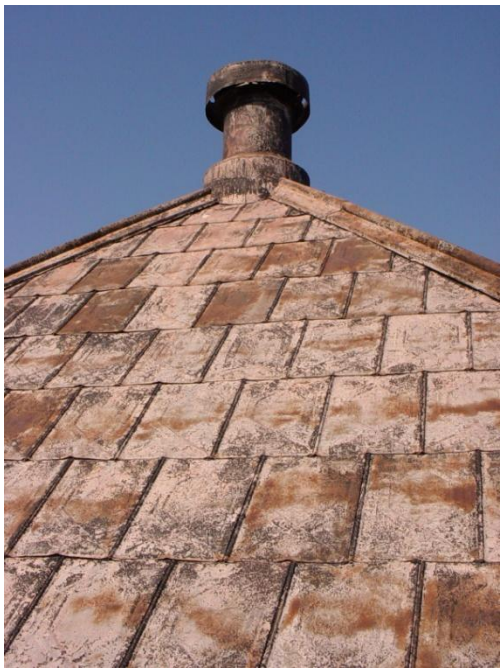
The seem was pulled back on the pressed metal revealing an accumulation of red oil based paint. The red matches the color visible on the face of the tile indicating that this is the first generation. Micro-views indicate there are no other pigmented paint deposits in the seems. This red is an exact match for **Benjamin Moore HC-66-Garrison Red.**







The ridge-cap was inspected and found to have a first generation of the same red color found on the seemed metal roof. The visible black is a tar based waterproofing applied directly on top of the red color and appears to have been applied liberally over the entire roof at one point. (see photos next page)





The photos sent with the roof elements were inspected and confirm the red color as a first generation.

Ridge removed reveals red





Kelli Dilday

From: Sheri P. Cole [sprasatik1@verizon.net]
Sent: Tuesday, June 23, 2009 10:51 AM
To: Kelli Dilday
Subject: LCRA grant final report
Attachments: LCRA CDPP Final Completion Report Narrative.doc

Here is the final report on the Red Top roof restoration. The entire project cost $35,000. The LCRA gave us $24,000 and the city matched the rest.

Sheri

Positive Outcomes

The grant money from the LCRA was used to repair the roof of the old Llano County (Red Top) Jail roof. The roof has been completely repaired, strengthened and painted. Below is a narrative of the process.

Immediately after LCRA funding, chemist Walt Zoch did a microchemical analysis of the Red Top roof. His work indicated that the roof was made of steel with a lead coating (an older method to galvanize) and the ridgecaps were galvanized zinc. Because the roof has lasted over 100 years, the City of Llano decided to keep the roof intact, fix the leaks and paint it.

Meanwhile, the City of Llano was awarded a National Trust grant to create an architectural master plan to stage the renovation projects of the jail. The City of Llano hired Karl Komatsu Architecture (who oversaw the restoration of the Llano County Courthouse) to construct this plan and they will deliver a first draft in July.

On suggestion by Komatsu Architecture, the roof color was analyzed by Source Co. (Galveston) that specializes in matches of historical paint colors to modern day paints. They determined that both the sheet metal roof and the ridgecap were originally painted "Garrison Red".

The roof renovation by Dennis Masterson, Contr., included:

- Rental of a bucket truck.
- Installation of scaffolding around the gallows roof.
- Replacement of gutters and downspouts, where needed.
- Fabrication of ornate metal corbyls, eaves and gutters, where needed.
- Installation of 6 metal rods bracing the outside gable walls to the central gallows tower.
- Installation of new flashing, where needed.
- Replacement of hardwood roof underlayment, where needed.
- Removal of original framing, where needed. In some places framing was doubled for further reinforcing.
- Replacement of bottom plate of the roof framing, where needed. Metal framing/hangers were attached for further support.
- Pouring of 4 concrete footings from the gallows tower to the outside gables and along the face plate in the attic, where needed. 160 bags of concrete were used for this.

- Power washing and painting of the roof.

In addition, the Friends of the Llano Red Top Jail have been very active in sponsoring tours and events at the jail for fundraising. Our last event (TX Proud Festival, May 23) at the Red Top Jail featured the Brazos Bottom Cow'ographers, who staged a "jail break" of Johnny Ringo (Llano's most famous outlaw) from the jail. Over 100 people attended this event from all over the state and southwest US. The first Llano Hallowe'en Haunted House at the Red Top Jail brought over 600 spooked visitors. Since then, numerous paranormal societies have had "encounters with the ghosts at the Red Top Jail after this event! The Haunted House will be repeated next year.

Pitfalls

Before the LCRA grant was written, we identified 3 contractors who were interested in bidding on the project. However, all three contractors declined the project after the money was awarded. We eventually found a very competent local contractor, Dennis Masterson, who was interested in this restoration. The City of Llano voted to accept his bid for the work. However, shortly after his approval, the City Council instigated a non-discriminatory contractor bidding procedure, which further delayed the restoration. Eventually, the City approved Mr. Masterson's bid.

In addition, during this time, the Texas Historical Commission halted the work because they felt that the foundation should be stabilized before the roof was repaired. This was finally sorted out with help from Pat Sparks Engineering, who had earlier provided an engineering structural report.

Mr. Masterson was allowed to proceed with the restoration on June 1. During his work, the bucket truck that he had rented broke down 7 times. In addition, a rainstorm broke a branch of a tree that fell on the fabricated metal work of the eaves and gutters. Most of this had to be thrown away and re-fabricated. Despite these difficulties, Mr. Masterson finished the work on June 20.

Thanks to LCRA

A semi-permanent sign was mounted in front of the Red Top Jail that shows our sponsors. The LCRA is the first name

on the list of donors. Eventually, a permanent plaque will be made that lists all major contributors to the restoration efforts of the Llano Red Top Jail. Importantly, the LCRA will be first on that list. Your help has truly spawned a much needed community effort for the renovation of the Llano Red Top Jail. We thank the LCRA for your generous support of our restoration efforts.

Kelli Dilday

From: Sheri P. Cole [sprasatik1@verizon.net]
Sent: Monday, June 22, 2009 2:04 PM
To: Kelli Dilday
Subject: Re: Progress on the Red Top
Attachments: Red Top narrative.doc

Hi Kelli,
The roof has been bolstered the second floor ceiling has been temporarily braced. Gutters and corbyls have been repaired or replaced. The entire roof has been painted Garrison Red. Someone from the City is writing details of the work done and I am submitting the final report to the LCRA within the next couple of days. I will email this to you. Enclosed is the narrative for the LCRA grant that was submitted last year.

We recently found a very old photo of the jail and it appears that the corbyls, turrets, gutters and window rails were painted a lighter color. The picture is a tif file and is listed as Redtop1 on this website www.sadietex.com. Someone found this on EBay! When our contractor was up on the roof, he found a piece of the gutter that was painted a sort of cream color, similar to the courthouse cupola. If we can get the LCRA to loan us their bucket truck again, the Friends will paint this trim. Also, since the turrets were found to be solid granite (but were painted black later), we feel that they should be stripped to the rock. They will probably have to be hoisted off of the gallows roof to do this.

Hope you and Karl can make it to our little gala on July 12.
See you,
Sheri Zoch
325-248-0284

Part B.1. Narrative



The "Red Top" Jailhouse in Llano, TX was built in 1895 and is preceded only in historical importance in the county by the Llano Courthouse. The Llano Red Top Jail is located on the Llano river, just one block east from the Llano County courthouse. The Llano Red Top jailhouse is listed in the National Register of Historic Places (1977) and is a Texas Historic Landmark (1979). The Romanesque Revival building has four floors with various functions. The first floor housed the jailor/sheriff, his family and his office (see attached letter of support from Gene Miller, a granddaughter of a jailor and his wife from 1910-1930). The second floor contained two cellblocks, each with two cells and two metal "drunk tanks". The third and fourth floors were built for gallows, although no record of their use can be found and executions sebsequent to 1923 were required by state regulations to take place in Huntsville. The history contained within these walls is only beginning to be documented. Many oral stories of inmates and their interactions with jailors exist. However, the Llano Red Top jailhouse is in dire need of restoration.

The City of Llano recently purchased the "Red Top" jail from Llano County. Because of this, new efforts into the preservation of this historic building have evolved. Llano recently hired the Sparks Engineering firm of Georgetown, TX to do a preliminary structural evaluation of the site. At a cost of $5,000, this indicates the commitment that the city of Llano has to the preservation of one of its most precious historic sites.

To spur the restoration of the Red Top Jail, the first "Friends of the Llano Red Top Jailhouse" meeting took place on March 25, 2008, with approximately 20 interested citizens of our community attending. A committee was established to form a 501(c)3 organization that will direct fundraising efforts and provide a public function for the building. We now have a draft of bylaws and are in the process of forming a 501(c)3 nonprofit organization. Our next meeting is scheduled for May 22, 2008.

Aditionally, the City of Llano has applied to the Texas Historical Commission for a grant to begin crucial "immediate" repairs of the building. The main feature of that grant application was to prevent the front ediface of the building from falling down. From the Spark's engineering report, we learned that the front protruding L-shaped central structure on all floors has separated from the main building. Because of potential

damage to bystanders, the City of Llano installed a red picket fence in front of the building, seen in the first figure. Llano periodically runs tours through the structure, especially in association with our frequent historical festivals, which adds to Llano's economic development. The fence was built to protect Red Top tour participants from collapse of the front edifice.

We are asking for funds specifically to the LCRA to repair damage to the Red Top jailhouse roof. The figure below shows an image, taken from inside the attic, of just one of the many holes in the roof. These holes allow animals and rain to penetrate the



structure, which leads to further compromise of the building's integrity. This was one of the immediate needs that the Sparks Engineering report detailed. Fortunately, the 1 X 12 boards used as underlayment are in fact intact (though somewhat water damaged) and do not need to be replaced. However, the roof sheet metal is of inferior guage and is torn in several places. In addition, the gutters have been severely compromised and the flashing around the two chimneys and the gallows tower allows rain to penetrate the building. Finally, the metal eaves have some damage that will require welding to restore for historical accuracy.

The repairs to the Red Top Jail will be overseen by the city of Llano. Specifically, the funds will be administered by the city manager, Finley DeGraffenried and the mayor, Roger Pinckney, who has overseen the accurate historical restoration of the Llano courthouse. The city of Llano is donating $5,000 from a fund that was raised by Llano county for the Red Top Jail restoration before the city bought the structure from the county.

The Llano Red Top Jail is a major source of pride to the Llano community. Great stories lie within the structure of the Red Top and they need to be documented. The Llano Chamber of Commerce has recently enlisted the help of several national historical reenactment groups for our frequent historical festivals in Llano. We believe that the Llano Red Top jailhouse could be the backdrop of many historical reenactments, once its integrity has been preserved. Llano is deeply interested in documenting the history behind the walls of the Red Top jailhouse. Please help us in our first major step to preserve Llano's Red Top Jail.

Kelli Dilday

From: Sheri P. Cole [sprasatik1@verizon.net]
Sent: Thursday, May 14, 2009 7:44 PM
To: Kelli Dilday
Subject: Re: Llano Red Top Jail, Llano, Texas - PTF Grant App
Attachments: ATTACHMENT PROJECT OVERVIEW B.doc; ATTACHMENT PROJECT OVERVIEW A.doc; Plans and Specifications.doc

Kelli,
She is mistaken. I applied for grant moneys from the THC to do the following:

$12,000	Architect Services
8,000	Shore ceiling in E/W jail
5,000	Install lateral bracing at gable walls
10,000	Anchor 2nd and attic floors to exterior walls
10,000	Install steel strapping at bottom of steel joists

None of this stuff has even been started. I am attaching our Spring, 2008 proposal that she is referring to (Scope of Work and Budget).

This may help Karl with our next step in planning.
Thanks,
Sheri

ATTACHMENT PROJECT OVERVIEW A: SCOPE OF WORK

Historical importance and building description. The Llano County "Red Top" Jail was built in 1895. It is preceded in historical importance in the county only by the Llano Courthouse, which has recently been fully restored. The Llano County Jail was listed in the National Register of Historic Places in 1977 and has been a Texas Historic Landmark since 1979.

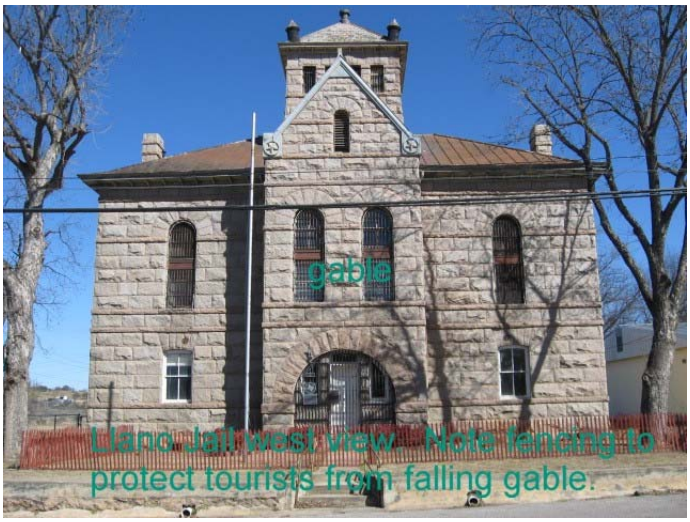


Figure 1. West view of Llano Red Top Jail. The main entrance leads to the booking room.

The Romanesque Revival Llano Jail was built by the J. Pauly Company, a firm still in existence in St. Louis, Missouri. The exterior of the building was built from granite quarried locally. The jail cells were shipped by train from St. Louis and assembled on site.

The first floor of the building housed the jailor's family and his/her office. Many stories abound about the various jailors. The last jailor was a woman who was notorious for intimidating inmates, including the successful squelching of an escape of one inmate with a pool cue!

The second floor contained 4 cellblocks with 2 drunk tanks, a minimum security cell (housing 8) and a maximum security cell (housing 2). The third and fourth floors were built for gallows, although no record of their use can be found and executions subsequent to 1923 were required by state regulations to occur in Huntsville.



Figure 2. East view of Llano Red Top Jail. The back entrance leads to the jailor's quarters.

The most notorious of the inmates at the Llano County Jail was Johnny Ringo, who stayed at the Llano jail on the way to booking in Austin. The interior walls of the jail hold graffiti dating to 1918. Nothing has been done to the jail since it was built, other than boarding up windows or temporary repairs of holes in the roof. The keys to the jail cells have recently been found and they still work.

Ownership and stewardship. The City of Llano bought the jail from Llano County in 2006 and immediately hired the Sparks Engineering Firm to assess the structural damage due to years of neglect. At a cost of $5,000, this indicates the commitment from the City of Llano to the preservation of this precious historic site. In fact, the City of Llano is fully committed to working in partnership with funding agencies to restore the Red Top Jail, as evidenced by the matching funds committed to this THC grant.

Recently, a 501(c)3 organization entitled Friends of the Llano Red Top Jail (the "Friends") was formed to assist the City of Llano with the restoration and tours of the jail. A grass roots effort, many prominent citizens of Llano are heavily involved in its mission to restore the Red Top Jail. The "Friends'" mission also includes documenting oral histories, defining an ultimate museum-based function for the jail and providing tours of the jail. Please see an attached newsletter, newspaper articles and certificate of formation concerning the Friends of the Llano Red Top Jail.

In addition to doing jail tours and recording oral histories from some of our senior citizens about the Red Top, the Friends of the Llano Red Top Jail are sponsoring a Haunted House on Halloween at the Red Top Jail and producing videos about the Red Top Jail. The videos will be for documentation of the restoration, historical reenactments and to provide tours of the upstairs areas for those with limited access.

Doolittle Chappel/School: The "Friends" are also creating an archive of the Red Top Jail and its former associated structure, the Doolittle Chappel and School. This structure was recently torn down, but was the only black school and chappel in Llano County since 1919. Part of the mission of the "Friends" is to recreate this historical structure and preserve its history. The Friends of the Red Top Jail have undertaken to archive all history of the Doolittle Chappel and School. Doris Revada, the last living teacher of the Doolittle School and only surviving member of the Chappel was recently interviewed by the "Friends" for archival purposes.

Engineering and architectural assessment personnel. Llano Mayor Roger Pinckney is a member of the Llano Historical Commission and will manage the day-to-day oversight of historical accuracy of the restoration. He has been involved with the recent complete restoration of the Llano Courthouse, which received a new cupola that more accurately reflects the one that burned at the turn of the century. Llano City Manager Finley de Graffenried will oversee daily civil engineering aspects of the restoration.

Pat Sparks of Sparks Engineering, Inc., completed a structural assessment of the Red Top Jail in 2007 that detailed immediate needs for stabilization of the building, as well as more long-term projects. His assessment of total costs for the restoration of the building was approximately $420,000. In accordance with this assessment, Mr. Sparks laid out the immediate needs of the restoration, including roofing issues, improvement of storm water control, lateral bracing to the east and west gable end walls and installation of temporary shoring under the ceiling of the second floor jail cell areas. Mr. Sparks was a consultant for the restoration of the Llano County Courthouse, which has some similar features to the Llano

Red Top Jail, including the corrugated arched ceiling bolstered by steel beams running laterally every two feet.

Karl Komatsu of Komatsu Architecture has been a trustee of the National Trust and is currently employed by the County of Llano for long-term facilities planning. As seen in his enclosed resume, he has specialized in the accurate historical preservation of a number of buildings. He will oversee the stabilization of the gables and shoring of the second floor ceiling of the Red Top, making sure that the changes are in keeping with the Secretary of the Interior Standards. We are submitting grants to other agencies to obtain funding for his group to submit a master plan for the renovation of the Red Top.

We will hire both Karl Komatsu and Pat Sparks to work together on this initial stabilization project. These professionals have consulted with each other about this THC grant request and will provide joint guidance throughout the project. Both Sparks and Komatsu have worked together on several other historical renovation projects. Both professionals visited the Red Top Jail site last year and are familiar with this project. See accompanying letter of agreement from both Komatsu and Sparks.

A tour of the Llano Red Top Jail. The first floor, accessed through the north and east entrances, housed the jailor's quarters, including 3 main rooms, a kitchen and bathrooms (added later). Currently, one of the main rooms on the first floor houses the pulpit from the Doolittle Chappel, as well as pews and desks salvaged from the chappel/school. As mentioned before, this chappel and school was the only black place of worship and schooling in this district until the breakup of segregation. The cornerstone from the original chappel is also kept in that room, along with some photos of the old structure before it was moved and then subsequently torn down.

A metal door separated the jailor's quarters from the booking room, which was accessed by the sheriff and his deputies from an external door on the east gable (see Figures 1 and 4). The inmates were booked and then proceeded upstairs by metal steps in the central tower to the second floor. This floor housed the two drunk tanks on the east and west sides of the building. The north and south sides held two large cells for minimum and maximum security. More metal steps led to the gallows on the third

and fourth floors. In keeping with other jails, the Red Top gallows stairs numbered 13.

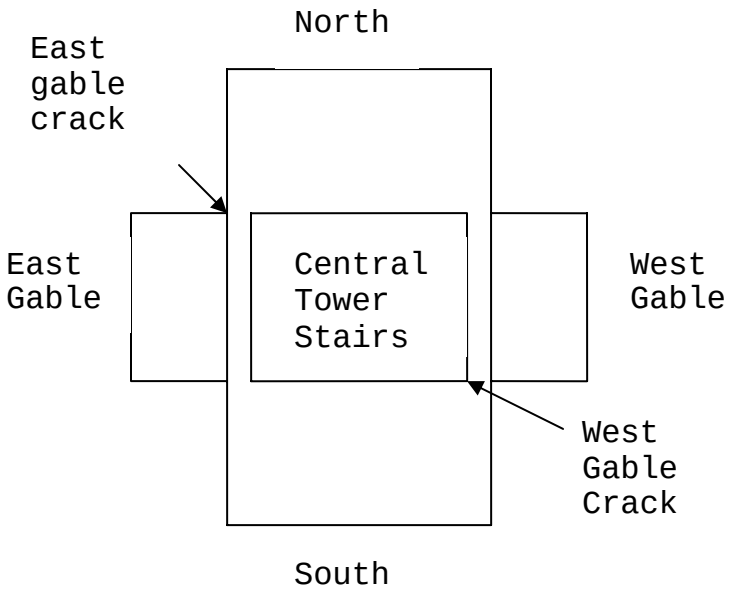


Figure 3. Birds-eye view of the Llano Red Top Jail layout, showing the orientation of the prominent cracks detailed below.

The state of the damage. The most urgent need for the restoration of the Red Top Jail (besides the replacement of the roof, which is funded by the LCRA and not part of the scope of the THC grant) is to prevent the east and west gables from falling away from the main tower. These were never properly anchored to the central tower of the building. Since the outer walls are granite and heavier than the stone/mortar internal walls, the gables are leaning outward, creating cracks in the junctions. Because of this, the Sparks Engineering Report recommended that we place fences surrounding these gables and limit access during tours. We have complied with this request (see fences on the east and west lawns in Figures 1 and 2) and do not allow access to the drunk tanks within the gables on the second floor during tours.

East gable crack:

The main crack on the east gable becomes evident as the tourist enters the first floor into the booking room. The crack on the north side of the booking room represents the

base of a crack that extends upward through all of the subsequent floors.



Figure 4. Crack on north side of the first floor booking room representing separation of the east gable from the central tower, on the right.

As the tourist walks up the steps in the central tower, he encounters the second floor, which houses two drunk tanks on the east and west gables. The cracks in these walls are wider than the first floor, spanning up to four inches in places. The Sparks engineering report stated that we should "prohibit access to the east and west jail cell areas (the drunk tanks), pending repairs to the attic framing in this area". These cells are currently off-limits to tours.



Figure 5. Crack showing separation of east gable from center tower in the second floor. This crack is an extension of the crack in the first floor (Figure 4). The main tower is on the right. Note the corrugated arched ceiling that is supported by steel braces running laterally. This ceiling needs to be stabilized by temporary shoring in order to prevent it from falling down and perpendicular steel braces need to be installed. Also note the separation of the ceiling from the main tower wall.

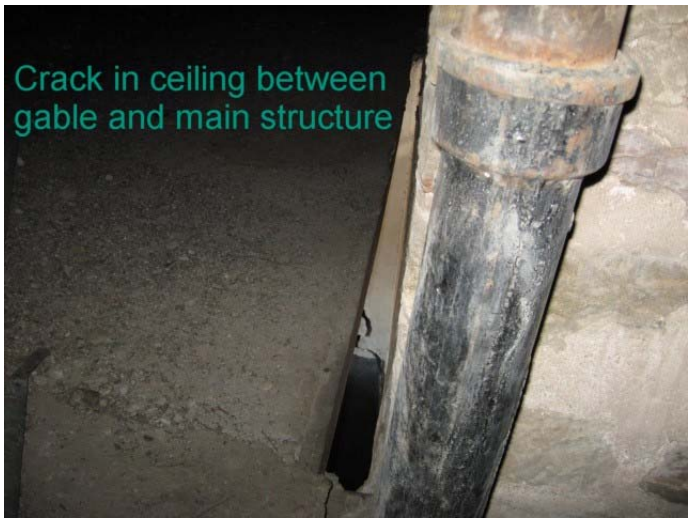


Figure 5. Photo taken from the 3rd floor stairs area showing the separation of the east gable from the central tower, on the right.

West gable crack: The gable on the west side of the building is also leaning outward, creating a substantial crack between the gable and central tower.



Figure 6. Crack showing separation of the east gable (on the right) from the main tower (on the left). This photo is taken from the maximum security cell area on the south side of the building.

Other funding. The Red Top Jail roof will be replaced with a new red metal roof with a grant funded by the LCRA. The question of whether the metal roof and ridgeplates consist of a nickel/copper alloy or galvanized steel is currently being assessed by Texas Research Institute in Austin. This is necessary for the accurate historical reconstruction of the roof.

The Sparks Engineering Report stated that "the distress observed at the Llano County Jail most likely results from consolidation of soil at the buiding perimeter. The firm recommended lowering the grade around the building so that the existing crawlspace vents are at least 12-inches above ground level. The City of Llano has committed to doing this grading.

Use of Texas Preservation Trust Fund grant. The funds requested from the Texas Preservation Trust Fund are aimed at: (1) prevention of the first and second floor arched corrugated steel ceiling from falling down and (2) bracing the east and west gables to prevent further separation from the central tower by gravity.

The first step is to install temporary shoring under the first and second floor corrugated metal ceiling to prevent it from falling down. The shoring may consist of posts or scaffolding. According to the Spark's report, this shoring must be done before the second stage, bracing of the east and west gables, can be done.

The second, and most imperative step for initial restoration, according to the Spark's Report, will be to install "lateral bracing to the east and west gable end walls, both at the top of the walls and at the attic floor level. Bracing may consist of tying the end walls to the tower walls with steel rods. Alternatively, the walls may be braced from the outside with pipe braces". The bracing will not be to restore the building to its original stance, but will simply prevent any further leaning. We have observed that since last year, the main door leading to the drunk tank on the east side cannot be opened anymore, suggested further movement with the past year.

To provide guidance in these two projects and ensure compliance with the Secretary of the Interior standards for historical renovation, the project will be overseen by Pat Sparks and Karl Komatsu. Please see accompanying letter of commitment.

Preservation of the Llano Red Top Jail

ATTACHMENT PROJECT OVERVIEW B: PROJECT BUDGET

Description	**Cost**	**In-kind**
Architect Services	12,000	
Site work- City of Llano		10,000
Shore ceiling in E/W jail	8,000	
Install lateral bracing at gable walls	5,000	
Anchor 2nd and attic floors to exterior walls	10,000	
Install steel strapping at bottom of steel joists	10,000	
Contingency (15%)	6,700	
Total	**54,000**	**10,000**
Project total	**64,000**	

The above fees were prepared by Sparks Engineering, Inc. See attached structural report.

ATTACHMENT PROJECT OVERVIEW B2: APPLICANT'S CASH MATCH

Grantor	**Grant Funding Request**
THC	27,000
County of Llano	10,000
City of Llano	10,000
Fundraising	7,000
Total	**54,000**

Fundraising will be done by the Friends of the Llano Red Top Jail and will include donations, fundraising events, and grants to the National Trust, the Summerlee Foundation and the Hill Country Resource Conservation and Development Area, Inc., among others.

Preservation of the Llano Red Top Jail

Plans and Specifications:

The funds requested from the Texas Preservation Trust Fund are aimed at: (1) prevention of the first and second floor arched corrugated steel ceiling from falling down and (2) bracing the east and west gables to prevent further separation from the central tower by gravity. These plans were specified in the Sparks Engineering Report (see accompanying hard copy).

The first step is to install temporary shoring under the first and second floor corrugated metal ceiling to prevent it from falling down. The shoring may consist of posts or scaffolding. According to the Spark's report, this shoring must be done before the second stage, bracing of the east and west gables, can be done.

The second, and most imperative step for initial restoration, according to the Sparks Report, will be to install "lateral bracing to the east and west gable end walls, both at the top of the walls and at the attic floor level. Bracing may consist of tying the end walls to the tower walls with steel rods. Alternatively, the walls may be braced from the outside with pipe braces". The bracing will not be to restore the building to its original stance, but will simply prevent any further leaning. We have observed that since last year, the main door leading to the drunk tank on the east side cannot be opened anymore, suggested further movement with the past year.

As an adjunct to the bracing, the second and attic floors will be anchored to the exterior walls at 8' on center. In addition, steel strapping will be installed at the bottom of the steel joists perpendicular at 6' on center. This includes strapping parallel steel joists together for continuity.

We have bidders from Fredricksburg, Austin and San Antonio who have experience with restoration projects, have visited the jail, and wish to do the work. Pat Sparks will provide the final specifications for these bids to proceed.

To provide guidance in these two projects and ensure compliance with the Secretary of the Interior standards for historical renovation, the project will be overseen by Pat Sparks and, to a lesser extent, by Karl Komatsu. Please

see accompanying letter of commitment from Pat Sparks Engineering and resumes of both men.

05-717L

2005071924LRE-L

WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

DATE: August 8, 2005

GRANTOR: Llano County, a political subdivision of the State of Texas, by and through R. G. Floyd, its County Judge

GRANTOR'S MAILING ADDRESS (including county): 801 Ford Street, Room 101, Llano, Llano County,Texas 78643

GRANTEE: City of Llano, a Type A general-law municipal corporation

GRANTEE'S MAILING ADDRESS (including county): 301 W. Main, Llano, Llano County, Texas 78643

CONSIDERATION: Ten and No/100-($10.00)-Dollars and other valuable consideration

PROPERTY (including any improvements):

Being Lot No. Sixty-Two (62), Block Six (6), in the Old or Original Town of Llano on the South side of the Llano River, according to the plat recorded in Volume J, Page 616, Deed Records of Llano County, Texas. Save and Except that fractional part previously conveyed by Sarah Phillips, et al, to Wilburn Oatman in Deed dated October 15, 1906, recorded in Volume 43, Page 194, Deed Records of Llano County, Texas.

Said property being conveyed subject to that certain thirty (30') foot right of way easement executed by Llano County to Floy Douglass, recorded in Volume 149, Page 355, Deed Records of Llano County, Texas, and the certain Right of Way easement to the City of Llano Utilities, recorded in Volume 149, Page 732, Deed Records of Llano County, Texas.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: Any and all restrictions, covenants, conditions and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the hereinabove mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property.

to the extent that they are still in effect, relating to the property.

Grantor, for in consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exception to conveyance and warranty.

The contract between Grantor as the Seller and Grantee as the Buyer may contain limitations as to warranties. To the extent the contract provides for such limitations to survive

04/15/2009 WED 09:32 [TX/RX NO 6081] 002

the contract or this conveyance, the limitations shall be deemed incorporated in this deed by reference. The warranty of title in this deed is not affected by and is expressly excluded from the limitations described in this paragraph.

When the context requires, singular nouns and pronouns include the plural.

Llano County

By: _____
R. G. Floyd, County Judge

State of Texas

County of Llano

This instrument was acknowledged before me on August 9, 2005, by R. G. Floyd, County Judge of Llano County, on behalf of Llano County.

NOTARY PUBLIC STATE OF TEXAS
LEANN MYERS
Notary Public
STATE OF TEXAS
My Commission
Expires 09/19/2007

_____
Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF LLANO
I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Volume and Page of the Official Public Records of Llano County, Texas.

Bette Sue Hoy

BETTE SUE HOY
COUNTY CLERK, LLANO CO, TEXAS

VOL. 1321 PAGE 883-884
RECORDED Aug 9, 2005

FILED
AT 2:59 O'CLOCK P M
ON THE 9 DAY OF
Aug A.D.
2005.
BETTE SUE HOY
COUNTY CLERK
LLANO COUNTY, TEXAS
BY Catherine Hart
DEPUTY

VOL 1321 PAGE 884

Kelli Dilday

From: Kimberly Cardwell [Kimberly.Cardwell@nara.gov]
Sent: Tuesday, January 27, 2009 7:00 AM
To: Kelli Dilday
Subject: Llano Jail plans

January 27, 2009

National Archives and Records Administration Cartographic Section, Room 3320
8601 Adelphi Road
College Park MD 20740-6001

Reply to: NWCS2009M0413KDC

Dear Kelli Dilday;

This is in response to your 01/13/2009 request for information concerning architectural plans for Llano Jail in Llano, Texas the holdings of the Cartographic Section of the National Archives.

We have searched our finding aids and reference information but could not find the information you requested. Unfortunately, our Architectural Master List database does not list any buildings in the city you specified. We regret that we could not be of any assistance.

With Regrets;

Kim Cardwell

Kimberly Davis Cardwell
Archives Technician, Cartographic Section National Archives and Records Admin.
8601 Adelphi Rd.
College Park, MD 20740



TEXAS - Llano County

Badu Building (added 1980 - **Building** - #80004139)
Also known as **Carol Phelan Building**
601 Bessemer Ave., Llano

Historic Significance:	Person, Event
Historic Person:	Badu,N.J.
Significant Year:	1890
Area of Significance:	Exploration/Settlement, Science, Industry
Period of Significance:	1875-1899
Owner:	**Private**
Historic Function:	Commerce/Trade
Historic Sub-function:	Financial Institution
Current Function:	Domestic
Current Sub-function:	Single Dwelling

Enchanted Rock Archeological District ** (added 1984 - **District** - #84001740)
Also known as **Enchanted Rock State Natural Area**
Address Resticted, Enchanted Rock

Historic Significance:	Information Potential
Area of Significance:	Prehistoric
Cultural Affiliation:	Archaic, Austin & Toyah, Paleo-Indian
Period of Significance:	5000-6999 BC, 3000-4999 BC, 1000-2999 BC, 1000 AD-999 BC, 1499-1000 AD, 1749-1500 AD
Owner:	**State**
Historic Function:	Domestic
Historic Sub-function:	Camp, Village Site
Current Function:	Landscape
Current Sub-function:	Park

Llano County Courthouse Historic District (added 1989 - **District** - #88002542)

Also known as **See Also:Llano County Courthouse and Jail**
Roughly bounded by the Llano River, Ford St., Sandstone St., and Berry St., Llano

Historic Significance:	Event, Architecture/Engineering
Architect, builder, or engineer:	Et al., Goodman,John
Architectural Style:	Italianate, Mission/Spanish Revival, Moderne
Area of Significance:	Architecture, Art, Politics/Government, Commerce
Period of Significance:	1875-1899, 1900-1924, 1925-1949
Owner:	**Private** , **Local Gov't**
Historic Function:	Commerce/Trade
Current Function:	Commerce/Trade

Llano County Courthouse and Jail ** (added 1977 - **Building** - #77001459)
Public Sq., Oatman and Haynie Sts., Llano

Historic Significance: Event, Architecture/Engineering
Architect, builder, or engineer: F.B. & W.S. Hull, C.H.,A.O. Watson
Architectural Style: Romanesque
Area of Significance: Architecture, Politics/Government
Period of Significance: 1875-1899
Owner: **Local Gov't**
Historic Function: Government, Religion
Historic Sub-function: Correctional Facility, Courthouse, Religious Structure
Current Function: Government
Current Sub-function: Correctional Facility, Courthouse

Southern Hotel (added 1979 - **Building** - #79002992)
201 W. Main St, Llano

Historic Significance: Event
Area of Significance: Architecture, Social History
Period of Significance: 1875-1899
Owner: **Private**
Historic Function: Domestic, Social, Transportation
Historic Sub-function: Hotel, Meeting Hall
Current Function: Work In Progress

Return to Top

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NRHP Narrative Llano County Courthouse Historic District

The Llano County Courthouse Historic District encompasses most of the governmental and business concentration of this Central Texas hill country town. Developed on the south side of the Llano River, the district grew as the center of the original town platted in 1857. The natural boundary of the Llano River on the north and the establishment of the courthouse square at a gentle rise on the south influenced both the development of the town's business section and the shape of the nominated district. The Historic District is comprised of all or parts of nine city blocks containing 55 contributing building, three contributing structures, two contributing objects and 27 noncontributing buildings. Its contributing area includes the courthouse square and its satellite commercial blocks, as well as the commercial development along Ford Street north to the Llano River bridge, dam, and old power plant. The other major streets of the town, including Berry, Sandstone, Haynie, and Main with its important intersection at Ford, pass through the district. Alleys bisect most blocks within the district.

As the nomination title implies, the 1893 Courthouse (N.R. 1977), with its expanse of green space, contributing monuments and county library, serves as the focal point of the district. City streets follow the original plat's grid pattern, aligned with the cardinal directions. Beyond the courthouse square, Historic District components are generally commercial in character with important exceptions: the dam, the bridge, and the former public utilities complex on the river. Older residential areas of the city surround this Historic District, following the pattern established in the late 19th Century, although modern strip development occurs along Ford Street (State Highway 71) south of the square.

Contributing commercial properties within the district were constructed between about 1877 and 1939 and exhibit a few popular architectural influences of those years. The Courthouse features strong Romanesque Revival and some Second Empire characteristics, and the 1881 Southern Hotel (N.R. 1979), just outside the district, exhibits obvious Second Empire style details. But the Italianate style is the most frequent formal design influence to occur in buildings built before and just after the turn of the century. Later building projects acknowledge the Mission Revival in parapets and smaller details, and the simple but elegant lines of the Moderne by the late 1930's. Facing the courthouse block are 1- and 2-story commercial rows with stone and brick-veneer facades, often with stone detailing and parapetted facades. Most of the buildings are modestly scaled and proportioned; facade widths of 25-35 feet predominate. Uniform setbacks and paved sidewalks are common features which give visual continuity. Occasional metal and frequent frame awnings remain common features in the district. While the facades of many buildings originally were of polychrome brick and stone, today most masonry buildings are painted in light colors.

The oldest Contributing buildings in the district are concentrated on the north side of Main Street across from the Courthouse, and on the south side of East Main. The blocks west and south of the courthouse square were developed largely during the 1920's and 1930's. Reflecting the era between these two time extremes is the west side of Ford Street north of its intersection with Main, a strip of concentrated 1890's development. This distribution echoes the historic development of the town: the intersection of Main and Ford streets at the northeast corner of the courthouse block was the most important traffic hub in town prior to 1892; then with construction of the first permanent Llano River bridge and access to the north bank, where the railroad from Austin terminated in 1892, development concentrated along Ford Street; and finally early 20th- Century construction through the 1930's gravitated to available lots on the west and south sides of the square

District properties exhibit frequent use of local stone as building materials, creating an important characteristic of the district. Situated on the Llano Uplift Region of the Central Texas hill country, the

Llano area is significant for its resources of granites and sandstones. Sandstones, readily available to 19th century builders as surface "pick- up" rocks, predominate in 19th century buildings, while granites appear with frequency especially after 1900 when the first major quarries opened. With some 17 varieties of granite available, Llano is known nationally for its dimension-stone deposits.

The use of stone as a building material in the district is complemented by its occurrence in other contexts, some natural and some contrived. Very large boulders are used as decorative "lawn furniture" on the courthouse grounds, one covering a 1956 centennial time capsule. Sandstone and granite blocks, rather than framed lumber, occur as occasional infill material recently closing windows on secondary elevations. And granite outcroppings, called "turtle-back" formations, divide the Llano riverbed into two channels between the dam and the bridge on the north end of the district.

Brick is also a common building material in the district, indicating local sources and early availability through rail shipment. The Courthouse is a practical and pleasing blend of brick and stone, with the former creating most flat wall surfaces and the latter used as structural and detail material for quoins, voussoirs, buttresses, columns, etc. Many brick commercial buildings, such as the Haynie Block (Sites 25-27), achieve fine Italianate details through corbelled hoodmolds, pilasters and entablatures. Few historic buildings utilize pressed-metal ornament, though the mandsardic roof of the Courthouse tower and the cornice of Laning's Feed Building (Site 31) confirm availability of the material.

Cast concrete structures at the Llano River on the north end of the Historic District mark substantial and permanent public works projects. The 1908 concrete dam (Site 35) replaced a log structure built to impound Llano River water in 1892; the reservoir behind the dam remains the principal source of city water. The 1918 smokestack and companion structures of the old power plant (Site L3) indicate the durability of their concrete construction. And mammoth concrete pier structures of the State Highway 71 bridge (Site 36), just downstream from the dam, support four Parker through-truss steel spans high above the Llano River. The Contributing bridge was built in 1936 above the high- water mark of the 1935 flood, which destroyed the 1892 bridge. This dramatic engineering structure--together with the dam, "turtle-back" rocks in the riverbed, and old powerhouse smokestack--still signal a distinctive "gateway" for drivers entering the Historic District from the north.

Major vegetation in the district is limited to the Courthouse lawn, shaded by mature oak and pecan trees. This attractive square contributes to the general pedestrian scale of the entire Historic District, an important element of its original conception and historic development. Stabilization of growth in Llano and Llano County and the shift of modern commercial development and the heaviest vehicle traffic north of the river to the intersection of State Highways 71 and 29 have allowed the District to maintain its historic character.

Llano is a small, Central Texas hill country community whose location in a natural resource rich region of the state has influenced the evolution of its economic and building history. On occasion influenced by Austin, its closest urban neighbor, Llano's status as county seat in a thinly-populated, relatively remote area nevertheless has made it the commercial center of the county throughout its history. The town's position as regional trade center remained uncontested throughout its period of significance. A late l9th-century boom' based on the local mining of magnetic iron ore and coal, together with early 20th century building activity gives the district a turn-of-the-century architectural ambiance. As a virtually intact, pre-World War II town center, this district offers a fine representation of vernacular commercial architecture in Central Texas from before 1880 through 1939. In addition, Contributing structures include a noteworthy group of early-20th Century buildings associated with John Goodman, local stonemason and a pioneer of Llano's granite industry. The district also demonstrates historic continuity via a handful of families who have based their participation in business and government here.

While German immigrants were probably the first settlers to enter present Llano County, Anglo settlers were the dominant force in the creation and settlement of the county and this community. In the early 1850's, these pioneers--largely from the southern United States, though they brought with them few slaves--trickled into the area that was to become the town of Llano. Trading with nomadic Mexican-Americans for native cattle, they undertook open range livestock raising in an environment ideally suited for ranching, with sufficient pastureland and reliable water from the Llano River. While ranching and the threat of Indian raids preoccupied most pioneers, some came equipped with tradeskills or professions, and others with aptitudes for the establishment of business and government.

By 1856 the pioneers' remote location caused them to petition the state Legislature to create a new county out of northern portions of Gillespie County (created from parts of Bexar and Travis counties in 1848). On February 1, 1856, the Legislature created Llano County, named for the tributary of the Colorado River, and appointed local resident Clement Oatman commissioner of its organization. Oatman's several charges included selection of the county seat and purchase of the town site. On June 14, 1856, he held an election at his father's land on the south bank of the Llano River. Of two alternative sites, the one chosen was closer to the county's geographical center, and straddled the Llano River with its crucial year-round supply of water. In 1857, according to an 1891 affidavit (Deed T:38), Clement's father, John Oatman, Sr., County Court Commissioner, donated 100 acres of land on the river's south bank for the town site. Simultaneously Amariah Wilson donated an adjoining 50 acres and Chester B. Starks donated another 100, the latter on the north bank of the river. That year the south-bank town site was surveyed by Tennessean W.C. Billingaly (Deed B:l9), County Surveyor 1858-1865, and presumably platted.

Starks' north-bank donation, made contingent upon its being chosen as the county seat, was never developed, and the south-bank site began serving as the center of town. Both the county seat election site and portions of both the Oatman and Wilson donations are represented in the Historic District. A 1956 centennial plaque marks the election site, just west of the south end of the Inks Bridge (Site 36). According to Wilburn Oatman, Jr., the boundary between the two townsite donations bisects the eastern one-third of the courthouse square (Site 1) on a North-South line.

In 1860 Llano is said to have had one store, a saloon or two, and one hotel. Although no settlement architecture has survived, "picket" construction, with walls of upright post oak or willow posts lashed and set into trenches, and log construction with post oak puncheon flooring, were common settlement building techniques. As late as the middle 1870's Llano was still described as a scattering of picket residential and commercial structures. At least two of these buildings were located within the district, at present Sites 52 and 56. One is said to have been constructed in 1856 by John Oatman, Jr., Llano's first merchant and first postmaster. The store served as his general store and, beginning in 1857, as Llano's first post office. Although Oatman's building is gone, its documented history reveals information about settlement architecture and the date when mercantile activities began in Llano.

For about 20 years after its founding, Llano grew slowly; the 1860 and 1870 censuses respectively list 135 and 211 inhabitants. Included in those years were one to three merchants along with one lawyer, one physician, one hotel keeper and one blacksmith. First the Civil War, then Indian depredations lasting untie 1873 inhibited the community's growth beyond that of frontier outpost.

Llano's earliest surviving commercial buildings perhaps date from the late 1870's, certainly from the early 1880's, and coincide with a period of growth spurred by the cessation of Indian troubles. During this period Llano emerged as a small community with rudimentary commercial and ecclesiastical amenities. A comparison between the 1870 and 1880 censuses reveals a significant increase in the variety and number of merchants, professionals and tradesmen in town. Llano's first bank and newspaper were established about 1880; at least one brickyard, owned by the Moore, Foster & Co.,

and one lumberyard, operated by one Jacob Green in 1880, are known to have existed. What may have been the first masonry county buildings were constructed in 1881 on the public square by contractor J.K. Finlay to replace the courthouse destroyed by fire on October 17, 1880. To this decade also belongs the county's first (unsuccessful) attempt to encourage industrial development on the County Commons and build a dam across the river. In 1880, to accommodate growth and to replace county records lost in the fire, the county hired surveyor Knight Stith to re-survey the original town lots, survey previously unsurveyed areas of the Oatman townsite, and sell lots.

As Llano moved from frontier outpost to fledgling community, building techniques also changed. Although "pick up" rock had long been recognized as good fencing material by ranchers and "rock fence men", as the census calls them, Llano's most plentiful resource apparently was not exploited by the building trades until the later 1870's. But by the mid-1880's "pick up" stone, imported milled lumber and locally made brick were in common use as building materials for commercial and public buildings. Llano historian Wilburn Oatman, Sr. (1869-1967), writes that much of the lumber for the 1880's frame business houses was hauled by ox cart from Round Rock; Austin was another source of building materials. Brick was supplied by the brickyard near Pecan Creek owned by Llano's first banking establishment, the Moore, Foster & Co. Contributing to the developing building industry were several carpenters, one or two mechanics, and several stonemasons, including J.K. Finlay from Scotland and John Goodman from Germany, who both came to Llano because of its stone reserves.

None of the frame business houses of the 1880's have survived, but several contemporaneous masonry structures are extant (Sites 17, 22, 23, 24, 56). Along with Second Empire- style Southern Hotel (N.R. 1979; outside the Historic District at 201 West Main street) constructed by Finlay and Goodman in 1881, these sites are the oldest in the town center and were the earliest masonry structures in town. Some buildings (Sites 22, 23, 24, 56) are believed to date from 1877-79; they exhibit the same construction characteristics of 1-story construction with gabled roofs and secondary elevations of rubble, or "pick up," stone. The rear elevations, visible from alleyways often exhibit a centered door with flanking windows supported by segmental or flat arches. Random sandstone blocks are more prevalent than granite in the walls, although the latter may occur at key structural points around windows as sills or lintels, at corners as quoins, and sometimes along foundations. If brick appears on these oldest walls, it usually is limited to window lintels. On unpainted elevations, the combination of red and brown shades of sandstone and various shades of granite gives the buildings a lively, colorful look while the undressed faces of the stones add texture. The frequency with which this characteristic occurs (represented by more than 20 buildings in the district) demonstrates its popularity and reliability.

Because of alterations and few historic photographs, less is known about the designs of many of the earliest buildings. The upper story of Site 56, veneered with brick about 1910 under Austin architect A.O. Watson's renovation plan, originally was similar to the utilitarian elevations described above, as were several other buildings in the district now either covered over or gone. Early photographs indicate that the rubble stone technique was used occasionally on building facades, and therefore may deserve recognition as a vernacular design idiom. The alleyways in the Historic District where the oldest elevations survive, then, are important for viewing much of Llano's earliest (1870's-90's) surviving masonry architecture.

Between 1886 and 1893, Llano experienced an economic boom initiated by the discovery of magnetic iron ore near town by a midwestern iron and coal development company. Then, significantly, in 1892 the Austin & Northwestern Railroad reached Llano on the north bank of the river, thus providing efficient transportation connections to the state capital and markets beyond. Magnetic iron ore and coal deposits created land speculation fueled by investors from Dallas and outside Texas. The Wakefield Iron and Coal Development Company from Minnesota aggressively purchased large

tracts of land in the area with coal deposits. And the newly incorporated Llano Improvement and Furnace Company acquired 2,300 acres of land near North Llano, east of the Starks' 1856 townsite donation, which it surveyed and platted. As the centerpiece of this 'new' Llano, that company built a large hotel (no longer extant)--equal in pretense to the county courthouse--and an office building in 1890 (now the Badu Building, N.R. 1980) of brick and local stone, all to rival the commercial square in South Llano.

Alongside these speculative ventures, others occurred of long-term economic and social benefit. In 1888 stonemason J.K. Finlay established the first granite polishing plant near Llano, initiating Llano's granite industry. By 1890 the town had elected its first mayor and city council. The 1892 arrival of the Austin and Northwestern Railway, and construction of the first permanent Llano River bridge to link the town center with the rail terminal, initiated Llano's status as a regional trade center. Also that year the first dam across the Llano River was built of logs, and the oldest portions of Site 13 on the river were converted to the town's first electric power plant, introducing electricity to Llano. These events were stimulated by a dramatic population increase by 1590, ranging from estimates of 2,000 to 7,000, and a need for sophisticated municipal and social services. During the early 1890's the Iron City News, later to become The Llano News and associated with Site 5 since about 1910, began publication, road building activities flourished, and telephone service first entered Llano with its switchboard in the Haynie Building (Sites 25- 27).

The mining boom soon foundered, but not before stimulating lasting changes for Llano on both sides of the river. North Llano, converted from farmland to developed urban area, became a strong commercial competitor to the historic South Llano business and courthouse district. But the latter, largely preserved in the proposed Historic District, experienced major development in the 1890's. Distress from the iron ore marketing collapse is credited also for major fires during 1893 in North Llano, which destroyed numerous new business houses there and, significantly, restored South Llano's status as primary business center.

A flourishing building industry was an inevitable extension of the strong 1890's economic climate. Brick and stone became abundantly available from local sources, and by 1893 far more tradesmen than ever before or after were working in Llano. Contractors, stonemasons, carpenters, laborers, mortar men, plasterers, rock haulers, cornice men, tin and slate roofers are among specializations mentioned in court records. Some of these men were local, such as George W. Townsend, and Leon (?) Wuinsch and John Walker of Wuinsch and Walker, Builders (Sites 28, 31, Figure 6); some were itinerant, following work opportunities; others were associated with outside building suppliers for specialized tasks, such as metal roofing. Also by 1893 at least four lumberyards, some with associated brickyards, were located in Llano, no doubt benefiting form the arrival in 1892 of the railroad. The yards included the M.T. Jones Lumber Co., the Griffith Lumber Co., and the Llano Brick and Lumber Co. then occupying present Sites 38-41. William Mathews, president of the latter lumberyard, early in his building career had built the shelving and desks for the 1881 Finlay courthouse. His lumber and brick yard was an important source of materials for many Llano buildings during the final decades of the 19th century. During this building era the first known use of architects, usually imported from Austin, for commercial projects is recorded. Vernacular interpretations of fashionable architectural styles began to appear in the district with somewhat greater frequency, and frame business houses began to give way increasingly to masonry buildings.

During the 1890's boom, the district's most significant single building was constructed, the 1893 Llano County Courthouse (N.R. 1977). Designed by well-known Austin architects Jacob Larmour and A.O. Watson, the Courthouse replaced a short-lived Italianate structure, a duplicate of the courthouse in adjacent Gillespie County (N.R. 1971). The new Courthouse was designed in the fashionable Romanesque Revival style, and it is exceptional when compared to contemporaneous Texas

Courthouses in its asymmetrical design. As well as visually dominating the district, the Courthouse has served as the primary symbol of government and justice in the County for almost a century and it has long been a source of pride to the citizens of Llano and Llano County.

Several 1890's sites reveal the influence of popular architectural trends, particularly the Italianate style. Of those exhibiting this influence, Site 21 still best portrays Italianate inspiration in detailing and window proportions. One of the most ambitious projects from the 1890's is the Haynie Block (Sites 25-27), also called the "Aunt Bettie Haynie Building." The building was designed for Mrs. Elizabeth Haynie, Llano pioneer and hoteliere for whom Haynie Street in the district was named. A.O. Watson of Austin, who also helped to design the 1893 Courthouse, conceived her building as a five-part commercial office project. Also exhibiting elements of the Italianate style, this building remains prominent within today's district. Other buildings belonging to this era are Sites 28 and 29 (Figure 5) and Site 31 (Figure 6), three 2-story structures built for W.T. Moore, Llano's earliest banker. Moore forged a succession of banking partnerships for several decades (Site 49), attaining influence throughout the county. His buildings all express a vernacular interpretation of the Italianate Style. Through age, scale and architectural pretense, the Haynie and Moore buildings together best reflect the spirit and ambitions of late-19th century, boom- era Llano.

Alongside these relatively "upscale" projects were smaller construction projects of the late 1880's and 1890's. Sites 4 and 5, the former associated for about 90 years with the Oatman law firm and Llano's first title company, established by Wilburn Oatman, Sr., are representative examples. The Acme Dry Goods Co. (Site 20) and Site 52 are others in this category, architecturally noteworthy for their deeply recessed, round-arched fenestration which expresses Italianate and perhaps some Romanesque influence. These unpretentious vernacular buildings are prominent within the district for grace of scale, proportion and, especially with the Acme building, for retaining interior and exterior integrity. The Acme firm was operated from this site by the Wallace family from 1923 to 1987.

The failure and aftermath of the iron ore boom in Llano saw banks closed, subdivided lots unsold while others accumulated back taxes, and tradesmen out of work. Llano's population plummeted to about 1,900 persons in the year 1900. Although the economic depression severely hurt many people, several positive factors remained. The granite industry, for instance, was firmly established with ready markets and demonstrated continued good health. From commencement in 1888 through 1910, granite quarrying and dressing became Llano's principle industry, boasting six quarries by 1910. A star of that industry was nationally renowned sculptor Frank Teich (1856-1939) who had moved to Llano about 1900 because of its granite resources. Llano also retained its role as regional market center because of the railroad, a position that strengthened with age and survived the development of the auto culture. Also by 1910 development of another local resource, graphite, gave Llano another export mineral. Although the county remained primarily a cattle raising area boasting by 1908 improved registered Durhams and Herefords, some profitable diversification had occurred toward cotton and cedar post production. Even in the early years of the 20th Century the allure of deer hunting for outsiders was exerting a positive economic influence on the town. Between 1900 and 1940, while the county population slowly declined, the county seat grew from about 1,900 persons in 1900 to about 2,600 in 1940, reflecting the national trend of urbanization. The 1980 population was 3,071 persons.

Despite the building frenzy of the 1890's boom period, the Historic District exhibits a majority of early 20th- century properties. The first two decades of the new century were dominated by new construction featuring smaller-scale vernacular buildings. The parapetted brick facade, with or without polychrome masonry, was a new motif for commercial buildings. One individual builder alone, John Goodman, accounted for a sizeable number of buildings in this period, and two other individuals, J.K.

Finlay and Frank Teich made notable contributions. Ambitious projects were rare and retardataire in their stylistic vocabulary, and renovations of older buildings occurred infrequently.

The W.F. Gray Building of 1906 (Site 30) was built and named for a well-known banker/businessman, who with W.T. Moore had established the Home National Bank in the Haynie Building during this period. Gray also operated a prosperous mercantile business from the Gray Building for about 30 years. Although exhibiting some Italianate influence and a curvilinear parapet, the Gray Building also reflects elements of the Romanesque Revival in its column proportions. These handsome polished granite shafts with cushion bases and carved, foliated capitals, twins of those on the Masonic Lodge (Site 64), are among the finest individual decorative elements in the district.

John Goodman, stonemason, became a conspicuous force in Llano's building industry just two years after his arrival in 1878, when he and J.K. Finlay constructed the Southern Hotel. Immigrating from Germany to Texas at age 26, Goodman lived in Llano for the rest of his 83 years working as a stonemason and builder. No craftsman can rival his contribution to the existing commercial district. Four sites are known to have been constructed by him (Sites 39-41, Site 60); and four others may be attributed to him (Sites 51, 61, 62 and 63). Except for Site 60, which dates to an earlier period and was later altered, all are vernacular buildings with fine proportions, all exhibit brick and stone parapetted facades with ornamental brickwork at cornice level, and all have proven to be sturdy structures. The result is a group of homogeneous but individually pleasing, boldly-designed but modest commercial structures.

The most pretentious commercial building in the district is the Masonic Lodge (Site 64), constructed in 1907. The lodge was organized in 1860 by Llano citizen Charles Haynes, a Texas Revolutionary War veteran. After 1861 the Masons rented, then purchased facilities in commercial buildings on the town square (Sites 17, 55) before building their own lodge on the corner of Ford and Sandstone streets in 1907. "Mr. Watson" is cited as architect of the building in news clips of the time; presumably this is A.O. Watson of Austin who was responsible for other designs in the Historic District. The lodge's facade exhibits a more lavish use of granite than any other building in the district. Romanesque influence is portrayed in rusticated, heavy granite lintels and sills, and in the arched portico, columns and proportions of the facade. Although its secondary (south) elevation is largely sandstone, the monochromatic use of the softer stone and regular coursing represent a unique and deliberate dressing of this material in the district. Twenty years would pass before another building comparable in scale and architectural pretense to either the Gray Building or the Lodge would be built on the town square.

To the first decade of the 20th century also belong important public works along the "County Commons," the south bank of the Llano River. The 1908 concrete Llano Dam (Site 35), was part of a significant attempt to upgrade utilities and recreational amenities. Replacing the first cedar log dam of 1892, the new dam was the result of an agreement between Llano County and a group of Austin investors, including A.J. Zilker (see Barton Springs Archeological and Historic District, N.R. 1985). Although various components of their development, including a milling and manufacturing complex, are gone, several representative structures survive. The stone buildings of the old Ice House and city utilities complex (Site 13) for producing electricity and pumping water, still marked by the capacious concrete smokestack, were enlarged during this period. The dam and "Lake Llano," the reservoir created by the dam, are the surviving functional elements of the development.

Although the second decade of the 20th-century witnessed important social developments, including the proliferation of fraternal organizations, organization of Llano's first Boy Scout troop, and organization of Trade Days on the town square by merchants, building activity nevertheless slowed considerably in comparison to the first decade. The only commercial building project still existing on

the square from this period is the modest Simpson Complex (Sites 43-45), featuring a distinctive commercial application of the popular parapetted facade in brick.

Despite decreased building activity after 1910, Llano's efforts during the next decade to honor its war heroes produced two important contributions to the courthouse square. The 1916 statue of a Confederate Soldier at the northeast corner of the square (Site 11, Figure 26) was designed by J.K. Finlay (1849-1938), 1873 Scottish emigrant to Llano, stonemason, a pioneer of Llano's granite industry, and builder. Finlay's sons carved the infantryman of gray granite, modeling his face after their father, resulting in a striking memorial to Finlay himself. Thus the monument embodies multiple layers of historic significance, it memorializes the county's Civil War veterans, utilizing a fine example of Llano's stone resources, and also honors Finlay's contribution to the community's and Historic District's development. At the end of World War I in 1918, a task similar in scope to the Confederate monument was presented to another individual strongly associated with Llano's granite industry. Sculptor Frank Teich, who opened a major granite quarry outside Llano in 1900, was commissioned to design a monument for the courthouse grounds commemorating the county's World War I servicemen. The result was a life-size, bronze doughboy, relatively unusual for war memorials in Texas, advancing atop a pyramid of rough-hewn granite boulders (Site la).

In individual and notable ways the three immigrants-- Goodman, Finlay and Teich--who were attracted to Llano because of its location in the mineral region of the state significantly shaped Llano's history and the physical character of its town square. Moreover when considering buildings, structures and monuments, the first years of the 20th century emerge as distinct era, equal in impact to those of the boom era.

A general economic recession caused by serious drought precipitated a sharp decline in the cattle industry of Llano County during the late 1910's and early 1920's. By the second half of the 20's, however, local cattlemen had recovered. Business activity in the commercial district during the decade appears to reflect these events. For example, two established banks on the town square closed in 1923, and few building projects occurred during this period. But at the same time the automobile industry was beginning to exert its influence on the community and the district, represented by the 1923 construction of a service station at the corner of Ford and Sandstone streets, southeast of the square (Site 65). John Watkins, a Texaco oil products agent from 1915 until 1956, built this facility, thought to be the first service station in the area, still operated by his son Jack Watkins.

In contrast to events of the early 1920's, newspaper reports of the late 20's cite the construction of six new business houses, seven renovations of existing "fronts," 15 minor improvement projects, and street paving in the commercial district and elsewhere. Lumber companies reported their strongest patronage since the 1890's iron ore boom, and for a brief spell Llano enjoyed prosperity. Although not all of these reported projects can be identified, the second half of the decade is well represented in the district. The 1929 Granite City Hotel at the southwest corner of Ford and Sandstone streets (Site 66 was the district's most ambitious project since the 1907 Masonic Lodge, and is the only building of this period known to be associated with an architect, Charles Page of Austin. Named for the industry that reached its peak in the late 20's, the hotel was dedicated ceremoniously just three weeks before the nation's stock market crash and the beginning of the Great Depression. The 3-story brick-veneer building features unusual scalloped window hoodmolds on the third level, and other hits of Mission Revival characteristics. The hotel was recently converted to a county government annex.

Among the earliest business houses constructed in the district, Sites 22, 23 and 24 experienced facade renovations in 1929 reflecting popular Mission Revival trends and resulting in "Alamotifs," or curvilinear parapets. Site 21 is historically noteworthy for its eight-decade association with Buttery Hardware, a wholesale distributing business originally established in Llano in 1877 and a significant

contributor to the economy of the town and county today. Facade modernizations were also applied to Sites 3, 57 and 60 during the late 1920's.

The effects of the Depression on Llano generally are seen in the limited and modest private building activity of the period. For example, Sites 7, 8 and 9 (Figure 15) are utilitarian, 1-story buildings erected in the late 1930's. Two exceptions to this trend embody considerable social and economic significance; the new Llano River highway bridge and the new Llano County Library resulted from an infusion of New Deal Federal dollars. In 1935 the boom-era 43-year- old bridge and its granite piers were swept away by a 42- foot rise of the Llano River. The next year a new steel 4- span, Parker through-truss bridge on 54-foot-high concrete piers, a model of sophisticated engineering for the period, was constructed at the same location (Site 36). It was completed by the Texas Highway Department utilizing Federal Emergency Relief funds. In 1939 the Llano County Library (Site 18) was dedicated on the southwest corner of the courthouse square through cooperation between the Works Progress Administration and the Llano Women's Culture Club, a federated literary club organized in 1902. The modest L- plan building was built with a random-pattern stone veneer and brick window sills and door surrounds. The literary club already had assembled a collection of books for the county's use, which with the completion of the building, acquired its first permanent depository.

The 1935 Bridge, the 1939 Library and the cat 1935 Post Office (Site 9, now Bill's Antiques) all attested to the presence of the federal government in Llano at a particularly difficult time, and the Bridge and Library remain a significant reminder of governmental commitment to Depression-era Texas. Since 1940, Llano's population has grown slowly, from about 2,500 to about 3,100 in 1986. An increase in railroad transportation rates in the 1940's adversely affected the granite industry, but several quarries are still open today. County government, recreation, including deer hunting and tourism cattle raising and wholesale hardware (the Buttery family) are among endeavors cited as important economic factors for the county and town today.

Although extensive interior alterations have occurred on notable buildings around the town square, few buildings in the district have been demolished. Some merchants recently have renovated or improved their building facades, and preservation activities within the Historic District have been encouraged since the mid 1970's by the Llano County Historical Commission. Chaired today (1987) by Sarah Oatman Franklin, the commission's activities have emphasized documentation of occupant histories for buildings in North and South Llano and application for state landmark and National Register designations. Support of this National Register Historic District nomination is an example of the county historical commission's preservation efforts.

BIBLIOGRAPHY ON FILE IN THE NATIONAL REGISTER

Kelli Dilday

From: Bob Brinkman [Bob.Brinkman@thc.state.tx.us]
Sent: Tuesday, April 07, 2009 2:29 PM
To: Kelli Dilday
Subject: RE: Llano Red Top Jail, Llano, Texas - Archives Information
Attachments: The Llano County Jail.pdf

Kelli,

Attached is a scan of the marker file for The Llano County Jail. Unfortunately, there were no historic photographs or plans provided. The submitted history does mention advertising of plans and specifications in May 1881, and instructions to obtain plans and specifications for the Lampasas County Jail in December 1881. It is possible that the specifications were advertised in the Galveston News during the summer of 1881 (we have found similar references for other buildings during that time). The 1880s Lampasas County Jail no longer exists. Hopefully this information will be of some value to your search. Contact us if we can be of further assistance.

Bob Brinkman
Coordinator, Historical Markers Program
History Programs Division
Texas Historical Commission
P.O. Box 12276
Austin, Texas 78711-2276
512/463-8769
512/475-3122 fax
www.thc.state.tx.us



From: Kelli Dilday [mailto:kdilday@komatsu-inc.com]
Sent: Monday, April 06, 2009 2:32 PM
To: Bob Brinkman
Subject: Llano Red Top Jail, Llano, Texas - Archives Information

Bob, I was given your information by Caroline Wright as a contact for a project I am working on, the Llano Red Top Jail. We are currently working on a master preservation plan for the Friends of the Red Top Jail, and we would like to know if the THC has any information available in the way of historic plans/drawings, photos, etc. She mentioned there may be information in RTHL files?

We have contacted the National Archives, and they did not have anything on record. Any information you may have would be most helpful as well as suggestions for how to proceed with obtaining copies of materials the THC may have on file. Thank you.

Kelli Dilday

Komatsu Architecture
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Website: http://www.komatsu-inc.com

Texas Historical Commission Staff (DKU), 10/10/79
Official Texas Historical Building Marker to attach to stone
Llano County (Order #5716)
Location: 700 Oatman Street, Llano

THE LLANO COUNTY JAIL*

THIS BUILDING WAS ERECTED IN 1895

BY THE PAULY JAIL BUILDING AND

MANUFACTURING CO.OF ST.LOUIS,MO.

THE GRAY GRANITE FOR THE EXTERIOR

WAS QUARRIED IN THE COUNTY.THE RED

ROOF OF THE ROMANESQUE REVIVAL

JAIL PROVIDED THE BUILDING ITS

NICKNAME, AND PRISONERS OFTEN SPOKE

OF STAYING OVER AT THE"RED-TOP".THE

FIRST FLOOR WAS USED BY THE JAILER

FOR HIS OFFICE AND LIVING QUARTERS.

THE SECOND FLOOR HAD FOUR CELLS

AND TWO DRUNK TANKS.THE THIRD AND

FOURTH FLOORS HOUSED THE GALLOWS.**

RECORDED TEXAS HISTORIC LANDMARK - 1979***

*1/2 inch lettering
**3/8 inch lettering
***1/4 inch lettering

APPROVED
Truett Latimer
11-14-79

MARKER NAME Llano County Jail JOB# 5716

TOWN Llano COUNTY Llano DATE 8/16/79

Medallion 16" x 12" marker without post $175

MARKER SIZE PRICE

Evaluated 8-17-79 D.P.

PROCEDURE FOR MARKER APPLICATION

INITIAL	DATE	
AG	8/16/79	1. Application checked and dated
AG	8/16/79	2. Check deposited
AG	8/16/79	3. Receipt of application acknowledged
		4. Additional information sent for
JL	8-23	4a. Sent to SMC for subject matter approval
CMC	10-2-79	5. Letter of approval sent, permanent record & DSA recording, labeling, listed, & filed
DKW	10-10-79	6. Checkout to inscription writer
MLB	10-11-79	7. Sent for State Marker Committee approval
MW	10-30	8. Inscription submitted for County approval
		9. Highway permission secured (if necessary)
HW	11-14-79	10. Order sent to Southwell
CMC DKW	12-11-79	11. Rubbing checked
		12. Stencil cut
MW	1-14-80	13. Recorded for Marker Guide
✓	✓	14. News release sent, w/copy to THC Pres. Recorded Landmark Certificate sent
✓	✓	15. Notice of shipment sent
DKW	1-30-80	16. Extraneous material deleted, ~~folder given to architectural historian~~
DKW	1-30-80	17. Folder placed in completed marker file

Appl. rec'd: 8/14/79

Check No.: 480

Check dated: 8/9/79

Amt. of check: $245

Check signed by: Llano CHC

Note: Check includes Job # 5715 & #5716

APPLICATION FORM FOR OFFICIAL TEXAS HISTORICAL MARKER

TEXAS HISTORICAL COMMISSION
P. O. Box 12276, Austin, Texas 78711

5716

A written history, signed by the author, must accompany this form before it will be accepted.

LLANO COUNTY — AUGUST 15, 1979
County — Date

1. MEDALLION & PLATE WITHOUT POST
Title of marker

RECEIVED
AUG 16 1979
TEXAS HISTORICAL COMMISSION

2. LLANO COUNTY JAIL
Name of building, cemetery, public square, park, archeological site, etc., where marker is to be placed.

3. 700 OATMAN ST — LLANO — TEXAS
Marker site (street address or highway number)

4. _____
City or nearest city. If marker is to be placed on a highway or in a small community, you must briefly explain how to get there from nearest town shown on a Texas Highway Department road map. For example, "Marker will be in Bastrop Beach, which is 6 miles southeast of Angleton on FM 523."

5. AT SITE
Distance (miles, yards, feet) and direction (north, south, east, west) of subject from marker site. For example, "Subject is ½ mile southwest of marker site."

6. LLANO COUNTY — LLANO — TEXAS — 78643
Owner of marker site — Address — City

7. LLANO Co HISTORICAL SURVEY COMMITTEE — LLANO, TEX
Sponsor of marker — Address — City

8. SARAH FRANKLIN
County chairman — Address — City
"I have reviewed the narrative for this marker and attest to its accuracy."

9. SARAH FRANKLIN — 208 SONSET — LLANO TEX. 78643
Person to whom marker is to be shipped — Street Address — City
Note: If marker is to be placed on a highway right-of-way, it will automatically be shipped to your district highway engineer.

10. STONE
Surface to which marker will be attached (i.e., wood, brick, stucco over stone) if not on post.

ORDER FORM

Please consult page 7 for specifications of the markers available. Check the items desired below. Then mail this application and narrative history, together with a check made payable to the Texas Historical Foundation, to the address above. No applications will be accepted unless payment is included.

If marker application is cancelled after the inscription is written, the Texas Historical Foundation will deduct the cost of writing the inscription from the refund.

HISTORICAL MARKERS

- ☐ 16" x 12" grave marker (comes with mounting bar) $125
- ☐ 16" x 12" building marker with post $150
- ☑ 16" x 12" building marker without post $125
- ☑ National Register plaque ..... 1977 ..... $ 25
- ☐ 27" x 42" subject marker with post $475
- ☐ 27" x 42" subject marker without post $435
- ☐ 18" x 28" subject marker with post $250
- ☐ 18" x 28" subject marker without post $220

REPLACEMENT MARKERS

- ☐ Bronze plate $300
- ☐ Bronze seal $245
- ☐ Bronze wreath $115
- ☐ 16" x 12" building plaque only ..... $ 75
- ☐ 14" medallion only ..... $ 50

HIGHWAY DIRECTIONAL SIGN

Please indicate quantity desired and location:
24" x 24" Historical Markers In City sign ..... $ 50
- ☐ Black and white (for farm-to-market roads, state and U.S. highways)
- ☐ Green and white (for interstate highways)

18" x 22" Historic Route Sign (in black and white only) ..... $ 50
- ☐ with arrow pointing straight ahead
- ☐ with arrow pointing left
- ☐ with arrow pointing right

MARKER REPLICA PAPERWEIGHT

This item should be ordered at the same time marker is ordered. Indicate quantity desired. Allow six months from completion of marker for receipt of paperweight.

- ☐ 3" x 4" plastic paperweight with replica of marker inside .. $ 50

— CUT AND DETACH ON DOTTED LINE —

5716

MARKER TITLE Llano County Jail [A Historical Building Medallion w/interpretive plate is wanted] JOB# _____

CITY Llano COUNTY Llano

DATE 8/16/79

EVALUATION OF
APPLICATION FOR COMMEMORATIVE MARKER
TEXAS HISTORICAL COMMISSION

TO THE MEMBERS OF THE STATE MARKER COMMITTEE:

Your appraisal of the attached dossier is hereby requested. To assist you in your deliberations, the comments and recommendations of the staff are included. If your own comments are extensive, you may attach other sheets, or write on the back of this one.

Please retain in your file all but this evaluation sheet, which we request that you return to the state office at your earliest convenience. If the majority of the State Marker Committee recommends acceptance, the inscription will be written and sent to you for your approval. At that time you may wish to refer to the history previously submitted.

Truett Latimer
Executive Director

Architectural Evaluation:
A wonderful, Texas version of the Romanesque Revival adapted to a jail design. The masonry is particularly well done, and the Lone Stars of the gables would be the envy of many a county. Recommend. J.R.W., 8/21/79

Substantive Evaluation:
With this application, THC has an excellent chance to mark and save a historically significant building. Deobie Pamelee, 8-22-79

Administrative Evaluation:

Recommend approval at Read 8-22-79

RECOMMENDATION OF SMC MEMBER:

Signature, SMC Member

Date

5716

COUNTY JAILHOUSE, LLANO COUNTY, TEXAS

Pamela Fowler
21118 Park Villa, Katy, Texas 77450

The Llano County jailhouse was erected in 1895 by order of the Llano County Commissioners' Court. It was built by F. B. and W. S. Hull representing Pauly Jail Building and Manufacturing Company of St. Louis, Missouri. The cost to the County was $11,500.00, financed through the sale of bonds.(1) The site for the jailhouse, chosen by Commissioners' Court on February 26, 1895, is on the south side of the Llano River in the town of Llano, Texas, and known as Lot No. Sixty-two (62) in Block No. Six (6) on the platt of the old Town of Llano. The lot was purchased for $475.00 cash from one John W. Simpson, who had purchased it from Mrs. M. A. Phillips ten years earlier. In a special March term, 1895, the Court specified that the structure be built of gray granite of the quality of certain specimens on hand; that the cells be of steel; and that the doors and window guards be of iron. The granite for the jailhouse, fittingly enough, was brought from a quarry inside the County.

On December 3, 1895, eight months after the acceptance of Pauly's bid, the Commissioners' Court received the new jailhouse. The Commissioners at that time were F. J. Johnson, County Judge; H. F. Vordenbaum, Precinct 1; John W. Baker, Precinct 2; J. F. Montgomery, Precinct 3; S. J. Owens, Precinct 4. County Clerk was W. T. Swanson and Sheriff was N. R. Porter.

The building has become a landmark, and because of the paint used on the roof at one time was long-ago nicknamed "the Red-Top". Miscreants seldom spent a night in "jail" in Llano County; rather they "stayed over at the Red-Top".

The structure contains four levels. The first floor houses the jailer's office and his living quarters, including the kitchen in which jailers or their wives prepare prisoners' meals. The same quarters were occasionally put to uses other than those for which the people of the County intended them. In August of 1908, for example, the Commissioners' Court found it necessary to order the Sheriff to desist from renting part of the jail (evidently the living quarters) for $7.00 a month to the jailer, who was under contract to the County. The jailer was collecting the $7.00 rent money from the County, paying the Sheriff, then subletting his quarters for $5.00 per month, turning a $5.00 profit for himself, while the Sheriff was $7.00 a month better off.

The second story contains four cell-blocks. There is a drunk-tank on the East and one on the West. On the south side are two security cells with a run-around on all sides of the cells, and the north side is similarly arranged. The second floor has seen ample use. Llano

County gained a folk-reputation as a wide-open, rough-and-tumble area early in its history. Organized in 1856, its settlements were truly on the frontier and subject to Indian raids, lawlessness, and those physical and social conditions attendant upon all frontier areas which produce and attract persons more oriented toward individualism than toward orderly, collective society. At the same time, those persons who realized the gains to be gotten from the organization of society into law-abiding, peaceful communities had little patience with their brothers who had anti-social leanings. The preachers, teachers, speculators, and lawyers who followed the first settlers into the community had their work cut out for them. Entries in the minutes of the Commissioners' Court from the time the jail was built until 1932 (at the very latest) which deal with repairs to the jail indicate the lack of penitence done by the prisoners. Repairs or replacement of doors, replacement of locks, and repair of bars "weakened by prisoners' cutting" are indicative of heavy use by persons who were less than cowed or "larnt" by having been placed behind bars.

The third and fourth levels house a gallows, visible to prisoners locked up in the cages. No record of its having been put to its intended use has been found. Through the years, however, a number of enterprising prisoners used the gallows as an escape route to the roof. Entry from the cell-blocks to the gallows was finally blocked by a heavy steel door with a padlock, and the hinged floor was sealed by welding.

Though structurally sound, the jailhouse has been condemned because it fails to satisfy the standards most recently set forth by the State for places of containment of prisoners. The County will be forced to find a better solution to the problem of housing its unwilling guests. But this has been a familiar problem for Commissioners' Courts of Llano County.

The present jailhouse is the third one built here since the 1870's. Most of the County's records were destroyed in a fire which gutted the courthouse on October 17, 1880. Since most of the records of the Commissioners' Court pertaining to jail-building date from 1881, the minutes and transcriptions of the meetings of this court provide the rather checkered history of the County's efforts to build and maintain a jail.

The earliest documented reference to the existence of a County jail is to be found in the minutes of the regular term of Commissioners' Court in August 1881. The Commissioners ordered one J. S. Atchison to sell at private sale the iron roofing that had been used up to that time to cover the County jail. This building was probably located on the town square, but little is known of its physical aspects. It is evident that it was constructed sometime after February 15, 1873, for on that date the citizens of Llano County petitioned the State Legislature to pass a law authorizing the County to erect a jail and a courthouse and directing the "Sheriff or Revenue Collector to pay into the County

Treasury the State Tax which may be collected for the years 1873 and 1874 and authorizing the County Court "to levy a Court House and Jail Tax for those years and for that purpose. . ." The petition states that the citizens of Llano County "have hitherto been totally unable to build a jail or prison..."(2) No record of legislative action concerning this memorial has been found. However it is obvious that a jail was built during the mid-70's. It evidently fell into a state of disrepair or for some other cause was found inadequate after a short life of six or seven years. As already noted, the roofing was ordered sold in August of 1881, and during the May term of Court, 1882, the Treasurer reported that the County had received $44.65 from the sale of the old jail.

During the May term, 1881, the Court ordered John C. Oatman, the County Judge, "to advertise for plans, specifications and bids for the erection of a county jail in the town of Llano. The cost of said jail not to exceed the sum of seven thousand five hundred dollars. Plans, specifications and bids to be filed with the County Clerk on or before the 6th day of August, A. D. 1881 at 4 o'clock P. M."

On August 9, 1881, the Court ordered a postponement of the letting of a contract on the building for the reason that there was only one bid received, that of Mr. J. K. Finley. The Court ordered that bids be advertised for again. Apparently, a remarkable lack of interest followed the second round of advertising as well. In December of 1881 the Court ordered Judge Oatman to obtain plans and specifications of the county jail in Lampasas, Texas, employing an architect if necessary.

Meanwhile, the County was without a proper jail. The basement of a two-story stone building built by G. W. Miller and J. M. Bourland in 1875 or 1880 (there are conflicting sources) and located on the block immediately north of the town square was used to retain prisoners. Men were hired to guard the double doors which led into the basement.(3) It had an iron grate on the South side which permitted light and air to enter the cellar. In Llano, Gem of the Hill Country, the author, Mr. Wilburn Oatman, recalls that the prisoners carried on conversations with the town boys through this grate, providing them with some entertainment and probably with a certain education they were not likely to receive at school or at home. Mr. Oatman recalls himself at the age of 12 or 13 watching a mock trial through this grate. A good-looking young prisoner had cast himself in the role of prosecuting attorney, charged another of the prisoners with hog-stealing, and conducted a kangaroo court trial, the other prisoners in the cell serving as the jury. The young man was so bright and cheerful he won the case, and the hapless "defendant" was found "guilty" by a jury of his peers. This incident took place in 1881 or 1882.(4)

Exactly what Judge Oatman learned on his visit to the jail at Lampasas is not recorded, but on January 2, 1882, at a called term of the Commissioners' Court, J. S. Johnston of Martin Byrne and Johnston submitted plans to build a jail at the cost of $7,600.00. The Court accepted this proposal. On January 4, the Court fixed the site of the new jail as the Southeast corner of the public square at such distance from the corner and south and east lines of the square to leave space for a jail yard.

5716

During the regular term of court the following month, a group of citizens headed by J. W. Davis petitioned the court to change the site of the proposed jail. Petition was denied. The completed jail was received by the commissioners on August 23, 1882.

It was a 2-leveled structure, built of stone. The lower level contained an iron cell and was below ground, much like a dungeon. The upper level served as the jailer's residence. (5) A fence was built around the jail in February of 1887, at a cost of $9.00. Sanitary facilities must have consisted of "honey jars" or an outhouse for several years. It was not until 1890 that the county provided sewer pipe to reach from the jailhouse to a near-by ravine which emptied into the Llano River. There was a cowpen adjacent to the jail yard.(6) All in all, the jail and its immediate environs must have been less than a picturesque attraction on the courthouse square.

In January of 1894 the City of Llano sued in District Court to have the County jailhouse condemned as a public nuisance and removed from the public square. The court found in favor of the City of Llano and ordered the building removed within six months.(7) The County of Llano appealed to the Court of Civil Appeals for the Third Supreme Judicial District of Texas. The ruling of the lower Court was affirmed, and in February of 1895, the Commissioners' Court voted to move the jailhouse, with one Commissioner, John W. Baker, voting "No". The same Commissioner voted "No" to the adoption of plans for a new jail during the same session of court. But the plans of F. B. and W. S. Hull were, indeed, adopted, and as already stated, the firm,Fauly Jail Building and Manufacturing Company was awarded the contract, notwithstanding Commissioner Baker's third negative vote.

"Old Red-Top", then, came into being, and has served admirably since 1895. Its architectural style is such that the old building is at the same time graceful and a little forbidding. Its granite face and imposing height combined with its Roman arches and skyward-reaching peaks give it a unique beauty. Considering its position as a landmark, its history, and the local color surrounding it, the old jailhouse is certainly worthy of preservation for future generations of Texans.

Footnotes:

(1). All of the information in this short history was found in the minutes of the Commissioners' Courts of Llano County from 1881 to 1932 unless otherwise footnoted.

(2). Memorial No. 137, Llano County File, Texas State Library, Archives, from Theses: "History of Llano County, Texas", Tillie Badu Moss Fry, B. A.

(3). Op.cit

(4). Oatman, Wilburn, Llano, Gem of the Hill Country, (Hereford, Texas, Pioneer Book Publishers, Inc., 1970) p. 39

(5). Ibed., p. 38

(6). Fry, Tillie Badu Moss, Theses: "History of Llano County Texas"

(7). Minutes of District Court, 33rd Judicial District of Texas, December Term, 1893, Case No. 871.

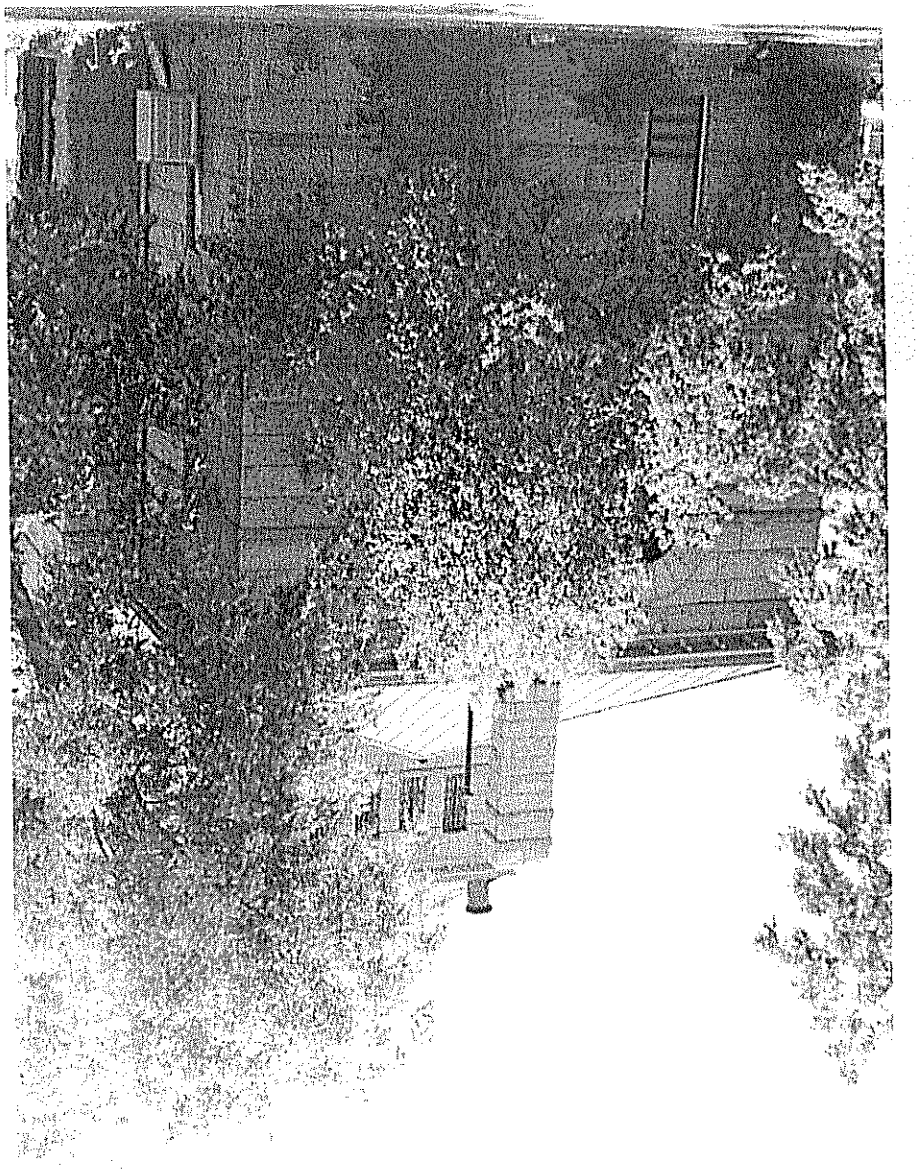
Pamela Fowler

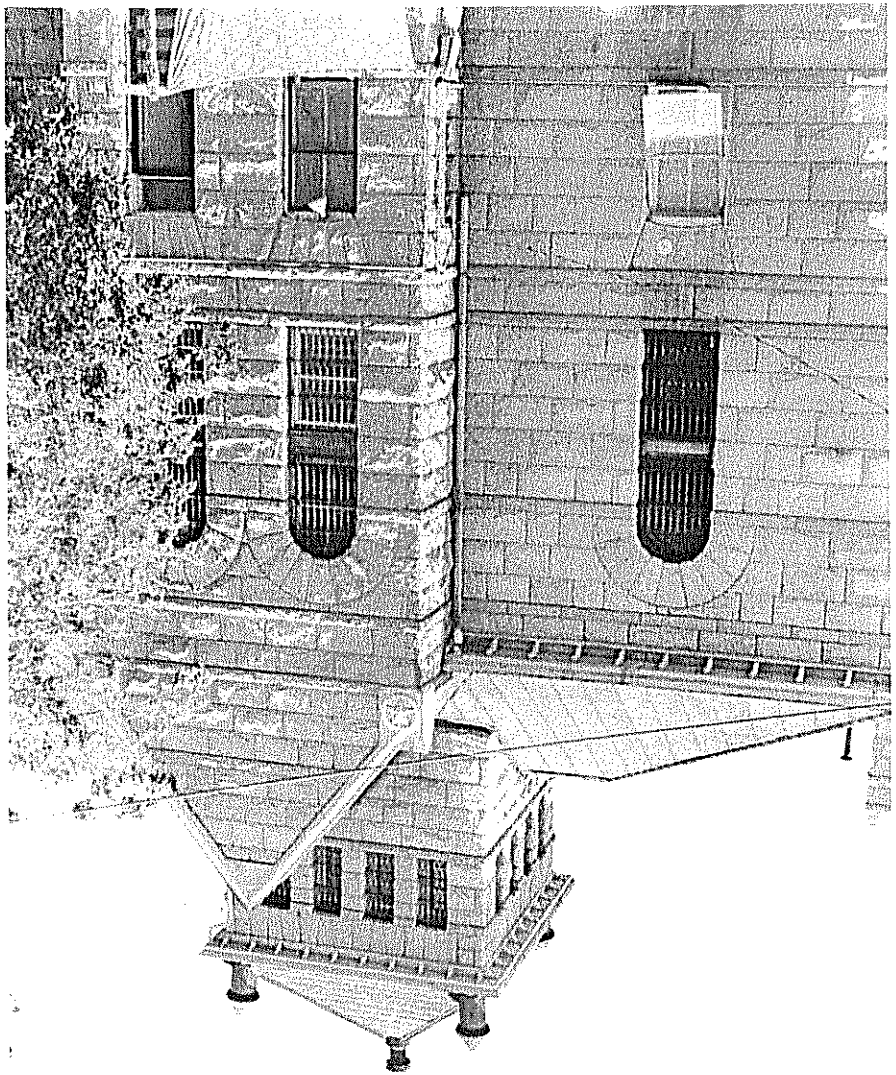
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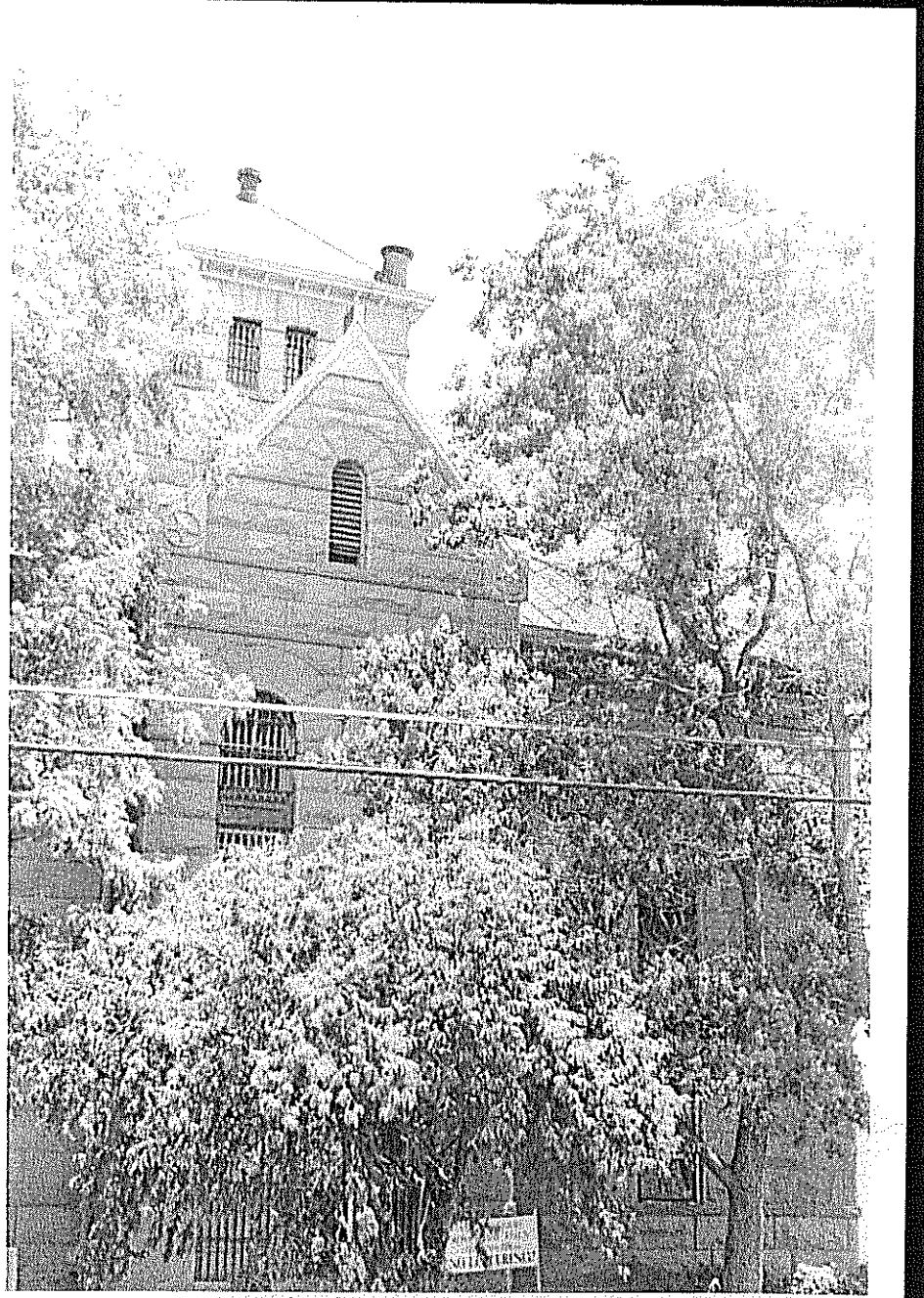
Commissioners Court -- 1895

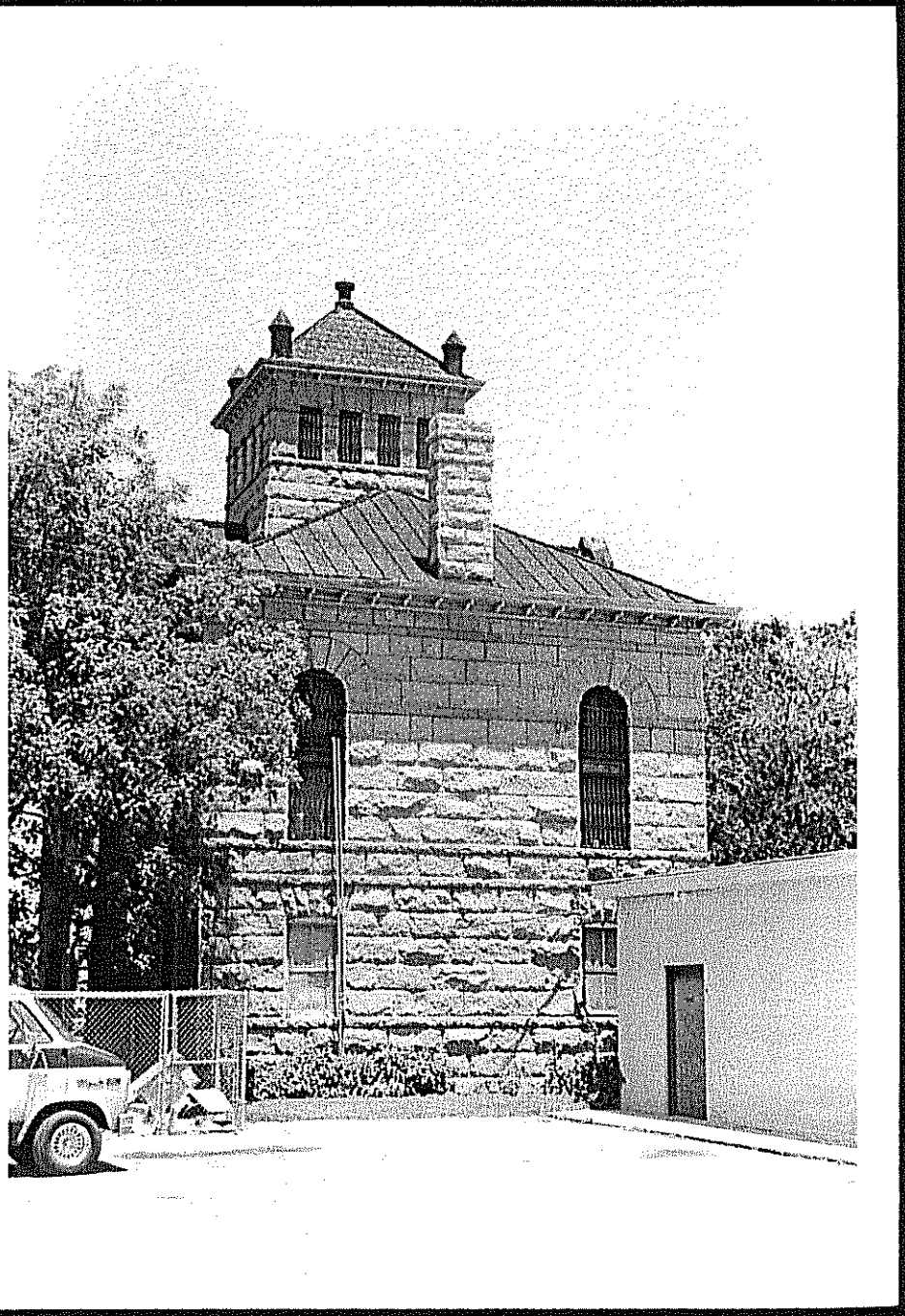
F. J. Johnson -- County Judge
H. F. Vordenbauman, Precinct 1
John W. Baker, Precinct 2
J. F. Montgomery, Precinct 3
S. J. Owens, Precinct 4

W. T. Swanson, County Clerk
N. R. Porter, Sheriff

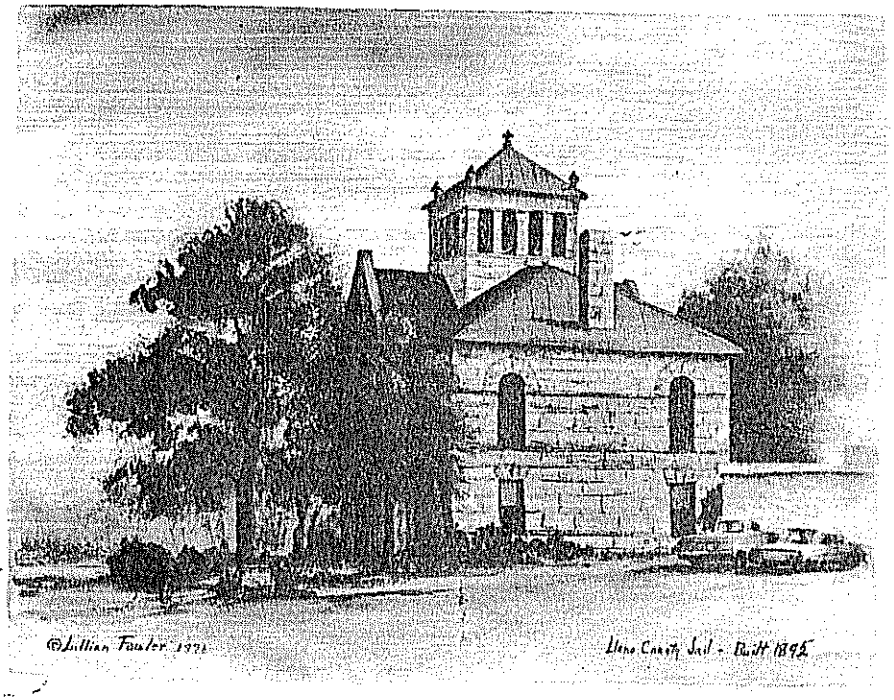








RECEIVED
APR 01 1980
TEXAS HISTORICAL COMMISSION



Historical Marker Dedication

Llano County Jail

April 19, 1980

3:00 p.m.

LLANO COUNTY HISTORICAL COMMISSION

Sarah Oatman Franklin, Chairman

Phyllis Whitt Almond

Ruth Fowler

Foster Casner

PROGRAM

UNVEILING OF TEXAS HISTORICAL MARKER FOR LLANO COUNTY JAIL

APRIL 19, 1980

3:00 P.M.

INVOCATION ..... REV. NATHAN BOOTH

WELCOME & INTRODUCTION OF GUESTS JUDGE C.C. TATSCH

ADDRESS ..... CONGRESSMAN TOM G. LOEFFLER

UNVEILING OF MARKER ..... SHERIFF GALE LIGON

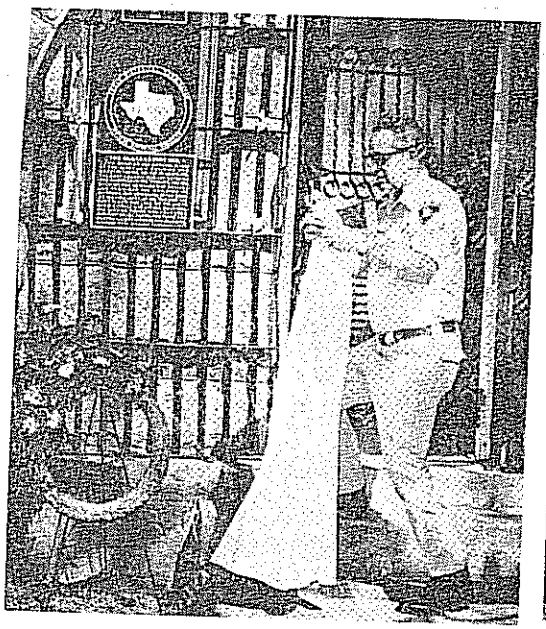
READING OF MARKER ..... PAMELA FOWLER

BENEDICTION ..... REV. FRED BROWN

TOUR OF JAIL

PRESS ASSOCIATION
718 WEST 5th ST. AUSTIN, TEXAS 78701 477-6755

News
Llano, Texas
APR 2 4 1980



SHERIFF GALE LIGON unveiled the historical marker on the Llano County jail Saturday afternoon.
(Llano News photo)



CONGRESSMAN TOM LOEFFLER spoke briefly at the dedication of the historical marker on the county jail Saturday afternoon.
(Llano News photo)

Jail Marker Is Dedicated

A state historical marker for the 85-year-old Llano County jail was unveiled and dedicated Saturday afternoon with Congressman Tom Loeffler making a short dedicatory address.

The old jail was built in 1895 in the heyday of the Llano iron boom and has served the county and city for the past 85 years as a lock-up for its drunks and miscreants. It has lately been condemned by both state and federal governments as inadequate for use by present day standards.

Rev. Rodger Croker, pastor of the Pittsburg Ave. Baptist Church, gave the invocation before the dedication. County Judge C.C. Tatsch introduced and welcomed the guests.

Congressman Loeffler talked briefly, citing the historical building as an institution that stands as a dedication to law and order.

Sheriff Gale Ligon then unveiled the state historical marker, and Pamela Fowler read the inscription.

Rev. Fred Brown, pastor of the Lutie Watkins United Methodist Church, gave the benediction, after which the guests made a tour of the old jail. Of particular interest was the gallows tower on the third and fourth floors of the jail. Although there is no record of anyone having been hanged in the jail, Llano County was ready for a hanging, had it ever become necessary.

TEXAS HISTORICAL COMMISSION

The State Agency for Historic Preservation

RICK PERRY, GOVERNOR

JOHN L. NAU, III, CHAIRMAN

F. LAWERENCE OAKS, EXECUTIVE DIRECTOR

December 9, 2002

Roger Pinckney
PO Box 691
Llano, TX 78643

Re: *Recorded Texas Historic Landmark project review*
Restoration of County Jail, Llano, Llano County (RTHL/NR)

Dear Mr. Pinckney:

Thank you for inviting Sharon Fleming and myself to your historic jail and Recorded Texas Historic Landmark to conduct a site visit. This letter represents the comments of the Executive Director of the Texas Historical Commission.

We applaud the Llano County Historical Commission for its resolve to preserve the old jail through an adaptive reuse project. We have the following comments and suggestions in the hopes of helping you to achieve your preservation goals:

- As requested, please find attached a list of various adaptive reuse projects of county jails in Texas. The information includes contact information to facilitate additional research.

- First and foremost, the building needs to be made watertight to prevent further deterioration. Water infiltration, particularly at the roof, is the building's most immediate threat. Please see the enclosed Preservation Briefs numbered 31 and 39 entitled "Mothballing Historic Buildings" and "Holding the Line: Controlling Unwanted Moisture in Historic Buildings" respectively.

- Second, we recommend researching the building's full history. Oral histories, Commissioner's Court minutes and local and county archives should be investigated. Not only will this information strengthen community resolve to restore the building, it will also support planning and fundraising efforts. Please see the enclosed Texas Preservation Guidelines entitled "Remembering Texas, Guidelines for Historical Research" and "Research Tools for Historical Research", as well as "Fundamentals of Oral History."

- Third, we recommend hiring a preservation consultant to conduct a feasibility study that will determine possible new uses and establish phased goals. See the attached handout "Finding and Hiring Qualified Historic Preservation Consultants". All planning efforts to rehabilitate the jail should be coordinated with the city of Llano, who recently conducted a downtown revitalization study

and is a newly inducted Main Street City. The feasibility study should broadly assess the current physical conditions (structural integrity, architectural character and features, presence of hazardous materials and space analysis). Case studies and a marketing study for potential new uses would also be useful components. Work sessions with the interested parties will be needed to develop community based priorities, project sponsors, phased execution plans and a preliminary estimate of probable cost for each option.

- Fourth, we recommend creating a fundraising strategy to pay for the planning and rehabilitation costs. For financial assistance, we recommend you pursue our Texas Preservation Trust Fund grant (see enclosed sample application) and approach all possible foundations and nonprofits, such as Preservation Texas (phone 512-472-0102). See the enclosed documents entitled "Financial Assistance for Historic Preservation" and "The Foundation Center Cooperating Collections in Texas."

- Fifth, we recommend choosing an adaptive reuse plan compatible with this particular building, requiring the fewest changes to its historic features. Please note that a major cost for the project will likely be structural stabilization. Therefore, an engineer or architect should be hired. Please see the enclosed information "Do You Need an Engineer?" for more information. Of course, our office looks forward to working with you in the future at this stage of the project planning.

Thank you for your interest in the cultural heritage of Texas, and for the opportunity to comment on this proposed project in accordance with Recorded Texas Historic Landmark legislation. We look forward to further consultation with your office and hope to maintain a partnership that will foster effective historic preservation. **If you have any questions concerning our review or if we can be of further assistance, please contact Chase Robertson at 512/463-6183.**

Yours truly,

Chase Robertson, Preservation Consultant
for: F. Lawerence Oaks, State Historic Preservation Officer

cc: Hatty Sagebiel, Llano County Historical Commission
Kenneth Dowell, City of Llano, 301 West Main, Llano TX 78643

FLO/CR

TEXAS HISTORICAL COMMISSION

The State Agency for Historic Preservation

RICK PERRY, GOVERNOR

JOHN L. NAU, III, CHAIRMAN

F. LAWERENCE OAKS, EXECUTIVE DIRECTOR

May 30, 2007

Sarah Franklin
Main Street Manager, City of Llano
301 W. Main
Llano, TX 78643

COPY

Re: *Recorded Texas Historic Landmark project review*
Old Llano County Jail, Llano, Llano County (RTHL)

Dear Ms. Franklin:

Thank you for sending information regarding proposed project work on your Recorded Texas Historic Landmark. This letter represents the comments of the Executive Director of the Texas Historical Commission.

The review staff, led by Caroline Wright has reviewed the project documentation provided and determined that the proposed replacement of broken window glazing, meets the *Secretary of the Interior's Standards* and may proceed. We have chosen to waive the remainder of the required waiting period as allowed by the statute. This review satisfies the requirements of the RTHL designation and the preservation covenant in place from the Texas Preservation Trust Fund work.

Thank you for your interest in the cultural heritage of Texas, and for the opportunity to comment on this proposed project in accordance with Recorded Texas Historic Landmark legislation. We look forward to further consultation with your office and hope to maintain a partnership that will foster effective historic preservation. **If you have any questions concerning our review or if we can be of further assistance, please contact Caroline Wright at 512/463-6214.**

Yours truly,

for: F. Lawerence Oaks, State Historic Preservation Officer

cc: Bill Stewart, Llano County Historical Commission

FLO/CW

Historic Red Top Jail 1895 - 1982

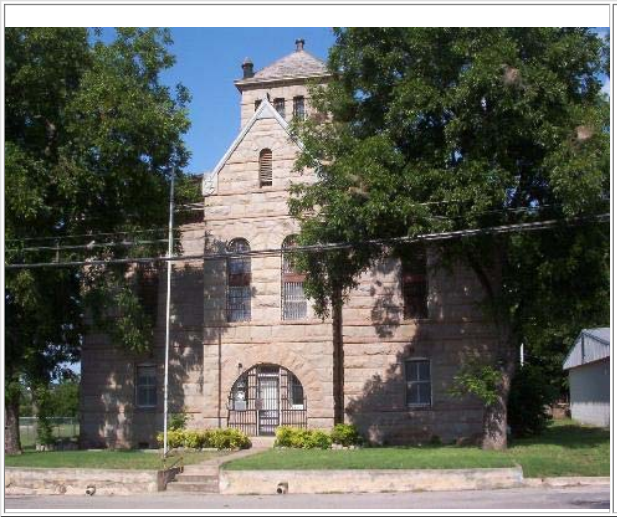
FRIENDS OF THE
LLANO RED TOP JAIL

August 2008
September 2008
October 2008
November 2008
December 2008
January 2009
February 2009
March 2009
No April News
May 2009
June 2009

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President - Sheri Zoch 1-325-248-0284
Vice President - Tom Dalrymple
Secretary - Sandy Shaw
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Frank Rowell
Gene Hall Miller

Annual member meeting July 12th with Jail Break and tours



The Historic "Red Top Jail" is located along the south bank of the Llano River, one block east of Ford Street (State Highway 16 & 71) in Llano, Texas. The Pauly Jail Building and Manufacturing Company of St. Louis, Missouri, erected this building, known as the "Red Top Jail." The yearlong construction was completed in December of 1895 at the cost of $11,500. The gray granite for the exterior was quarried in the county. The red roof of the Romanesque revival jail provided the building its nickname, and prisoners often spoke of staying over at the "Red Top."

The jailer used the first floor for an office and living quarters. The second floor had four cells and two drunk tanks. The fourth and fifth floors housed the gallows. The "Red Top Jail" is entered into the National Register of Historic Places, is a Texas Historic Landmark and located in Llano's Main Street Historic District.

The County's prisoners were housed in the building until the late 1970s. It has been used as a museum by the Daughters of the Republic of Texas and for Head Start's pre-school program.

The Jail is now managed by the Friends of the Llano Red Top Jail . Plans are being made to restore the building. For more information contact Frank Rowell at Enchanted Rocks & Jewelry, 1-325-247-4137.
Tom Dalrymple 325-423-2516
Mike Reagor 325-247-6704
City Hall 325-247-4158 Mara Dudley ext. 204 - Sarah Franklin ext. 209

June, 2009

JAILHOUSE NEWS

FRIENDS OF THE
LLANO RED TOP JAIL

It's been a busy, productive month. Hope you have seen the roof painted "Garrison Red". Dennis Masterson did a great job shoring up the 3rd floor ceiling and bracing the attic. He unearthed some treasures... The Texas Proud Festival was fun, but a lot of work. We are getting ready for our 1st anniversary as a group with a big celebration on July 12. Read on!

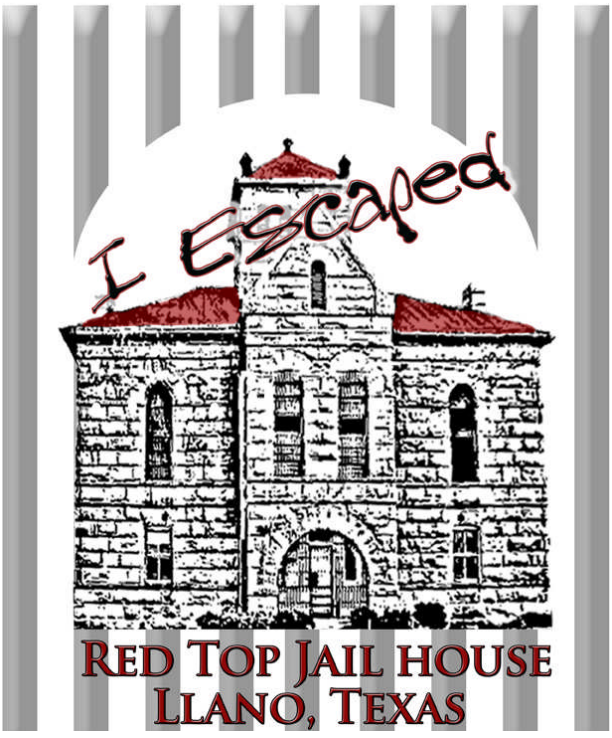
TX Proud Festival Events at the Red Top. With a generous donation of $750 from Llano Main Street, we were able to hire the Brazos Bottom Cow'ographers to reenact old west scenes, including a jail break of Johnny Ringo on Saturday, May 23. The dynamite charge to open the jail was a little too realistic – it burst a window and blew out Gene Miller's hearing aids! However, Mike Reagor got it on video and showed it at the movie X-men (see below). The Cow'ographers enjoyed their time with us and are coming back for another jailbreak at our annual meeting, July 12 (read on).

Because we volunteered to sponsor the movie Gran Torino, we garnered $650 to hire the Celtaires musicians to play their traditional music. They were awesome! Thanks to all who helped out at the LanTex for that.

15 volunteers helped serve food all day Saturday and Sunday morning, give jail tours and other things. I am very grateful to everyone who helped out, especially Ovetra, Sandy, Jim Ives, Gene, Mike Reagor and Frank. It was a success because of all of you. Thanks to Castell General Store, Jimmy Stephenson and Tejas Tacos for their food donations, Llano Feed and Supply for hay bales, the Cow'ographers for a $150 contribution and Llano Main Street.

Red Top T-shirts for sale!
We have 100% cotton shirts from small-3XL for sale at Enchanted Rocks and Jewelry. $15 for regular sizes, $17 for 2XL and 3XL. Thanks to Cheryl Quallenberg for the design!





Masterson finishes the roof on schedule! The grant from the LCRA to repair and paint the roof was to go "poof" June 30 if we did not use the money. Dennis Masterson and his crew came to the rescue and saved our Cinderella! 160 bags of concrete later, 4 new footings were poured in the attic to meld the gables to the central gallows tower. New metal rods were drilled from the gables to the central gallows wall in the attic. The attic is no longer in eminent danger of falling down and the gables have been bolstered.

All leaks in the roof were fixed with new flashing. The missing decorative corbels in the eaves were recreated and the metal sheets in the gutters were re-formed exactly to match the existing metal work. The minimal hardwood underlayment that had deteriorated was replaced. The roof has been painted the "Garrison Red" color that was specified by Source Co. in Galveston. This company scientifically matches historical paints to modern day paints. We used a Sherwin Williams special polymer roof paint that should last for a very long time. If you remember, the metal roof is steel with a lead coating. Masterson power washed the roof, primed new flashing, and then sprayed this new polymer paint onto the gallows and main roof. It looks like a Disneyland castle!

Most importantly, Dennis Masterson donated the paint and labor for the roof. He also became a new member! Thanks to Dennis, we have finished the project on time and pretty close to budget. All of the members of the Board are very impressed with his professionalism and skill in this project. We are eternally grateful to you, Dennis.

The new roof was not without it's hitches, however. A rainstorm broke a tree limb that smashed newly bent sheet metal for the gutters and Masterson had to throw them away. The TX Historical Commission and City of Llano had a lot of issues with how the work was to proceed. However, Masterson stayed on board through this last year's hiccups and got the job done. Thanks again, Dennis.

"Friends" host X-Men at the LanTex. Thanks to all of the volunteers who sold popcorn and tickets at the last LanTex movie. The money (~$200) goes to the restoration.

Treasures found! Frank and Ovetra were digging around the trash during the roof project and found a curious hemp canvas piece with 3 metal clips. The clips are ~shell-shaped and engraved with the words, "Patented 1902". They fit perfectly into holes in the jail cells. Turns out, they were used to support hammocks that the prisoners layed in at night. We were curious how 4 prisoners per cell were housed in those tiny cells. Now, we know. They slept in hammocks. Other Pauly Jails throughout the country also used hammocks.

Dennis also found a piece of the metal tiles on the gallows roof that says "Patented 1892". These are part of our heritage.

First Anniversay Party July 12! We are throwing a big shindig on Sunday, July 12 at 5:00. We will have our annual general meeting mixed in with the fun, including:
Gourmet burgers/Desserts/Drinks
Jail break reenactment/Jail tours/Music

While this benefit is free, please bring your checkbook. We all need to "reenlist" as Friends, give to future restoration efforts and help support the Red Top Jail.

For this event, the Cow'ographers will stage another "jail break" of Johnny Ringo. We will serve gourmet hamburgers, venison sausage, cowboy beans and scrumptious homemade bread pudding. Music will be from Courtney and Allan Reed! To make this all happen, we will need your support <u>again</u>...but hey, WE are moving forward, right?

Sheri Zoch, President

THANKS FOR ALL YOUR SUPPORT FROM THE "FRIENDS OF THE LLANO RED TOP JAIL"BOARD OF DIRECTORS:

President: *Sheri Zoch 325-248-0284*

Vice President: *Tom Dalrymple*

Secretary: *Sandy Shaw*

Treasurer: *Ovetra Hartman*

Member: *Frank Rowell*

Member: *Gene Hall Miller*

May 2009
Sheri Zoch, Pres.

JAILHOUSE NEWS

FRIENDS OF THE
LLANO RED TOP JAIL

Texas Proud Festival Red Top Jail Events
We've got a big show at the Red Top for the Texas Proud Festival on Memorial Day weekend. The Celtaires, a traditional/Irish music group, will play on Saturday, May 23 from 10-6 PM. The Brazos Bottom Cow' ographers will entertain us on Sat. and Sun. in their town facade (across the street on the north side of the jail, by the river park) with their comedy skits & period costumes. We will sell food & T-shirts (yes, the Friends of the Llano Red Top Jail will have new T-shirts – see below). As usual, "Sheriff" Mike Reagor & "Jailor's wife" Sheri Zoch will give jail tours on Saturday and Sunday. *JAIL BREAK ON SUN.!*

We will need lots of volunteers for this event.. I guarantee you that it will be a pleasant undertaking if everyone gives just a little bit of their time to help sell food or T-shirts, keep jail tour logs or otherwise help out.

If you have ANY time to help on Sat. or Sun., Please HELP! Call 325-248-0284!



***NEW BUSINESS MEMBERSHIPS NOW AVAILABLE.* Your business name will be added to our donor sign in front of the jail:**

Platinum:	**$1000**
Gold:	**$ 500**
Silver:	**$ 100**

This is your chance to let your business "shine" in front of a very worthy cause – the restoration of the Red Top. Doesn't take much, just a phone call to any of the Friends Board Members....

Grant News
We applied for a grant from the Llano County Hotel Occupancy Tax to sponsor the Texas Proud Festival Red Top Jail Events, but did not get it. Fortunately, the Llano Main Street organization came through and will fund the Cow'ographers to set up their "town" on Friday, May 22 and perform skits on Saturday and Sunday. *We thank Llano Main Street for their very generous donation.*

T-shirts Available
Our first T-shirts are now available. They sport our logo on the front and Cheryl Quallenberg's beautiful rendition of the jail, with bars, on the back. It also says "I escaped" on the back. Thanks, Cheryl for a great job.

Restoration News
The City of Llano hired the Pat Sparks Engineering Group again (they produced our initial engineering assessment) to help us with the next phase of restoration – bracing of the front and back gables and shoring up the roof.

Restoration News, Cont.

As you know, local contractor Dennis Masterson was hired by the City of Llano to do some immediate repair work to the roof to prevent further leakage. Mr. Masterson was there to walk through the attic with Rick Miles of the Sparks Group and they discussed the roof restoration project. Masterson had questions that Rick Miles could answer directly. He is starting work on the roof as we send this newsletter.

What's Next?

RESTORATION: The window in the southwest corner of the gallows has fallen apart. The bricks below it have given out and the window has been replaced with a board. This window is a main source of leakage into the gallows and needs restoration. If any of you know someone who can restore the masonry, wood, glass or other parts of the jail to its original glory, please call Randy Farnsworth at the City of Llano. He is compiling a list of potential contractors who are willing to bid on future projects for the Red Top Jail and other City of Llano projects. The City of Llano will proceed with a standardized bidding process for all Red Top Jail restoration projects in the future. If you are interested, call Randy Farnsworth and get on the list!

Sheri Zoch contacted the Source Group in Galveston that specializes in determining accurate color matching of historical buildings. The Komatsu group suggested that they analyze the red pigment on the roof to determine the most accurate color match by Sherwin Williams or other modern day paint manufacturers. Since we have samples of the roof from the last time the LCRA bucket truck came into town, the Source Gp. thinks that they can do this for around $550. By the way, the day-glow orange found underneath some of the steel roof could have been a primer that was often used in those early days.

If anyone you know has any photos, either black and white or color, with the Red Top roof in the background, please let us know. This will be VITAL for an accurate color match of the roof. *Check your archives!*

NEXT GENERAL MEETING. I know, can you believe it? The next general meeting of our group is on my birthday, July 18! We will reassess our goals, vote on new board members and decide on a mission statement for our group. This will be your chance to relax, have some good food, drink and be merry with new and old friends. We will have music, BarBQ, and libations. Please come and bring your checkbook!

HALLOWEEN: We have already agreed to hold the next Halloween Haunted House at the Red Top together with the Llano Volunteer Fire Dept. Auxiliary. Last year, we raised $592 and the Auxiliary raised twice that. It was a win-win situation and was tons of fun! Think about your costume for this year – prison inmates, guards or ghosts are needed..... Last year was a real hoot – babies crying, grown kids howling, teenagers running out of the building! Well, it was fun!

HERITAGE DAYS FESTIVAL EVENTS AT THE RED TOP?: This could be the first year that we participate in the Heritage Days Festival (Oct. 17-18). I guess it depends on how much fun we have at the Texas Proud?

Show your support and join up!

THANKS FOR ALL YOUR SUPPORT FROM THE "FRIENDS OF THE LLANO RED TOP JAIL"BOARD OF DIRECTORS:

President: *Sheri Zoch 325-248-0284*

Vice President: *Tom Dalrymple*

Secretary: *Sandy Shaw*

Treasurer: *Ovetra Hartman*

Member: *Frank Rowell*

Member: *Gene Hall Miller*

March 2009

JAILHOUSE NEWS

FRIENDS OF THE
LLANO RED TOP JAIL

Texas Proud Festival Happenings at the Red Top. Another *BIG* event is scheduled at the Red Top for Memorial Day weekend. The Friends of the Llano Red Top Jail are sponsoring the Brazos Bottom Cowagraphers this year. They will set up a "town" east of the jail and entertain crowds with old west skits. There will even be a jailbreak on Sun.! 35-50 of the Cowagraphers will arrive Friday night and perform on Saturday and Sunday. They will camp out behind the facades. We will be responsible for all of their meals, so we will need lots of volunteers to help serve and even prepare some. Keep the date open!

We will also have the Celtaires play their traditional/Irish/Gaelic music just east of the jail. This band is paid for by your volunteer hours at the LanTex showing of Gran Torino. The Celtaires will play from 10-6 on Saturday, in between skits of the Cowagraphers.

This is going to be a fun weekend. If you can, please dress in period costume. Go to Colonel Crows or have one made!



Roof restoration update. We ran into a SNAFU with the Texas Historical Commission regarding restoration of the roof, but this seems to be resolved. The THC was concerned that the roof should not be restored until the foundation was stabilized. As you know, there are serious cracks in the jail due to subsidence of the foundation. However, our roof contractor, Dennis Masterson, will be repairing flashing and other areas that need immediate attention due to rain POURING into the attic. He will not be altering the placement of the roof. Many thanks go to Sarah Franklin for dealing with the THC on this issue, and to Tom Dalrymple, Mike Reagor and everyone else behind the scenes making this restoration project work.

If you want to see the original color of the Red Top roof, check out the piece sitting in the "yellow room". It's dayglow orange!

LCRA Coastal Expo. Many, many thanks go to Mike Reagor for championing our booth at this festival on March 7. He purchased a dutch oven and cooked delicious jalapeno cornbread and awesome cowboy beans over an open fire. Bob Sewell made delicious sausage wraps and Sandy Shaw helped sell the goods. Thanks to everyone who helped out. We made around $200. Oh, and the Zoch's dog Scamper won Best Dog of the Parade! He ate a sausage and kindly licked the toes of some of those being served! Guess he's our group mascot?

Events like this are fun, but they also get the word out that our group exists and we really care about restoring this great old jail. You guys make it happen.

Jail trivia dug up by Ned Woodall.
Before the Red Top was built, a jail called the Calaboose was built in 1882 on the SE corner of the square for $7,600.

The jail was moved from the courthouse square by court order on Jan. 11, 1894. Decision affirmed on appeal Jan. 2, 1895.

In Feb., 1895 the land was bought from John W. Simpson for $475.

Plans for the Romanesque Revival jail were accepted on Feb. 27, 1895 from F.B and W.S. Hull, agents of The Pauly Jail Building and Mfg. Co. of St. Louis, Mo.

John Goodman was appointed construction supervisor in March for $75/mo.

The building was started in June or July. Goodman began receiving pay in late June.

Construction was completed Dec., 1895 for $11,500.

In 1911, $17 was spent to repair and repaint the roof. Owen and Stanley did the work.

The first toilets (steel stools) with flushing devices were installed in 1917 and connected to the city sewer.

In 1948, $23,056 was spent for major repairs to the jail, including patching cracks in the walls and new flashing on the roof. 23 strips of steel were put in the defective parts of the wall in the mortar line.

Gas heaters were installed on the second floor in Nov., 1950.

The county's prisoners were housed in the building until 1982 (from Wayne Brascom).

The jail was put on the National Register of Historic Places in 1977 and became a Texas Historic Landmark in 1979.

The Llano Chapter of the Daughters of the Republic of Texas had their office in the jail in the 1990s.

Thanks, Ned for your hard work. This stuff is great! Ned's chronicle will be part of the master plan prepared by our historical architect, Karl Komatsu.

What else? Ain't nobody here but us chickens, right?. We scratch a lot, but sometimes we get! The Jail now has a LARGE sign that will be placed out front honoring our donors. The original limit for donation to be included on the donor sign was $1000. However, at our last meeting, we decided that we need to lower the donor categories to $100, $200 or $500. What do you think? Should we allow people and businesses to donate $100 or more to advertise their name on this billboard to be placed in front of the Red Top? Call any Friends Board member for your comments.

There's also a new sign on the jail front that advertises jail tours on demand. Tom Dalrymple has given several tours and we are anticipating much more interest in the jail from this 24/7 response. Of course, "The Mayonnaise Jar" for donations is always highly visible during these tours!

Latest grant news. THC bailed on us this year due to the hurricanes and losing money in the stock market, but they are entertaining applications for next year. We will reapply.

We will also apply for $2000 from the Llano Co. HOT to help host us for the TX Proud Festival for meals, advertising and sponsoring of the Brazos Bottom Cowagraphers.

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Member: *Frank Rowell*

Member: *Gene Hall Miller*

Month

JAILHOUSE NEWS

FRIENDS OF THE
LLANO RED TOP JAIL

Gran Torino LanTex show a success! We raised $661 by sponsoring the Gran Torino movie at the LanTex . Thanks to all the volunteers who helped out: Mike Reagor, Charles Slocum, Sandy Shaw, Tom Dalrymple, Carol Williams, Dave and Inell Franks, Sheri and Walt Zoch. Gosh, if I missed someone, please don't be offended. You all worked hard and deserve kudos! If you did not get to see it, you should rent the movie. It was a winner.

Nonprofit cook-off at Badu Park March 7. All local nonprofit organizations are invited to participate in a cornbread and beans cook-off at Badu Park at noon. The meals must be prepared on site over coals. Beans will be managed by Mike Reagor and cornbread by Ovetra Hartman. We will need help managing the fire and showing our support. Ovetra could use some help with a recipe. We also need a dutch oven. If anyone has one, please contact Sheri (248-0284). The grand prize is $500, so it is worth our efforts. ***Competition was cancelled on Thursday. We will now be selling beans and cornbread for donations for the jail.***

Red Top to engage Cowagraphers at Texas Proud Festival. These reenactors will put up their "town" behind the Red Top this year. The Friends will sponsor them on Memorial Day weekend. We will also have the Celtaires play from 10-6 on Saturday behind the jail. This is going to be an even bigger event this year, with most of the happenings at Badu Park (shootouts, chuckwagon cook-off, etc.). The Red Top will give tours and the reenactors will use the jail for some of their antics. Should be lots of fun. Might even have some jail breakouts!

Update on the roof. We submitted a request to repair the major leaks in the roof to the Texas Historical Commission. The city council already approved spending $19,600 for roof repairs by Dennis Masterson. The THC reviewed the request and is now considering whether this should be allowed. As you know, the leaks go all the way to the first floor and are damaging the floor. If you want more info on this, call Sheri and I cry in your ear! Sarah Franklin is working hard on this. Thanks, Sarah.



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Jan. 2009

JAILHOUSE NEWS

FRIENDS OF THE
LLANO RED TOP JAIL

Happy New Year! Hope this year is very successful and prosperous for you. We have some fun things planned and are beginning work on the Red Top restoration. Read on.

Gran Torino movie FUNDRAISER. For those of you who volunteered to help, "we need you for this". We will sponsor the Lantex showing of the new Clint Eastwood movie *Gran Torino* on Feb. 20 and 21 – three showings (Friday night, Sat. matinee and Sat. night). We need 15-20 people to man the popcorn stand and take tickets. PLEASE call Sheri or Sandy to help.

Texas Research in Paranormal (TRIP) All-nighter. Four TRIP investigators visited the Red Top one night in December and claimed that they had never experienced so much "activity" before. In the Doolittle Chapel room, investigator Melissa said she heard "Ain't you known as Missy?". Lots of evp's (electronic voice phenomena) were recorded, including curse words. Melissa even got whacked in the back! Call Sheri for details.



Architectural Master Plan. Karl Komatsu from Ft. Worth is a historical architect who has agreed to put together a master plan for the renovation of the Red Top. If you remember, we got a grant from the National Trust and the city has agreed to fund the remainder of the venture. The master plan will tell us what we need to do, in what order, to renovate the jail.

Karl will begin work on Jan. 28. He will bring a crew down to take measurements and assess needs. All of the Board members met Karl and we were unanimously impressed with his knowledge and professionalism. He has overseen the restoration of many national treasures. In fact, he is currently helping Llano county with community development. We are happy to have Karl on board.

Masterson wins roof bid. The Llano city council approved a bid from Dennis Masterson to repair the roof. We decided to repair the leaks in phase one, then clean and paint the existing roof in phase two. Dennis constructed the new awning on the Llano Memorial Hospital north entrance and did a fine job. He seems eager to start work on the roof, a good thing. Right now the roof leaks down to the first floor and is causing problems in the flooring there. Dennis will work with Karl Komatsu and the city on specifics.

Gale Ligon records found. Gene contacted Carole Ligon, Gale's daughter-in-law, who said that she has many old jail records & such from Gale and is willing to let us go through them. Gale Ligon was the last sheriff to book prisoners into the Red Top. Essentially, we have no jail artifacts, so these will be priceless.

Open discussion of "Red Top Museum". It is time to open a discussion about the eventual function of the Red Top, once it is restored. We need to talk about this now so that Karl can plan lighting, HVAC and special historical preservation environments, etc. in his master plan. We are pretty much all in agreement that the second and third floors will remain as is. A small part of the first floor will necessarily house a small office and a place to view a virtual tour (see last newsletter paragraph). There may also be a small shop for the sale of Red Top knick-knacks on the first floor.

I have heard several ideas about how best to use the first floor rooms. These include:

1. Hill country geological museum
2. Law Enforcement Museum
3. Outlaw Museum
4. Texas History Museum
5. Paranormal Museum
6. Your idea here!

This will be a topic of discussion at our next general meeting (party) in July, so start thinking about it. Please email your comments to Sheri (sprasatik1@verizon.net).

Red Top Website. Thanks to Frank, we now have a website. Go to llanomainstreet.com and click on Red Top Jail. Frank will also be posting pictures of the black cowboys that were donated by Dale Fry as part of our Doolittle Chapel collection. Great job, Frank!

New Signs at Red Top. The Red Top Board commissioned two new outdoor signs from "A Sign From Above" for the Red Top. One sign advertises tours on demand by calling Tom Dalrymple or Mara Dudley at the Llano County Court office. We will not charge for the tours, but the donation mayo jar will be prominently displayed....

Another sign lists all donors giving >$1000. There is plenty of room on the donor sign, so we can fill it in as we go. If you remember, Pat Sparks Engineering told us we needed around $420,000 to stabilize the structure. So far we have around $42,000. We have a lot more to go, but at least we have a start!

Board Meetings. Did you know that your Board of Directors meets every month on the third Wednesday at 5:30 at the Red Top? We discuss everything from historical and paranormal research findings to how to fix the roof. If you ever want to attend the meetings, just show up. This is your group and we welcome your input.

<u>Volunteers needed</u> for historical research. As part of the master plan, Karl asked us to do some research into the establishment of the Red Top. He wants us to go through county commissioner court minutes to document the approval of the jail building around 1895. Also, any newspaper articles or letters from around that time documenting the building of the Red Top are welcome. This is your chance to be of service and have some fun doing historical detective work! Frank is coordinating this effort, so please call him and let him know what you would like to do.

Virtual Tour. We are working on making a virtual tour of the Red Top for those who are vertically challenged (can't make it up the stairs). This will consist of a slide show of the jail cells and gallows upstairs. Frank and Tom are working on this. Eventually, we would like to make a narrated movie of the Red Top as part of the tour. In addition to Mike Reagor's narration, some evp commentary may be included (we'll keep the curse words to a minimum)?!

'Till next month,
Sheri Zoch

THANKS FOR ALL YOUR SUPPORT FROM THE "FRIENDS OF THE LLANO RED TOP JAIL"BOARD OF DIRECTORS: (325 area code)

President: *Sheri Zoch 248-0284*

Vice President: *Tom Dalrymple 423-2516*

Secretary: *Sandy Shaw 247-1787*

Treasurer: *Ovetra Hartman 247-3188*

Member: *Frank Rowell 247-4137(Store) 247-1987(Home)*

Member: *Gene Hall Miller 247-4074*

December 08

JAILHOUSE NEWS

FRIENDS OF THE
LLANO RED TOP JAIL

Merry Christmas Friends!
Hope you have a happy and safe holiday season. And stay warm!

Restoration Master Plan:
We received a grant from the National Trust for $5000 to fund Karl Komatsu, historical architect from Ft. Worth, to develop a master plan for the Red Top Restoration. The Board of Directors met with him at the Red Top last week and were very impressed, not only with his ability to convey ideas, but also his professionalism. By the way, this meeting had to be rescheduled a week later because Pres. Bush needed him to design his offices in Dallas that day! Karl will present a master plan that will guide us in our restoration of the jail. One of the items that he will present includes a history of the jail, including minutes of the county commissioners court that approved the jail and early newspaper articles about building the jail. The Friends will do the research on this, so if you are interested, please contact Frank Rowell (325-247-4137).



Red Top Roof Renovation:
As you know, we received a $24,000 grant from the LCRA to finance restoration of the Red Top roof. We were in a quandry about whether to try to keep the old roof, paint it and fix the leaks or to install a new metal roof. Dennis Masterson, who did the roof over the front drive at the Llano Hospital and the Dabb's Hotel renovation, gave us a bid for around $33,000 to bolster the Red Top roof underlayment and joists, fix the flashing and gutters, power wash the standing seam steel roof and repaint it. We are delighted with this, since we can keep the original roof and hold out the rain! Mike Reagor will find out what the city needs in terms of bidding rqmts.

Texas Researchers & Investigators of Paranormal (TRIP):
This group from Austin had an all night visit to the jail on Friday, 12-5. It was cold, but 4 members of their group videotaped and recorded the spooks at the Red Top that night. Haven't heard yet about their findings, but I suspect that the ghosts had something to say after hosting the Haunted House this year!

Gayle Liggon's Red Top Artifacts:
Gene Hall Miller spoke with Carol Ligon about Gayle Logon's memorabilia from the Red Top. Apparently, they have old Red Top jail logs and other items of interest to us that they can loan us, at least to make copies. Great job, Gene! Also, Donny Stewart has jail logs dating back to the mid 1970's, which includes the Red Top days. We need some help with copying or scanning these....Did I see you raise your hand?

A new look to the jail interior:
Thanks to work parties from some of our friends, we have torn down the false ceiling in the kitchen and "nursery" area of the first floor. We think that this ceiling was added during the days when the first floor was used as a Head Start children's day care. Interestingly, we think that the "purple room" was a nursery, due to the robot named "Joe" inscribed on the wall. We would like to tear down all of the false ceiling in the first floor – the hallways, blue and yellow room. The original ceiling of the first floor is similar to the county courthouse – corrugated steel with concrete poured on top. Restoration of the ceiling can be done by work parties, so let's roll up our sleeves. Wed., January 14 will be the next party, so get ready. Thanks to all who have helped so far.

Lantex Theater Benefit:
The third or fourth week of February or March are available for the Friends of the Llano Red Top Jail to do a fundraiser at the Lantex Theater. We will need approximately 15 volunteers to help with concessions, ticket sales, and promotion of a movie at the Lantex. We get 50% of the take of the same movie shown 3 or 4 times that weekend. We'll try to find a popular Western or something that will bring in lots of kids to maximize ticket sales. None of these jobs are hard. We just need a commitment from you. For example, Madagascar 2 raked in $1000 for each party (Main Street and the charity).

Why do I keep talking about money raising? Because money talks! No seriously, the more dollars that we bring in, the more people sit up and listen to our goal of renovating the jail and using it as a museum for our community. The more people visit the jail, the more tourism Llano experiences, which brings more dollars here. We have an absolutely pristine old jail that will be a source of pride (and shame) for many old families and families to come! That pristine nature will not be changed in the renovation. We just want to keep the jail from falling down and make it a unique tourist attraction. The Red Top is an asset to our community and should be treated as such. However, it is falling down and should not be ignored any longer .

Other fundraisers:
Robin Chisea suggested that we have an artistic competition of a rendition (in any media) of the Red Top. This may take place at the Starving Artist Festival in Llano on May 10. Artists will draw/paint/photograph or somehow recreate the Red Top and present their works for a juried show on May 10. The winning artist will have their work displayed in town and receive a prize. In addition, there may be an auction of the various artist's works.

We are also thinking of having a Jailhouse Rock concert, probably May 16. If anyone would like to help with this, please let us know. This could become an annual event, which could be lots of fun.

One last thing – if any of you know of someone in the movie industry, we would love to have them film a movie at the Red Top. Think of a Western or a Horror Film... In exchange for the location, maybe they could renovate the Red Top or provide structural stabilization? These are things that we are discussing at our Board of Director meetings. All options are open. Your input is appreciated.

Happy Holidays:
Hope you all have a merry Christmas and a very happy and productive new year. Your continued involvement and support of our little group is the basis of our existence. I thank everyone for your efforts.
Sheri Zoch

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Nov. 2008

JAILHOUSE NEWS

FRIENDS OF THE
LLANO RED TOP JAIL

We had a fun time at the Halloween Haunted House this year. We've also gotten another grant and submitted more. Read on.

Haunted House Rocks at the Jail! The kids were absolutely spooked this year as they went through the rooms of the Haunted House at the Red Top. Because of the football game, the event was held on Saturday, Oct. 25 and Halloween. Around 592 visitors went through the jail. The Llano Volunteer Fire Department Auxiliary decorated the jail and sponsored the event. If you didn't see it, you definitely need to go next year. It was *very scary*.

The kitchen housed the mad cook, who banged bones around and threatened to stew up the kids. The Doolittle Chapel room had the dead jailor's wife (Sheri/Patti) who described the ghosts in the jail. The yellow room had someone in a real casket. Upstairs were the prisoners who banged on the jail cells with their cups or chains. There was a torture chamber and other scary things upstairs.



Thanks to the Friends who participated: Mike Reagor, Patti Felts, Frank Rowell, and Gene Hall Miller. We plan to continue this next year with more involvement of the Friends. We may also do a costume contest. The VFD auxiliary donated $592 to the Friends!

Grant News: The National Trust funded $5,000 to hire historical architect Karl Komatsu from Ft. Worth to design a master plan for the renovation of the Red Top. This plan is essential for us to prioritize steps needed and to tell us what should be done. Mr. Komatsu has extensive experience renovating historical structures, including courthouses, schools and theaters. He currently consults with Llano county on economic development projects. His fee is around $12,000, so we will need to come up with more dough. Sigh.

We have applied to the San Antonio Conservation Society for money to brace the east and west gables. This is pending.

We are applying to the Texas Historical Foundation for funds to do an asbestos abatement of the bottom floor in order to repair the foundation. We'll keep you posted.
Respectfully, Sheri Zoch

BOARD OF DIRECTORS:

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Oct. 2008

JAILHOUSE NEWS

FRIENDS OF THE
LLANO RED TOP JAIL

MICROCAP: This month has been a lot of fun and work, all mixed together. The LCRA sent a cherry picking bucket truck so that we could snoop around the roof. Some of the Friends got to go up in it! We also had two work parties to clean up the jail, and it is spotless! At Heritage Days we will have jail tours, some of us as reenactors. The big news is the annual Haunted House hosted by the Llano Volunteer Fire Dept. Auxiliary will be held at the Red Top. Check it out...

LCRA DONATES BUCKET TRUCK USE: As you know, the LCRA granted us $24,000 for restoration of the Red Top Jail roof. In the last newsletter, we told you about the composition of the roof, but what about the gallows? Our problem was how to get up there to get a sample of the gallows roof. The LCRA graciously sent a bucket truck to help us get samples of the gallows for microchemical analysis and to inspect the roof. We called two roofers with a special interest in historical preservation, Irvin Roofing and Nixon Roofing. They both came out, rode in bucket and gave us their opinions, which will be discussed at the next city council meeting (Oct. 23).

Frank Rowell got some great photos of the roof, the Llano bridge and the courthouse from above the Red Top! When he pulled up some of the roof to expose some areas, Frank found out that the roof was actually a day-glow orange. Coolest thing is, he found about 20-30 bullet holes in the west side gutter of the gallows tower. How they got there is a matter of conjecture. We have some theories, like the sheriff shooting pigeons....

Ever wonder about those 4 round decorative thingies on the gallows tower? Turns out they are made of solid granite, capped with metal and painted black. The northeast one was leaning, so someone put metal pipe underneath to stabilize it. Go figure! Thanks, Frank, for your great photos!



TOUR GUIDE TRAINING AND MORE: Thanks to all who came to learn how to give jail tours. We will soon have a sign outside the jail telling visitors that if they want a tour during a weekday, they can call a central number. We will have a phone tree for people who can give the tour. Visitors stop by all the time for tours. Great idea, Tom!

WORK PARTIES: This is truly a hands-on group, as shown by the number of volunteers who showed up for our two work parties. The first "party" involved cleaning out the old Purple Room. It may have been the nursery of the jailor's quarters, since we found a scratched out rendering of "Joe", a robot??? Who knows what other treasures lie underneath?

JAIL FINDINGS, CONTINUED:

Mike Reagor, Frank Rowell and Tom Dalrymple took off part of the false ceiling to reveal the glorious original ceiling. It looks much like the courthouse ceiling, corrugated metal with cement poured on top of it. The purple room also exposes the original rock wall interior of the Red Top in areas.

Special thanks go to Charles Slocum and John Nelms, who outdid themselves vacuuming the jail and gallows. The City of Llano renovated the bathrooms, which are now functional (thanks to Eugene Long and guys!).

I'm astounded by all of the love shown to this building by so many people. Thank you, Sandy Shaw, Julie Woodall, John Nelms, Charles Slocum, Ovetra Hartman, Gene Hall Miller, Frank Rowell, Mike Reagor and...
(add your name here next time, teehee!)

GRANTS: The bad news is that we received notice that the grant that we wrote to the Texas Historical Commission ($30,000) has been put on hold due to Hurricane Ike. This was not a good year to ask for money from Texas, due to the hurricanes. However, I recently submitted a grant to the San Antonio Conservation Society ($13,000, for bracing of the west gable) and the National Trust (to fund an architectural master plan). I will submit grants in the next year to the Texas Historical Foundation (Ted Lusher is a trustee) and others for the Red Top.

The City of Llano is starting to pay attention to our efforts and is ready to chip in. I feel that we are well on our way to achieve our plan to stabilize and renovate this jail to it's original glory. This group is the impetus for the restoration of this great old building. I can't thank you enough for supporting our efforts. You are the heart of this effort to renovate the Red Top!

UPCOMING EVENTS:

HERITAGE DAYS: Sheri, Mike and Tom will give tours of the Red Top from 10-2 or so Oct. 18. I play the jailor's wife, Mike and Tom are the sheriff and deputy.....

HAUNTED HOUSE: The Llano Fire Department Auxiliary puts on the annual Haunted House. This is the first year that it will be held at the Red Top Jail. There will be a little kids area (the purple room) for the meek at heart.

You all know how scary the jail is during the day, but how about at night? I won't divulge anything about the experience, but I am sure that your kids or grandkids have never experienced anything like this before. We have so many scary, fun things planned that I think we will rival any other Haunted House in Texas for spookiness and fun.

WORK PARTY: November 6, 10:30-??? Focus on first floor ceiling and walls.

CAN YOU DONATE ITEMS FOR THE....

Kitchen:
-- antique kitchen stove
-- antique kitchenware
Bathrooms:
-- toilet paper holders
-- pictures (see the new curtains)
-- potpourri and old stuff
Yellow Room:
-- Confederate memorabilia

Respectfully,
Sheri Zoch, President (325-248-0284)

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September 08
Vol. 2

JAILHOUSE NEWS

FRIENDS OF THE
LLANO RED TOP JAIL

Hi Friends,

We've been really busy since the last newsletter, so lots to tell about. Welcome to new members. Like our new logo? Danielle Carmichael designed it for us – we own it, so can use it on any documents we wish.

FUTURE EVENTS:

1. Haunted House (Oct. 30 and 31)

The Llano Volunteer Fire Dept. Auxiliary will hold the annual Haunted House at the Red Top October 30, 31. Don't tell the kids, but we have some fun and creepy things planned. Like, a real casket with a live person laying in it, a skeleton playing the old organ, and of course, locking up kids in the jail cells. Tom Suarez from the Llano News will take pictures of kids locked in the jail and post them on his website for parents to buy. Both the Llano VFD and Tom Suarez will contribute a portion of their proceeds to the Friends. Bring your kids and grandkids!



2. Heritage Days (Oct. 18)

As part of Llano Heritage Days we will have jail tours. Mike Reagor plays the sheriff and Sheri plays the jailor's wife. Tom Suarez will also photograph anyone who wants to be locked into the jail. Now that we found the jail cell keys, we may actually be able to free the prisoners!

3. Paranormal Soc. Seance (Dec. 5)

If anyone wants to see ghosts, a paranormal society is holding an all night seance. If the Haunted House doesn't scare you, maybe this will?

WHAT IS THE RED TOP, ANYWAY?

There's been a lot of speculation about the composition of the Red Top roof. Turns out Pamela Fowler was right – it was painted red. Walt Zoch did the microchemical analysis of the red top roof and determined that it was steel with a lead coating. On top of that was an iron based pigment with the remains of a binder, suggesting a red paint. The ridgecap was also painted red, but was steel with a zinc coating (galvanized steel). A decorative metal piece was pure zinc with a tar coating. We still don't know about the gallows roof, but the LCRA has volunteered to lend us a cherry picker to sample the tile up there.

Because of the lead and other issues, the Board decided that the best way to use the LCRA grant money is to repair the holes and flashing, coat the roof and paint it red again. We will need help from people who recall the exact red color to match it, so we will probably present a series of red swatches for Llanites to choose. Of course, the City of Llano will make the ultimate decision for the roof renovation.

GRANTWRITING NEWS:

1. National Trust

We are submitting a grant due Oct. 1 to the National Trust for the Master Plan that was mentioned in the last newsletter. This will help guide us in the serial renovation of the Red Top. Last year the City of Llano paid for a structural engineer (Pat Sparks) to tell us what needed to be done to preserve the Red Top. He said we will need ~$420,000 to provide temporary bracing, install concrete piers, etc. As grantwriter, I am taking a piecemeal approach by setting goals and asking for money a little at a time. One of the main recommendations of the Sparks report was to hire Karl Komatsu to produce a Master Plan to assist with this orderly progression of grants.

2. San Antonio Conservation Society

We are also submitting a grant due Aug. 26 to the San Antonio Conservation Society, which has sponsored renovation of the Blanco Courthouse and other non-San Antonio locales. This grant will be to partially match the grant submitted last month to the Texas Historical Commission for bracing.

3. Llano County Hotel Tax Grant

If you read the local papers, you'll know that Llano County recently allocated some hotel tax money for a grant that is intended to promote overnight stays in Llano Co. hotels, like an event. The treasurer assured me that an event at the Red Top would certainly be considered. One idea I have heard so far is to hold an artist "paint-in", where artists paint/draw the Red Top and then come back for a competition and/or auction of their work. Another idea is to hold a music festival (bluegrass?) /cowboy poetry/ Red Top storytelling. Since so many of the people I have talked to have stories about the Red Top, we need to start collecting this information as oral history. Therefore, the storytelling could be recorded and added to our archives. If you have some ideas about an event, please call Sheri. Your input is always welcome.

If any of you know about other grants that I can apply for, let me know. I am happy to write it, even if it is for not very much.

DOOLITTLE CHAPEL

The Friends now has a safety deposit box to protect the archives of the Red Top and Doolittle Chapel.

Gene Hall Miller and Walt Zoch have agreed to assist with the archives. Dale Fry gave us a box of INCREDIBLE documents related to the Doolittle Chapel. In it were pictures of Llano black people, articles about the Doolittle Chapel and ledgers dating back to 1928 about the Chapel. These are now safely stowed away.

Walt scanned the pictures of the black people, mainly black cowboys, into the computer and printed them out on 8 X 10 photo paper. Gene and I met with Doris Revada to help identify some of the people in the pictures and articles. Doris was happy to help identify some of these people, although she pointed out that many of the photos were before her time!

The Ledgers included in the Dale Fry collection are amazing. For example, they show the money paid to the Doolittle Chapel Pastor in 1944-45 ($206.06) with original receipts, Board meeting minutes, race relations, benevolence pledges, discussions about "insurancing the parsonage" and many, many other fascinating entries. On July 11, 1949, at the monthly business meeting, "It was moved that two dollars $2.00 be drawn out of the church treasurers for Quarterly Conf. Jul. 26. It was moved that the pastor would take the organ and make a pulpit for the church. Closing song, Bless Be the Tide. Sect. Sis. Dorothy Ward." This material is priceless.

THANKS FOR ALL YOUR SUPPORT FROM THE "FRIENDS OF THE LLANO RED TOP JAIL"BOARD OF DIRECTORS:

President: *Sheri Zoch, 325-248-0284*

Vice President: *Tom Dalrymple*

Secretary: *Sandy Shaw*

Treasurer: *Ovetra Hartman*

Member: *Frank Rowell*

Member: *Gene Hall Miller*

Aug. 2008

JAILHOUSE NEWS

FRIENDS OF THE
LLANO RED TOP JAIL

MESSAGE FROM THE PRESIDENT: Welcome to the Friends of the Llano Red Top Jail. Our goal is to preserve the Llano Red Top Jail to its original glory, notwithstanding its later accoutrements (i.e., graffitti dating back to 1918). We also intend to restore associated structures, including the Doolittle Chappel/School. Your membership erupts a grass-roots effort to preserve the historical structures that we hold dear to Llano, Texas. We are now a tax-exempt 501(c)3 organization, thanks to you.

I vow to keep everyone in the Friends informed of all major activities and give a heads-up of coming events through a regular newsletter. The response from all of the people who came to our first meeting of the Friends of the Red Top Jail was phenomenol. I hope that everyone in attendance enjoyed the event and I look forward to working with you this year. *Sheri Zoch.*



JAIL KEYS FOUND! Mike Reagor finally received the LARGE keys to the various jail cells from the Daughters of the Texas Republic. The keys still work! How cool is that!

HAUNTED HOUSE?: How about doing a Llano Haunted House at the Red Top? Think about it, we can lock kids into the cells, hang a dummy from the gallows... OK, we can tone it down for the little kids.

RED TOP JAIL GHOSTS: The Austin Paranormal Society and the Llano ghostbusters recently visited the Red Top to hunt for ghosts. The Austin Paranormal Society photographed several "orbs", including one that looks remarkably like a a person looking out of a window? Mike Reagor has this on his computer, if you are interested. The Llano society met in July and sent several videos of their experience to various sources in Austin for interpretation, and they came up with some "hits". Check out the story in the Llano County Journal.

CAN YOU VOLUNTEER? There is a lot to be done, and we need all of you to volunteer with whatever talents you have. Please call Sheri (325-248-0284) if you have any interest in (1) researching the Red Top's history, (2) recording oral histories from local residents who know stories about the Red Top, or (3) helping with the accurate historical preservation of the building. We also need people who have computer skills (including Photoshop, ArcSoft and website generation). HELP!

Now, for more serious stuff...

GRANTWRITING: We received a grant from the LCRA for $24,000 to replace the red roof. The Red Top will have a new red metal roof within the next year! However, we need to match that with $6,000. This may be done through fundraising, city coffers or with funds already approved to us from the County (~$9600). Friends board member Tom Dalrymple is spearheading the bidding process for the accurate roof reconstruction. Thanks, Tom!

Walt Zoch, a chemist working in Austin, has agreed to determine the chemical nature of the Red Top roof at no charge. He will tell us whether it is a copper/nickel alloy, galvanized steel or what. We are pretty sure the ridgeplate was made of lead, so that won't be replaced exactly...

We are submitting a grant due Aug. 29 to the Texas Historical Commission for $30,000, with $30,000 matching funds to be obtained from city/county coffers and fundraising. This money will be mainly used for bracing in order to prevent the east and west gables from falling down and the major cracks from eroding further. Keep your fingers crossed...

We also will be submitting a grant due Oct. 1 to the National Trust for historical architect Karl Komatsu to do a preservation master plan of the Red Top. This will tell us what needs to be done, phase by phase. A plan like this will greatly assist us in writing grants, since it lays out what needs to be done and in what order.

We've got several other small grants lined up to write. Sheri Zoch is nailed to the computer these days writing as many grants as possible for the Red Top. One of Sheri's favorite bands is Asleep At the Wheel, who had a sage line in their hit song, "Ain't nobody here but us chickens". They said, "It takes a lot of sitting getting chicks to hatch!".... Cluck!

VIDEOGRAPHY: We are interested in producing videos about the jail for: (1) tours of upper stories for those with limited accessibility, (2) documentation of repairs, (3) promotion and (4) oral histories (including those about the Doolittle Chappel).

Since Llano has a lot of reenactors available, we are thinking of making a short video of some of us in period costume booking Johnny Ringo (our most famous inmate) into the jail. We can then use this video for our website – I know, what website? Frank Rowell is updating the Red Top web page on the Chamber of Commerce website. Thanks, Frank! Call us if you are interested in participating.

DOOLITTLE CHAPPEL: Gene Hall Miller has agreed to work on an oral history with Doris Revada, the last teacher of the Doolittle school and an active member of the chappel for many years. We would like to document everything that we can about the chappel as a prelude to its reconstruction. Notably, Dale Fry donated a treasure trove of documents related to the Chappel, including white and black people's burial records dating back to the 1920s, Doolittle Chappel meeting minutes, photos of Llano black cowboys, early black citizens, and more. Thank you, Dale!

Walt Zoch has scanned the photos into the computer and printed them out for future accessibility (Thanks and kisses, Walt). We intend to put these on display at the Red Top. Can anyone help with this display? Gene and Walt will archive all of these items. We will then store the original valuable documents in a safety deposit box. Because of fires at the courthouse, these may be some of the only records of these early events in existence in Llano. The Friends of the Llano Red Top Jail will treat them as such.

THANKS FOR ALL YOUR SUPPORT FROM THE "FRIENDS OF THE LLANO RED TOP JAIL"BOARD OF DIRECTORS:

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Member: *Gene Hall Miller*

Notes from Ned Woodall

Before the Red Top was built, a jail called the Calaboose was built in 1882 on the S.E corner of the square for $7,600 (Martin, Byrnes and Johnston were the builders).

The jail was moved from the Courthouse Square by court order January 11th, 1894, Decision Affirmed on appeal January 2nd, 1895

Feb 1895 the land was bought from John W. Simpson for $475.00

Plans for the Romanesque Revival jail were accepted on Feb. 27th 1895 from F. B. + W.S. Hull, agents of The Pauly Jail Building and Manufacturing Company of St. Louis, Missouri,

In March John Goodman was appointed Construction Supervisor for $75. A Month

The building was started in June or July; Goodman began receiving pay in late June.

Construction was completed in December of 1895 at the cost of $11,500.

In 1911 $17.00 was spent to repair and repaint the roof (Owen & Stanley) did the work

The first toilets (steel stools) with flushing devices were installed in 1917, and connected to the city sewer

In 1948 $23,056.00 major repairs to the jail including, Patching cracks in the walls new flashing on the roof. 23

strips of steel were put in the defective parts of the wall in mortar line.

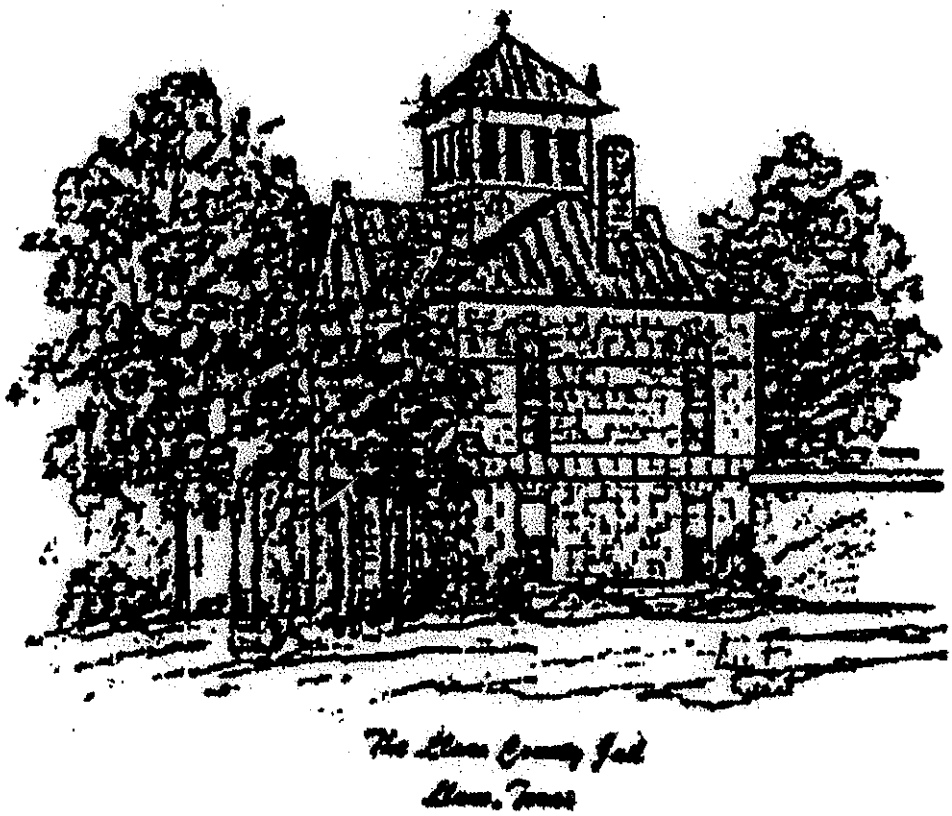
Gas heaters were installed on the second floor in November of 1950

The County's prisoners were housed in the building until the late 1970s.

In 1977 the jail was put on The National Register of Historic Places became a Texas Historic Landmark in 1979

The Llano Chapter of the Daughters of the Republic of Texas had their office in the Jail in the 1990's

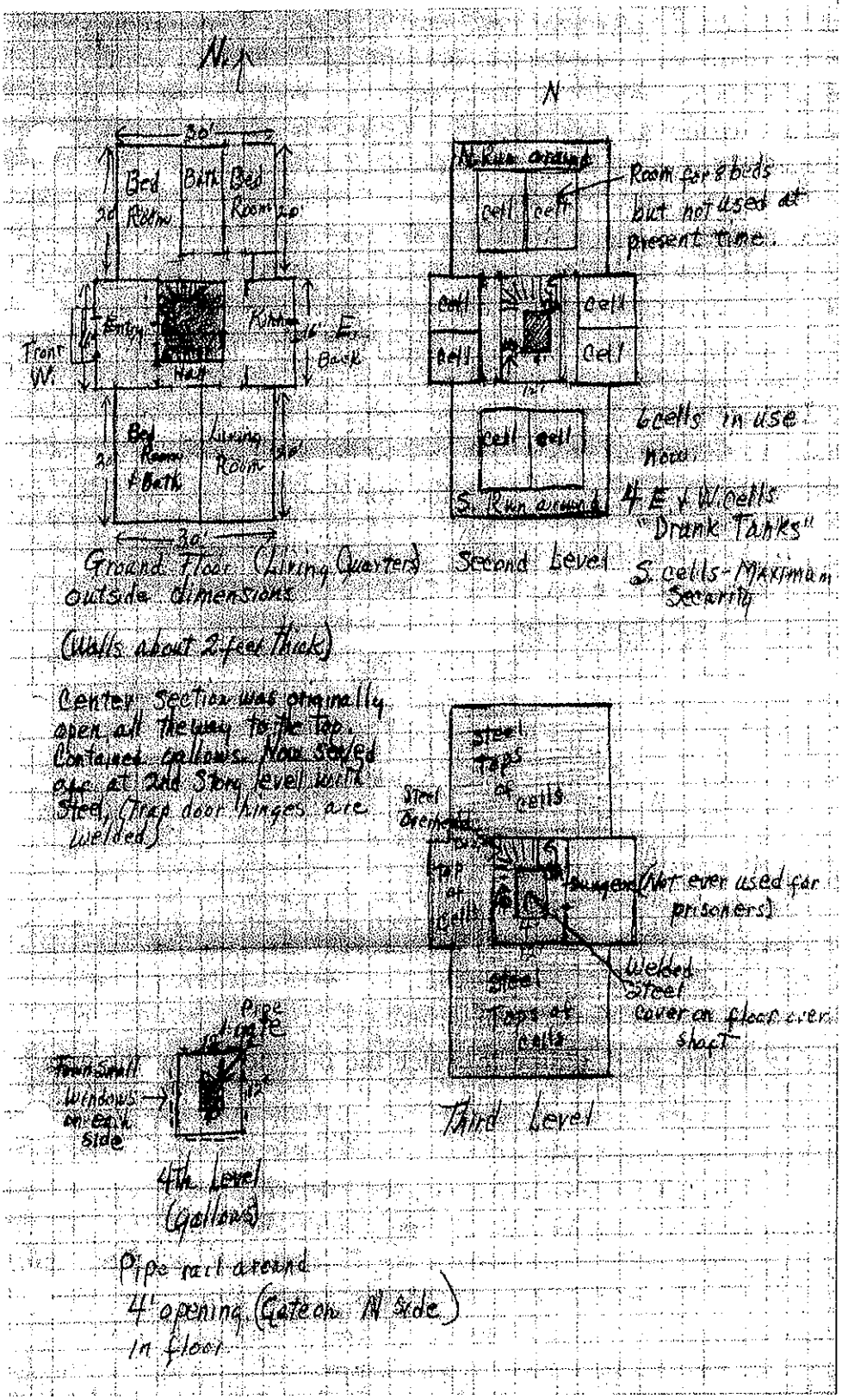
Llano County Jailhouse



The Red Top

Pamela Fowler

©Pamela Fowler, 1980
©Revision, Pamela Fowler, 2004
Illustrated by Lillian Fowler and
John Fowler



Drawn in 1980 by Betty Graham, the jailer at the time.

During his own tenure, Sheriff Gale Ligon had more than one escapee to deal with. One day (sometime in the 1970s) DPS Trooper Bill Ship strolled into the jailhouse and spoke to the jailer, Betty Graham, "Are you doing the wash, Betty?" "No, " she replied. "Well," he said, "there's a load of sheets tied together and hanging down from the louvred windows on the tower."

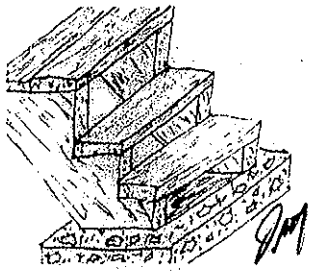
At another time Sheriff Ligon secured a prisoner in a cell with a chain and padlock pulled through and around the bars and across the cell door lock. As he started up the stairs to the cellblock the next morning, he saw the prisoner sitting at the top of the stairs, wearing the chain and padlock around his neck. Having succeeded in gotten out of the cell, he had faced his options. He would have to exit through a second-story window if he could manage that, or exit from the louvred windows at the top of the gallows tower, or somehow make his way out through the iron door and pass the jailer on the first floor. The prisoner had a profound fear of heights and that prevented him from exiting through the second-story window, even more afraid of the height of the gallows tower, and the remaining option was beyond his will.

Other prisoners did not suffer from his phobias. Sue Mahaney and Barbara Sellars are granddaughters of Sid Smith, jailer for decades during the first part of the 20th century. They and other cousins, particularly three boy cousins, spent summers with their grandmother and grandfather Smith, living in the jailers' quarters. One summer day Barbara and Sue and one cousin, Charles Baldwin, were playing in the driveway on the north side of the jailhouse. They were startled when a man landed on the ground beside them, having jumped from the second story. He took off across one of the vacant lots around the jailhouse. Their grandfather, Sid, hit the door and was on the heels of the prisoner immediately. Scampering around the building to watch the prisoner's run, the grandchildren thought no one could catch the prisoner. Much to their happy surprise, their grandfather ran him down and brought the prisoner back to the jailhouse.

A product of Victorian America, Sid Smith was most concerned about his granddaughters. Though he allowed his grandsons to accompany him occasionally to the second level where the cells were, he never allowed the girls to go anywhere in the jailhouse beyond the jailer's quarters. When an officer appeared with a new prisoner, Mr. Smith quickly and forcefully slammed the iron door that separated the living quarters from the rest of the building,

unwilling that the girls hear or even see miscreants in handcuffs and chains.

Jailers' wives cooked for the prisoners as well as their families, and they had the task of searching women who were brought in for incarceration. One cell on left side of the second floor was used for female prisoners. When both men and women were locked up, Mrs. Smith spread blankets across the women's cell for privacy.

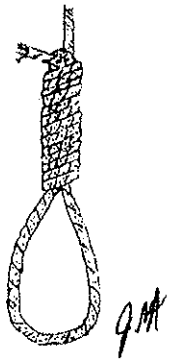


Mrs. Smith prepared meals on a large, wood burning stove in the quarters kitchen. There was a pass-through from the kitchen to the landing of the stairs on the first floor. A designated prisoner would meet her at the pass-through at meal time and collected the food, carry it up the stairs for himself and his fellow prisoners, if any, then return the dishes and trays when finished.

At times the jailers were women. The last official jailer at the Red Top was Betty Graham., on duty there until the early 1980's when the building was closed. Mrs. Graham had succeeded her parents, Herman and Loleet Rhoades, as jailer. Teased about "doing the wash" for a good while, she earned her reputation as a strong jailer. Had there been a slogan posted on the jailhouse wall, it would have read "Do Not Mess with Betty".

An instructive story about Betty: One evening a DPS officer was transporting two prisoners and drove into Red Top to have them locked up for the night. One of the prisoners had been dozing in the back seat of the patrol car. Becoming aware that they were at Red Top, he began to resist getting out for the night. He had spent a night at Red Top once before and he did not want to enter it again. Coaxed into explaining his behavior, the prisoner told the officer and the other prisoner about his earlier experience at this jailhouse. When locked up he spent a few hours scoping out the cell block and the second story layout. He became confident that he could escape. He pocketed his supper spoon, straightened it out and picked the lock late that night. He hurried down the stairs, only to suddenly meet a cue stick coming his way, rapidly and forcefully wielded by Betty. He found himself hurrying back to his cell, preferring it to the cue stick and Betty. He did not want to face her again , ever.





While the second floor of Red Top saw a great deal of use, neither the third level nor the gallows tower were used, except that prisoners used the gallows tower for escape. The only convicted murderer scheduled for execution at Red Top was transferred to the state prison at Huntsville for execution. Just prior to the time for his scheduled execution in 1923, the Texas legislature prohibited executions in counties and provided that all executions would be carried out by state officials at the state penitentiary.

In 1982, though structurally sound, the jailhouse was condemned because it failed to satisfy state standards for places of containment of prisoners. The county had to find a solution to the problem of housing its involuntary guests. First, the county decided to fit out the upper floor of the Courthouse Annex, across the street on the south side of the square, a building that had been the Llano Hotel before the county renovated it for county offices. While waiting on installation of cells on the upper floor for several months, the county sent prisoners to Brady, Texas. In 2002, the county built a new jailhouse on the north side of town, the fourth jailhouse built in Llano County since its incorporation in 1856.

Old Red Top served the county for nearly 100 years. For a few years in the early 1980s, Red Top served as a location for the Llano County Headstart program. In 1985, the county entrusted the building to the Llano chapter of the Daughters of the Republic of Texas for a period of time.

Red Top's architectural style is such that the building is at the same time graceful and somewhat forbidding. Its granite and imposing height combined with its Roman arches and skyward reaching peaks give it a unique beauty.

Considering its position as a landmark, its history and the local color surrounding it, the old jailhouse is certainly worth of preservation for future generations of Texas.



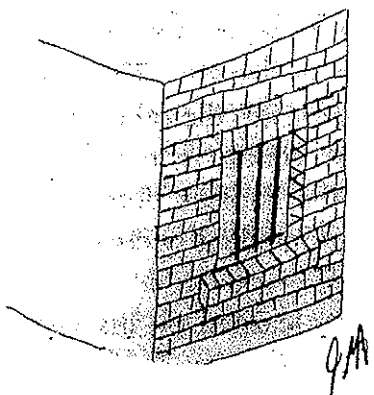
COUNTY JAILHOUSE
1895-1980
LLANO COUNTY, TEXAS

The old Llano County jailhouse was erected in 1895 by order of the Llano County Commissioners' Court. F.B. and W.S. Hull, representing Pauly Jail Building and Manufacturing Company of St. Louis, Missouri, built the jail. The cost to the county was $11,500.00, financed by the sale of bonds. The site of the jailhouse is on the south side of the Llano River. The county paid $475.00 for the lot, purchased from John W. Simpson, a man who had purchased the lot from Mrs. M.A. Phillips ten years earlier.

On December 3, 1895, eight months after having accepted Pauly's bid, the Commissioners' Court received the new jailhouse. The Commissioners at that time were F.J. Johnson, County Judge; H.F. Vordenbaum, Precinct 1; John W. Baker, Precinct 2; J.F. Montgomery, Precinct 3; S.J. Owens, Precinct 4. W.T. Swanson was the County Clerk and N.R. Porter was Sheriff.

The building has become a landmark Because of the paint used on the roof at one time, it was long-ago nicknamed "Red Top". Miscreants seldom "spent a night in jail" in Llano County, rather they "stayed over at the Red Top"

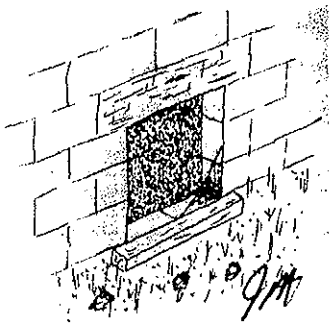
There were earlier attempts to solve the incarceration problem. Most of the county's records were destroyed in a fire that gutted the courthouse on October 17, 1880, but a checkered history of the county's jailhouse-building can be pieced together from Commissioners' Court minutes.



In 1873, the Commissioners' Court levied a tax for building a jailhouse. Evidently a jailhouse was built, but it lasted only 6 or 7 years. During the May term of 1881, the Court ordered John C. Oatman, the County Judge, "to advertise for plans, specifications and bids for the erection of a county jail in the town of Llano. The cost of said jail not to exceed the sum of seven thousand five hundred dollars. Plans, specifications and bids to be filed with the County Clerk on or before the 6th day of August, A.D. 1881 at 4 o'clock P.M."

On August 9, 1881, the Comissioners' Court ordered a postponement of the letting of a contract on the building because they had received only one bid, submitted by J.K. Finley. They called for another advertisement for bids and also ordered J.S. Atchison to sell at a private sale the iron roofing that had been used on the county jail.

Apparently, builders continued to show a remarkable lack of interest in submitting bids. In December of 1881, the Court ordered Judge Oatman to obtain plans and specifications of the county jail in Lampasas, Texas, employing an architect if necessary.



Meanwhile, Llano County was without a proper jail. The basement of a two-story stone building built by G.W. Miller and J. B. Bourland in 1875 or 1880 (there are conflicting sources) and located on the block immediately north of the town square was used to hold prisoners. Men were hired to guard the double doors which led into the basement. It had an iron grate on the south side that permitted light and air to enter the cellar. In his book, *Llano, Gem of the Hill Country,* Wilburn Oatman recalls that the prisoners carried on conversations with the town boys through this grate, providing them with some entertainment and probably with a certain education they were not likely to receive at school or home. Oatman recalls himself at the age of 12 or 13 watching a mock trial through this grate. A good-looking young prisoner had cast himself in the role of prosecuting attorney and charged another of the prisoners with hog-stealing, a serious crime, indeed, in Llano County. The self-styled prosecutor conducted a kangaroo court trial, the other prisoners in the cell serving as the jury. The young man was so bright and cheerful he won the case, and the hapless defendant was found guilty by a jury of his peers. This incident occurred in 1881 or 1882.

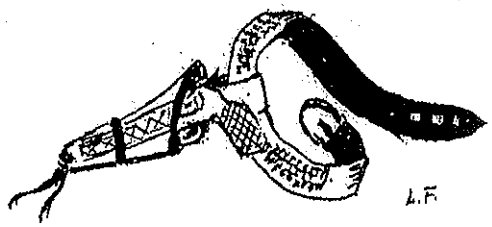
Exactly what Judge John C. Oatman learned on his visit to the jail at Lampasas is not recorded, but on January 2, 1882, at a called term of the Commissioners' Court, J.S. Johnston of Martin Byrne and Johnston submitted plans to build a jail at the cost of $7,600.00. The Commissioners accepted the proposal. Two days later the Court fixed the site of the new jail as the southeast corner of the public square at such distance from the corner and

south and east lines of the square to leave space for a jail yard

During the regular term of Court the following month, a group of citizens headed by J. W. Davis petitioned the Court to change the site of the proposed jail. Petition was denied. During the May term of the Court in 1882, the county treasurer reported that the county had received $44.65 from the sale of the old jail. The Commissioners received the completed jail on August 23, 1882.

It was a two-leveled structure built of stone. The lower level contained an iron cell and was below ground, much like a dungeon. The upper level served as the jailer's residence. A fence was built around the jail in February of 1887 at a cost of $9.00. Sanitary facilities must have consisted of "honey jars" or an outhouse for several years. It was not until 1890 that the county provided sewer pipe to reach from the jailhouse to a nearby ravine that emptied into the Llano River. There was a cow pen adjacent to the jail yard. All in all, the jail and its immediate environs must have been rather more picturesque and certainly more pungent than several citizens desired.

In January of 1894 the City of Llano sued in District Court to have the county jailhouse condemned as a public nuisance and removed from the public square. The court found in favor of the City of Llano and ordered the building removed within six months. The County of Llano appealed to the Court of Civil Appeals for the Third Supreme Judicial District of Texas. The ruling of the lower Court was affirmed, and in February of 1895, the Commissioners voted to move the jailhouse, with one Commissioner, John W. Baker, voting "no". The same Commissioner voted "no" to the adoption of plans for a new jail during the same session of court. But the plans of F.B. and W.S. Hull were adopted, and Pauly Jail building and Manufacturing Company was awarded the contract, notwithstanding Commissioner Baker's third negative vote. As noted above, old Red Top was completed in December of that year.



The structure contains four levels. The first houses the jailer's office and living quarters, including the kitchen in which jailers prepared prisoners' meals. The same quarters were occasionally put to uses other than those for which the people of the county intended them. In August of 1908, for example, the Commissioners' Court found it necessary to order the sheriff to desist from renting part of the jail (evidently the living quarters) for $7.00 a month to the jailer, who was under contract to the County. The jailer was collecting the $7.00 rent money from the county, paying the sheriff, then subletting his quarters for $5.00 a month, supplementing his income by $5.00 while the sheriff was $7.00 better off.

The second story contains four cell blocks. There is a drunk tank on the east and one on the west. On the south side are two security cells with a run-around on all sides of the cells, and the north side is similarly arranged.

The second floor has seen ample use. Llano County gained a folk reputation as a wide open, rough-and-tumble area early in its history. Organized in 1856, its settlements were on the frontier and subject to Indian raids, lawlessness and those physical and social conditions attendant upon all frontier areas that attracted and produced persons who valued rugged individualism over orderly, collective society. At the same time, people who realized the gains that were available from organizing society into law-abiding, peaceful communities had little patience for their brothers and sisters with antisocial leanings. The preachers, teachers, speculators and lawyers who followed the first settlers into the community had their work cut out for them, and it continues.



Gale Ligon was county sheriff from 1965-1992. His great uncle Ben Ligon was sheriff from 1888 to 1894. Separated by a hundred years, both Sheriff Ben Ligon and Sheriff Gale Ligon would agree that Red Top has not been escape-proof. Periodic entries in the minutes of Commissioners' Court from the time the jail was open and forward indicate a marked lack of penitence done by the prisoners. Repairs or replacements of doors and locks and frequent repair of bars "weakened by prisoners' cutting them" indicate heavy use by persons who were less than cowed or "larnt" by having been placed behind bars.



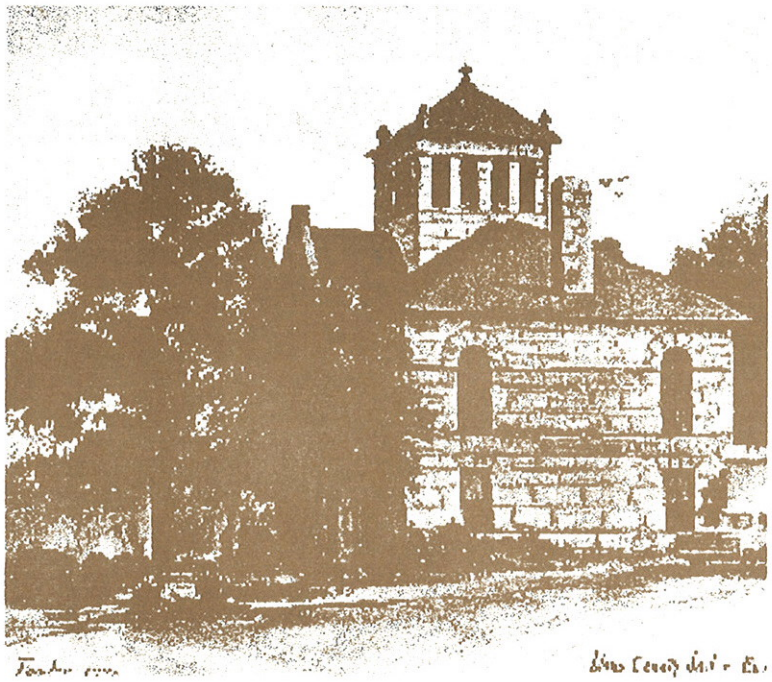
County Sheriffs from 1887 to 2004

M.C. Roberts, 1887-1888
Ben A. Ligon, 1888-1894
N.R. Porter, 1894-1900
W.C. Wallace, 1900-1908
W. P. Kuykendall, 1908-1916
W. J. Everett, 1916-1920
Allen S. Johnson, 1920-1925
W.T. Rogers, 1925-1926
Dan McDonald, 1927-1934
Elmon D. Stewart, 1935-1942
Roy Ellason, 1943-1944
R. P. McWilliams, 1944-1946
Leonard Turbeville, 1947-1952
Travis Bawcom. 1953-1956
Leonard Turbeville, 1957-1964
Gale Ligon, 1965-1992
Nathan Garrett, 1993-

Heritage Days
2004

Mainstreet Project

Jailhouse Committee
Mike Reagor
Carl Russell
Floyd Ratliff



The LLANO COUNTY JAIL is a Romansque Revival structure, built in 1895 with Llano County granite. The first floor was used by the jailer for his office and living quarters. The second floor had four cells and two "drunk tanks", and the third and fourth floors housed the gallows. The red roof provided the building it's nickname and early day inmates often spoke of staying at "The Red Top". The Llano County Commissioners gave the Llano Chapter of the Daughters of the Republic of Texas custody of the building on October 24, 1985. The building is open for tours on weekends and holidays.

The Jail has been in the National Register of Historic Places since 1977 and a Texas Historic Landmark since 1979.

Scan taken from a reproduction of "Stories in Stone", watercolor by Lillian Fowler, member of the Llano Chapter of the DRT.

COUNTY JAILHOUSE, LLANO COUNTY, TEXAS

Pamela Fowler

21118 Park Villa - Katy, Texas 77450

The Llano County jailhouse was erected in 1895 by order of the Llano County Commissioners' Court. It was built by F. J. and W. S. Hull representing Hauly Jail Building and Manufacturing Company of St. Louis, Missouri. The cost to the County was $11,500.00, financed through the sale of bonds. (1) The site for the jailhouse, chosen by Commissioners' Court on February 26, 1895, is on the south side of the Llano River in the town of Llano, Texas, and known as Lot No. Sixty-two (62) in Block No. Six (6) on the platt of the old Town of Llano. The lot was purchased for $475.00 cash from one John W. Simpson, who had purchased it from Mrs. M. A. Phillips ten years earlier. In a special March term, 1895, the Court specified that the structure be built of gray granite of the quality of certain specimens on hand; that the cells be of steel; and that the doors and window guards be of iron. The granite for the jailhouse, fittingly enough, was brought from a quarry inside the County.

On December 3, 1895, eight months after the acceptance of Pauly's bid, the Commissioners' Court received the new jailhouse. The Commissioners at that time were F. J. Johnson, County Judge; L. F. Vordenbaum, Precinct 1; John W. Baker, Precinct 2; J. F. Montgomery, Precinct 3; S. J. Owens, Precinct 4. County Clerk was W. T. Swanson and Sheriff was M. R. Porter.

The building has become a landmark, and because of the paint used on the roof at one time was long-ago nicknamed "the Red Top". Miscreants seldom spent a night in "jail" in Llano County; rather they "stayed over at the Red-Top".

The structure contains four levels. The first floor houses the jailer's office and his living quarters, including the kitchen in which jailers or their wives prepare prisoner' meals. The same quarters were occasionally put to uses other than those for which the people of the County intended them. In August of 1908, for example, the Commissioners' Court found it necessary to order the Sheriff to desist from renting part of the jail (evidently the living quarters) for $7.00 a month to the jailer, who was under contract to the County. The jailer was collecting the $7.00 rent money from the County, paying the Sheriff, then subletting his quarters for $5.00 per month, turning a $5.00 profit for himself, while the Sheriff was $7.00 a month better off.

The second story contains four cell-blocks. There is a drunk-tank on the East and one of the West. On the south side are two security cells with a run-around on all sides of the cells, and the north side is similarly arranged. The second floor has seen ample use. Llano County gained a folk-reputation as a wide-open, rough-and-tumble area early in its history. Organized in 1856, its settlements were truly on the frontier and subject to Indian raids, lawlessness, and those physical and social conditions attendant upon all frontier areas which produce and attract persons more oriented toward individualism than toward orderly, collective society. At the same time, those persons who realized the gains to be gotten from the organization of society into law-abiding, peaceful communities had little patience with their brothers who had anti-social leanings. The preachers, teachers, speculators, and lawyers who followed the first settlers into the community had their work cut out for them. Entries in the minutes of the Commissioners' Court from the time the jail was built until 1932 (at the very latest) which deal with repairs to the jail indicate the lack of penitence done by the prisoners. Repairs or replacement of

(cont.)

locks, and repair of bars "weakened by prisoners' cutting" are indicative of heavy use by persons who were less than cowed or "larnt" by having been placed behind bars.

The third and fourth levels house a gallows, visible to prisoners locked up in the cages. No record of its having been put to its intended use has been found. Through the years, however, a number of enterprising prisoners used the gallows as an escape route to the roof. Entry from the cell-blocks to the gallows was finally blocked by a heavy steel door with a padlock, and the hinged floor was sealed by welding.

Though structurally sound, the jailhouse has been condemned because it fails to satisfy the standards most recently set fourth by the State for places of containment of prisoners. The County will be forced to find a better solution to the problem of housing its unwilling guests. But this has been a familiar problem for Commissioners' Courts of Llano County.

The present jailhouse is the third one built here since the 1870's. Most of the County's records were destroyed in a fire which gutted the courthouse on October 17, 1880. Since most of the records of the Commissioners' Court pertaining to jail-building date from 1881, the minutes and transcriptions of the meetings of this court provide the rather checkered history of the County's efforts to build and maintain a jail.

The earliest documented reference to the existence of a County jail is to be found in the minutes of the regular term of Commissioners' Court in August 1881. The Commissioners ordered one J. S. Atchison to sell at private sale the iron roofing that had been used up to that time to cover the County jail. This building was probably located on the town square, but little is known of its pyysical aspects. It is evident that it was constructed sometime after February 15, 1873, for on that date the citizens of Llano County petitioned the State Legislature to pass a law authorizing the County to erect a jail and a courthouse and directing the "Sheriff or Revenue Collector to pay into the County Treasury the State Tax which may be collected for the years 1873 and 1874" and authorizing the County Court "to levy a Court House and Jail Tax for those years and for that purpose. . ." The petition states that the citizens of Llano County "have hitherto been totally unable to build a jail or priosn..." (2). No record of legislative action concerning this memorial has been found. However it is obvious that a jail was built during the mid-70's...It evidently fell into a state of disrepair or for some other cause was found inadequate after a short life of six or seven years. As already noted, the roofing was ordered sold in August of 1881, and during the May term of Court, 1882, the Treasurer reported that the County had received $44.65 from the sale of the old jail.

During the May term, 1881, the Court ordered John C. Oatman, the County Judge, "to advertise for plans, specifications and bids for the erection of a county jail in the town of Llano. The cost of said jail not to exceed the sum of seven thousand five hundred dollars. Plans, specifications and bids to be filed with the County Clerk on or before the 6th day of August, A. D. 1881 at 4 o'clock P. M."

On August 9, 1881, the Court ordered a postponement of the letting of a contract on the building for the reason that there was only one bid received, that of Mr. J. K. Finley. The Court ordered that bids be advertised for again. Apparently, a remarkable lack of interest followed the second round of advertising as well. In December of 1881 the Court ordered Judge Oatman to obtain plans and specifications of the county jail in Lampasas, Texas, employing an architect if necessary.

Meanwhile, the County was without a proper jail. The basement of a two-story stone building, built by G. W. Miller and J. M. Bourland in 1875 or 1880 (there are conflicting sources) and located on the block immediately north of the town square was used to retain prisoners. Men were hired to guard the double doors which led into the basement. (3). It had an iron gate on the South side which permitted light and air to enter the cellar. In Llano, Gem of the Hill County, the author, Mr. Wilburn Oatman, recalls that the prisoners carried on conversations with the town boys through this grate, providing them with some entertainment and probably with a certain education they were not likely to receive at school or at home. Mr. Oatman recalls himself at the age of 12 or 13 watching a mock trial through this grate. A good-looking young prisoner had cast himself in the role of prosecuting attorney, charged another of the prisoners with hog-stealing, and conducted a kangaroo court trial, the other prisoners in the cell serving as the jury. The young man was so bright and cheerful he won the case, and the hapless "defendant" was found "guilty" by a jury of his peers. This incident took place in 1881 or 1882. (4)

Exactly what Judge Oatman learned on his visit to the jail at Lampasas is not recorded, but on January 2, 1881, at a called term of the Commissioners' Court, J. S. Johnston of Martin Byrne and Johnston submitted plans to build a jail at the cost of $7,600.00. The Court accepted this proposal. On January 4, the Court fixed the site of the new jail as the Southeast corner of the public square at such distance from the corner and south and east lines of the square to leave space for a jail yard. During the regular term of court the following month, a group of citizens headed by J. W. Davis petitioned the court to change the site of the proposed jail. Petition was denied. The completed jail was received by the commissioners on August 23, 1882.

It was a 2-leveled structure, built of stone. The lower level contained an iron cell and was below ground, much like a dungeon. The upper level served as the jailer's residence. (5). A fence was built around the jail in February of 1887, at a cost of $9.00. Sanitary facilities must have consisted of "honey jars" or an outhouse for several years. It was not until 1890 that the county provided sewer pipe to reach from the jailhouse to a near-by ravine which empited into the Llano Rover. There was a cowpen adjacent to the jailyard.(6). All in all, the jail and its immediate environs must have been less than a picturesque attraction on the courthouse square.

In January of 1894 the City of Llano sued in District Court to have the County jailhouse condemed as a public nuisance and removed from the public square. The court found in favor of the City of Llano and ordered the building removed within six months. (7). The County of Llano appealed to the Court of Civil Appeals for the Third Supreme Judicial District of Texas. The ruling of the lower Court was affirmed, and in February of 1895, the Commissioners' Court voted to move the jailhouse, with one Commissioner, John W. Baker, voting "No". The same Commissioner voted "No" to the adoption of plans for a new jail during the same session of court. But the plans of F. B. and W. S. Hull were, indeed, adopted, and as already stated, the firm, Pauly Jail Building and Manufacturing Company was awarded the contract, notwithstanding Commissioner Baker's third negative vote.

"Old Red-Top", then, came into being, and has served admirably since 1895. Its architectural style is such that the old building is at the same time graceful and a little forbidding. Its granite face and imposing height combined with its Roman arches and skyward-reaching peaks give it a unique beauty. Considering its position as a landmark, its history, and the local color surrounding it, the old jailhouse is certainly worthy of preservation for future generations of Texans.

(cont.)

Footnotes:

(1). All of the information in this short history was found in the minutes of the Commissioners' Courts of Llano County from 1881 to 1932 unless otherwise noted.

(2). Memorial No. 137, Llano County File, Texas State Library, Archives, from Theses; "History of Llano County, Texas", Tillie Badu Moss Fry, B. A.

(3). Op. cit

(4) Oatman, Wilburn, Llano, Gem of the Hill Country, (Hereford,,Texas, Pioneer Book Publishers, Inc., 1970) p. 39

(5). Ibed., p. 38

(6). Fry, Tillie Badu Moss, Theses: "History of Llano County, Texas"

(7). Minutes of District Court, 33rd Judicial District of Texas, December Term, 1893, Case No. 871.

Pamela Fowler

Commissioners Court ---- 1895

F. J. Johnson, County Judge
H. F. Vordenbauman, Precinct 1
John W. Baker, Precinct 2
J. F. Montgomery, Precinct 3
S. J. Owens, Precinct 4

W. T. Swanson, County Clerk
N. R. Porter, Sheriff

http://www.tshaonline.org/handbook/online/articles/LL/hcl12.html

The handbook of Texas Online

LLANO COUNTY. Llano County (I-15), in Central Texas, is bounded on the north by San Saba County, on the east by Burnet County, on the south by Gillespie County, and on the west by Mason County. Llano, the county seat, is seventy-two miles northwest of Austin and near the center point of the county, which lies at approximately 98'40° west longitude and 30'45° north latitude. Llano County comprises 941 square miles of the Hill Countryqv on the eastern part of the Edwards Plateau. Altitudes range from 800 to 2,000 feet above sea level. The county drains into the Colorado River, either through the Llano River (from which the county gets its name), which runs from west to east through the center of the county, or through Sandy Creek, which flows across the southern part of the county. Ashe juniper trees grow on the hills, and mesquites, live oaks, post oaks, pecans, and elms grow in most of the county. The soil is sandy to sandy loam, although there are granite outcroppings throughout much of the county, including Enchanted Rock.qv Granite quarries and finishing sheds operate in the county, and talc, vermiculite, and feldspar have also been produced. Temperatures range from an average high of 98° F in July to an average low of 34° in January, rainfall averages 26.20 inches a year, and the growing season lasts 229 days.

Tonkawa Indians occupied Central Texas at the time the future Llano County was first explored, but it is uncertain how long they had lived there. The Tonkawas hunted and gathered along streams and did not farm. They were not warlike, however, and they apparently invited the Spaniards to establish missions that would help them against the fierce Comanches. The Comanches came into the Tonkawa area in the eighteenth century and eventually claimed territory as far southeast as San Antonio and Austin. During the Republic of Texasqv era, conflict between whites and Comanches in the region was marked by such battles as a fight at Enchanted Rock in 1841.

The first permanent settlers of European origin in the area were brought in by the Adelsverein.qv German settlers established the town of New Braunfels (now in Comal County) in 1845, and Fredericksburg (now in Gillespie County) in 1846. In 1847 John O. Meusebach,qv the leader of the German settlers, negotiated a treaty with the Comanches to permit Germans to live in the area of the Fisher-Miller Land Grant,qv which included what is now Llano County. After Meusebach's treaty, five settlements were established on or near the Llano River in what later became the western part of the county, but the town of Castell was the only one of these to survive. The settlement farthest downstream was Bettina,qv a communal colony established by the "Society of Forty," a group of young men from German universities. Settlers began to move into the eastern part of the county shortly thereafter, the first ones settling at Tow Valley and Bluffton on the Colorado River in 1852. A saltworks between the two places operated until after the Civil War,qv and there was also a sawmill in the area. Small farms were established, and by 1853 settlement had begun in the northwestern part of the county. Soon two settlements, Whistleville and Bugscuffle, combined to form Valley Spring. A German Methodist church was established in Castell in 1856 by Dietrich J. G. Rode;qv during weekdays the building served as a school.

Llano County was organized in 1856 after the Texas legislature formed the county from the Bexar District and Gillespie County. Donations of 250 acres were made for a site for the county seat. By 1858 the population exceeded 1,000, and cattle, hides, and pecans were being exported. Farming was the chief occupation in the north and ranching in the south. Germansqv predominated in the western parts and Anglo-Americans in the other areas. By 1860 the county had eighty-nine farms, encompassing 59,744 acres. The agricultural census that year reported 21,344 cattle and 1,492

sheep in Llano County, and the corn harvest exceeded 23,500 bushels. The United States census found 1,101 people living in the county that year; of these, 21 were slaveholders and 54 were slaves.

When the Civil War came, several companies were organized in the area, known as the Third Frontier District. A company of 100 Llano County volunteers went to Camp Terry in February 1862 and later joined Walker's Texas Divisionqv on the Red River; they were part of the forces at Fort DeRussy when it fell. During and after the war, farmers in the county were harassed by Indians, who frequently raided for horses. In 1867 five members of the Friend family were killed, as were five members of the Whitlock family in 1870. The raids came to a stop after August 4, 1874, when a group of eight men led by Capt. James R. Mossqv trailed some Comanches who had been stealing horses, surprised them on Packsaddle Mountain,qv and defeated them.

Partly because of the dislocations that accompanied the Civil War, the county grew slowly during the 1860s. Though the number of farms and ranches had increased to ninety-five by 1870, the number of "improved" acres in the county had actually declined to 1,624. The number of cattle had declined to 18,127. Wheat was planted on about 7,700 acres that year and cotton on about 1,150. The county's development accelerated during the 1870s and 1880s, after the danger from Indian attacks had been eliminated. By 1880, 619 farms and ranches had been established in Llano County, and improved acres totaled almost 34,000. Ranching dominated the economy; 31,760 cattle and almost 14,000 sheep were counted that year. Corn cultureqv occupied about 7,700 acres, and cotton was planted on almost 2,250. By 1890 the farms and ranches numbered 858, totaling about 342,000 acres. Almost 52,700 cattle and about 24,000 sheep were counted in Llano County that year, while about 13,000 acres was devoted to corn and almost 7,800 to cotton.

The county boomed briefly near the end of the nineteenth century, particularly after 1892, when Llano became a railhead and attempts were made to mine iron deposits in the area. In 1900 Frank Teichqv established the Teich Monument Works, and production of granite became a factor in the economy. Teich was a sculptor whose work may be seen in Confederate monuments in several Texas cities. Two other granite sheds were put into operation at about the same time. Sheep ranchingqv declined during the 1890s; by 1900 there were only about 5,000 sheep in the county. Other parts of the economy continued to expand, however. By 1900 farms and ranches in Llano County numbered 858; about 17,000 acres was planted in corn, and almost 9,800 in cotton. The population had increased to 7,301 by that year.

Although the railroad had helped to stimulate the economy, the iron mining proved unprofitable, and the boom soon faded away. Llano did attract some growth as a health resort early in the twentieth century, but the county's economy declined between 1900 and 1920. The number of farms dropped to 795 by 1910 and 686 by 1920; the population also shrank during this period, to 5,360 by 1920. The decline in cotton production was part of the reason. County farmers produced 4,944 bales of cotton in 1906, for example, but only 1,918 bales in 1916. As cotton recovered somewhat during the 1920s (about 3,000 bales were produced in 1926), the county's population also increased, to reach 5,360 by 1930.

Like the rest of the Southwest, Llano County was hit hard by depression and drought during the 1930s. The agricultural economy suffered most. Cotton production almost ceased in the county during the 1930s; in 1936 county farmers ginned only 414 bales, and in 1941 they ginned none. Overall, cropland harvested in Llano County declined more than 20 percent between 1930 and 1940, when only 666 farms and ranches remained in the area. Most cattle ranchers suffered but survived. Even in 1935, after several dry years and government buying of cattle, there were

36,500 cattle in the county. Cattle were not originally included in the Agricultural Adjustment Act, and when prices fell to less than four dollars a hundredweight, cattlemen sought relief from the government. At first cattle were bought by the Federal Surplus Relief Corporation; in 1934 cattle were placed within the authority of the Agricultural Adjustment Administration.qv Government buying of cattle prevented total disaster, although as soon as they could, cattlemen got out of government programs.

The building of dams on the Colorado River also offered some relief during the depression, and the dams brought greater benefits for the area than the temporary jobs the construction provided. Samuel Insull's Middle West Utilities Company had been searching for sites for hydroelectric dams since as early as 1926, and in April 1931, after negotiations with local power companies, Middle West began construction on what was then called Hamilton Dam on the Colorado River. Work stopped, however, in the summer of 1932 as a result of the depression and the collapse of the Insull enterprises. After various efforts to obtain public money, $4.5 million was allotted in 1934 for completion of the dam, largely through the efforts of Congressman James Paul Buchanan.qv Later that year the Lower Colorado River Authorityqv was established, and it received $20 million to build other dams downstream, largely because the water that caused a destructive flood in 1935 came from the Llano River, which joins the Colorado below Buchanan Dam. Buchanan and Inks dams were completed by 1938. (In 1952 another impoundment project, Granite Shoals Dam, was completed, impounding a body of water later named Lake Lyndon B. Johnson.qv) Government aid and construction projects helped the county to get through the depression in spite of the general decline in agriculture. The population of the county actually grew during the 1930s, to reach 5,990 by 1940. It subsequently declined during the 1940s and 1950s, but began to grow again during the 1960s, as more people were attracted to lakeside properties in the area. The census counted 5,377 residents in Llano County in 1950, 5,240 in 1960, and 6,979 in 1970. The population was 10,144 in 1980 and 11,631 by 1990.

Though cattle ranching remains the single most important element of Llano County's agricultural economy, the county is also one of the ten leading producers of hogs in Texas. Angora goats, although declining in importance, also played a significant role in the area's post-World War II economy. In the 1940s there were as many as 40,000 Angoras in Llano County, but by 1983 there were only about 5,000. Turkey production was a significant part of the economy in the 1970s, when more than 50,000 were produced each year, but by 1982 no turkey production was listed for Llano County by the Texas Department of Agriculture.qv

In national elections, the voters of Llano County supported Democratic presidential candidates in every election until 1972. Even in the 1928 election, the first contest after Reconstructionqv in which Democratic supremacy in the "Solid South" was challenged, Llano County voted Democratic by more than three to one, even though Al Smith, the Democratic candidate, was Catholic and "wet." (Republican Herbert Hoover carried Texas in that election). The county supported Franklin D. Roosevelt enthusiastically, and voted for him by margins of six to one against both Wendell L. Willkie and Thomas E. Dewey. In 1972 a majority of local voters supported Republican Richard Nixon over George McGovern, the Democratic candidate. After supporting Democrat Jimmy Carter in 1976, a majority of the county's voters supported Republican candidates in the three presidential elections between 1980 and 1988. In 1992 a plurality of Llano County voters supported Republican George H. W. Bush over Democrat William J. Clinton and the independent candidate, Ross Perot.

Communities in the county include Llano, the county seat (1990 population, 2,962), Kingsland (2,725), Horseshoe Bay (1,222 in Llano County, partly in Burnet County), and Sunrise Beach (497).

The three dams provide more than fifty-five miles of lakes on Llano County's eastern border. These provide recreation and popular spots for retirement. Llano County has for years been a major hunting area, the "Deer Capital of Texas." It leads the state in the number of white-tail deer harvested annually, with more than 12,000 killed each year. Wild turkeys are also hunted in the county. Other tourist attractions include the Bluebonnet Trail and Enchanted Rock State Natural Area.qv The Highland Lakes Bluebonnet Trail, an April event, is sponsored by towns in the area and includes chili cookoffs, festivals, and art shows, many in Llano County.

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Ernest B. Speck

http://www.tshaonline.org/handbook/online/articles/LL/hgl9.html

The Handbook of Texas Online

LLANO, TEXAS. Llano, the county seat and largest town of Llano County, is on the Llano River and State Highway 71, seventy-five miles northwest of Austin. It was founded in compliance with a February 1, 1856, state legislative act establishing Llano County. Tracts donated by John Oatman, Sr., Amariah Wilson, and the Chester B. Starks estate provided a surveyed site of 250 acres for the county seat on both sides of the Llano River near the center of the proposed county. An alternative site, on Wright's Creek, was proposed by the residents of the Bluffton-Tow Valley area. The Llano River location was chosen in an election held on June 14, 1856, under a live oak on the south bank of the river, near the present site of Roy Inks Bridge in Llano. Into the 1870s the town was little more than a frontier trading center, with a handful of log buildings housing business establishments, a post office, and a few homes. In 1879 the first bank, Moore, Foster, and Company, was founded, and during the 1880s Llano acquired a number of new enterprises that served the county's farmers and ranchers. After the county outgrew the one-story stone building that had housed its public offices, in 1885 an ornate brick courthouse was completed on the square on the south side of the river. A fire on January 22, 1892, destroyed this courthouse; the present county courthouse was completed and occupied on August 1, 1893. It is listed in the National Register of Historic Places.

In the 1880s the Llano Rural, the town's first newspaper, was established, followed by the Iron City News, the name of which reflects growing interest in the county's mineral resources. The Rural eventually incorporated several other newspapers, including the Advocate, the Searchlight, and the Gazette, to become the Llano News by the early 1900s.

Anticipation of significant economic growth based on the iron deposits discovered at Iron Mountain in northwestern Llano County attracted capital from Dallas and from northern states, and the boom years of Llano from 1886 to 1893-were launched. The Llano Improvement and Furnace Company undertook plans for an iron furnace and foundry, as well as for the development of commercial real estate on the hitherto undeveloped north side of the river. Charters were undertaken for a dam, an electric power plant, a streetcar system, and electric street lighting, while expectations of growth were high. Steel-town names such as Birmingham, Pittsburgh, and Bessemer were chosen for streets on the north side; Llano was to be the "Pittsburgh of the West." But only a small dam and the street lighting were completed. By one report, the population reached 7,000 in 1890. In 1892, at the peak of the boom period, the town was incorporated the river was bridged, and the Austin and Northwestern Railroad was extended to a terminal on the north side of Llano. Because of the improved transportation, several granite cutting and finishing businesses moved to town in this period. Many of the new businesses were begun in the boom period, and substantial brick establishments were constructed around the public square on the north side of the river. Among these, the Algona Hotel became a focal point for the town's new social life. Under the names Franklin and Don Carlos, the hotel changed hands several times; at one point around 1900 it housed the Texas Military Institute.qv It was damaged by a cyclone in 1900 and burned to the ground in 1923. Because the county's mineral resources, with the significant exception of granite, did not exist in commercially exploitable concentrations, the boom period soon faded. Plans to connect Llano with Fredericksburg via an extension of the San Antonio and Aransas Pass Railway were not fulfilled. A series of fires in the early 1890s, probably set to collect insurance on unprofitable properties, destroyed many of the new business establishments. Such fires were so numerous that fire insurance was denied the town for several years.

Farming, ranching, and the granite industry remained the foundations of the town's economy in the twentieth century. In the 1920s Llano was a major shipping point for cattle; the cotton industry flourished in the county through the 1930s but declined thereafter into insignificance. Granite quarrying and finishing retained their importance, amounting to a million dollar-a-year industry by the 1950s. The Roy Inks Bridge, named for a former mayor, was built after a flood crest of forty-two feet in 1935 swept away the 1892 structure. By 1964 the town had a new hospital, a post office, school buildings, a community center, a rodeo area, and a golf course, along with a city park and improved water system. Llano was an important link in the Highland Lakes chain of tourist areas and attracted many hunters during the deer season. A winery, feed processing, and

insecticide and commercial talc production represented new industry. Actress Sophia Loren, friend and correspondent of Netherlands native Anthony Goossens, priest of Holy Trinity Catholic Church in Llano, contributed to the church fund-raising campaign in 1975. By 1983 the National Register of Historic Places listed, in addition to the courthouse, the Llano jail, the Southern Hotel, and the Badu Building, former bank and home of French immigrant and mineralogist N. J. Badu, now a bed and breakfast establishment. The population of Llano was 2,960 in 1950, 3,071 in 1980, and 2,962 in 1990. By 2000 the population was 3,325.

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James B. Heckert-Greene

Llano, Texas

From Wikipedia, the free encyclopedia

Coordinates: 30°45′3″N 98°40′48″W

Llano (pronounced /ˈlænoʊ/ LAN-o) is a city in Llano County, Texas, in the United States. As of the 2000 census, the city population was 3,325. It is the county seat of Llano County[3].

Contents

- 1 Geography
- 2 Demographics
- 3 History
- 4 Registered Historical Places
  - 4.1 Badu House
  - 4.2 Llano County Courthouse
  - 4.3 Llano County Jail
  - 4.4 Southern Hotel
- 5 Education
- 6 Events
- 7 Recreation
  - 7.1 Hunting
  - 7.2 Fishing
  - 7.3 Birding
  - 7.4 Golf
  - 7.5 Geology and Archaeology
- 8 See also
- 9 References
- 10 External links

Geography

Llano is located at 30°45′03″N 98°40′48″W (30.750953, -98.680038).[4] It is on the Llano River, 65 miles (105 km) northwest of Austin and 102 miles (164 km) north of San Antonio.

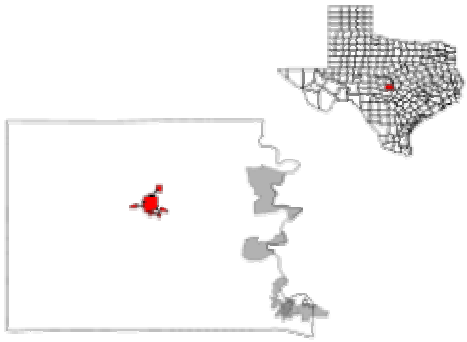
According to the United States Census Bureau, the city has a total area of 4.7 square miles (12.2 km^2), of which, 4.4 square miles (11.5 km^2) of it is land and 0.3 square miles (0.7 km^2) of it (5.53%) is water.

Demographics

Llano, Texas



Location of Llano, Texas



Coordinates: 30°45′3″N 98°40′48″W

Country	United States
State	Texas
County	Llano
Area	
- Total	4.7 sq mi (12.2 km^2)
- Land	4.4 sq mi (11.5 km^2)
- Water	0.3 sq mi (0.7 km^2)
Elevation	1,030 ft (314 m)
Population (2000)	
- Total	3,325
- Density	748.1/sq mi (288.8/km^2)
Time zone	Central (CST) (UTC-6)
- Summer (DST)	CDT (UTC-5)

ZIP code	78643
Area code(s)	325
FIPS code	48-43144[1]
GNIS feature ID	1361576[2]

As of the census[1] of 2000, there were 3,325 people, 1,353 households, and 880 families residing in the city. The population density was 748.1 people per square mile (289.1/km^2). There were 1,539 housing units at an average density of 346.3/sq mi (133.8/km^2). The racial makeup of the city was 94.35% White, 0.57% African American, 0.66% Native American, 0.24% Asian, 3.40% from other races, and 0.78% from two or more races. Hispanic or Latino of any race were 8.90% of the population.

There were 1,353 households out of which 28.8% had children under the age of 18 living with them, 48.6% were married couples living together, 12.9% had a female householder with no husband present, and 34.9% were non-families. 31.3% of all households were made up of individuals and 18.2% had someone living alone who was 65 years of age or older. The average household size was 2.35 and the average family size was 2.95.

In the city the population was spread out with 24.5% under the age of 18, 7.2% from 18 to 24, 23.9% from 25 to 44, 22.4% from 45 to 64, and 22.0% who were 65 years of age or older. The median age was 41 years. For every 100 females there were 89.9 males. For every 100 females age 18 and over, there were 83.1 males.

The median income for a household in the city was $31,706, and the median income for a family was $38,125. Males had a median income of $29,464 versus $19,958 for females. The per capita income for the city was $16,306. About 7.7% of families and 10.2% of the population were below the poverty line, including 13.8% of those under age 18 and 2.6% of those age 65 or over.

History

Llano County was established in compliance with a February 1, 1856, state legislative act. The Llano River location was chosen in an election held on June 14, 1856, under a live oak on the south bank of the river, near the present site of Roy Inks Bridge in Llano. Into the 1870s the town was little more than a frontier trading center, with a handful of log buildings housing business establishments, a post office, and a few homes. In 1879 the first bank, Moore, Foster, and Company, was founded, and during the 1880s Llano acquired a number of new enterprises that served the county's farmers and ranchers. After the county outgrew the one-story stone building that had housed its public offices, in 1885 an ornate brick courthouse was completed on the square on the south side of the river. A fire on January 22, 1892, destroyed this courthouse; the present county courthouse was completed and occupied on August 1, 1893. It is listed in the National Register of Historic Places.

In the 1880s the Llano Rural, the town's first newspaper, was established, followed by the Iron City News, the name of which reflects growing interest in the county's mineral resources. The Rural eventually incorporated several other newspapers, including the Advocate, the Searchlight, and the Gazette, to become the Llano News by the early 1900s.

Anticipation of significant economic growth based on the iron deposits discovered at Iron Mountain in northwestern Llano County attracted capital from Dallas and from northern states, and the boom years of Llano-from 1886 to 1893-were launched. The Llano Improvement and Furnace Company undertook plans for an iron furnace and foundry, as well as for the development of commercial real estate on the hitherto undeveloped north side of the river. Charters were undertaken for a dam, an electric power

plant, a streetcar system, and electric street lights, while expectations of growth were high. Steel-town names such as Birmingham, Pittsburgh, and Bessemer were chosen for streets on the north side; Llano was to be the "Pittsburgh of the West." But only a small dam and the street lighting were completed. By one report, the population reached 7,000 in 1890. In 1892, at the peak of the boom period, the town was incorporated, the river was bridged, and the Austin and Northwestern Railroad was extended to a terminal on the north side of Llano. Because of the improved transportation, several granite cutting and finishing businesses moved to town in this period. Many of the new businesses were begun in the boom period, and substantial brick establishments were constructed around the public square on the north side of the river. Among these, the Algona Hotel became a focal point for the town's new social life. It was damaged by a cyclone in 1900 and burned to the ground in 1923. Because the county's mineral resources, with the significant exception of granite, did not exist in commercially exploitable concentrations, the boom period soon faded. Plans to connect Llano with Fredericksburg via an extension of the San Antonio and Aransas Pass Railway were not fulfilled. A series of fires in the early 1890s, probably set to collect insurance on unprofitable properties, destroyed many of the new business establishments. Such fires were so numerous that fire insurance was denied the town for several years.

Farming, ranching, and the granite industry remained the foundations of the town's economy in the twentieth century. In the 1920s Llano was a major shipping point for cattle; the cotton industry flourished in the county through the 1930s but declined thereafter into insignificance. Granite quarrying and finishing retained their importance, amounting to a million-dollar-a-year industry by the 1950s. The Roy Inks Bridge, named for a former mayor, was built after a flood crest of forty-two feet in 1935 swept away the 1892 structure. By 1964 the town had a new hospital, a post office, school buildings, a community center, a rodeo area, and a golf course, along with a city park and improved water system. Llano was an important link in the Highland Lakes chain of tourist areas and attracted many hunters during the deer season. A winery, feed processing, and insecticide and commercial talc production represented new industry. Actress Sophia Loren, friend and correspondent of Netherlands native Anthony Goossens, priest of Holy Trinity Catholic Church in Llano, contributed to the church fund-raising campaign in 1975. By 1983 the National Register of Historic Places listed, in addition to the courthouse, the Llano jail, the Southern Hotel, and the Badu Building, former bank and home of French immigrant and mineralogist N. J. Badu, now a bed-and-breakfast establishment.[1]

Registered Historical Places

Badu House

The Badu House was built in 1891 by the Austin architectural firm of Larramour and Watson. It was originally constructed to serve as the First National Bank of Llano, with office space on the second story. In March 1898, the bank became defunct and the building was sold to French native N.J. “Professor” Badu, a noted local mineralogist.

Professor Badu and his family made a home of the Badu House and the building was passed down for generations. Even until 1980, the Badu House was still owned by Mrs. Robert (Carrol) Phelan, granddaughter of Mr. Badu.

In 1980, Ann and Earl Ruff of Houston, Texas purchased the Badu House and restored it as a restaurant and country inn. Throughout the last 20 years, the Badu House has had several different owners, but most often it was known as a lovely restaurant, bar, and bed and breakfast. Ted Lusher, a Llano county rancher and Austin businessman, purchased and restored the Badu House in 2005. Mr. Lusher is an avid art collector with many of his treasures displayed throughout the property. In the Spring of 2007, an extension of the Badu House will open (directly across Tarrant Street) and serve as an art gallery and

banquet facility.[2]

Llano County Courthouse

The Llano County Courthouse, located in the middle of Llano's historic square, was built in 1893. It was designed in a Romanesque Revival style by A.O. Watson and Jacob Larmour, with an exterior made of sandstone, marble, and granite. The interior of the courthouse was damaged by fire in 1932 and again in 1952. It is still in use today by local government.

Llano County Jail

The Llano County Jail was built in 1895 by the Pauly Jail Building and Manufacturing Company of St Louis, Missouri. Gray granite used to build the jail was quarried from within Llano county. The jail, which was also built in a Romanesque Revival style, has been known as "Red Top" for its red roof. The first floor was used by the jailer for his office and living quarters. The second floor had four cells and two drunk tanks. The third and fourth floors housed the gallows.[3]

Southern Hotel

The Southern Hotel, located on the square in Llano was built in 1880 as a stagecoach stop between Mason and Burnet.[4]

Education

The City of Llano is served by the Llano Independent School District, which includes Packsaddle Elementary, Llano Elementary, Llano Junior High, and Llano High School. Llano's mascot is the yellowjacket and the school colors are orange and black. The Llano Independent School District serves approximately 1,900 students and is a AAA district.

Events

- Bluebonnet Trail Art & Craft Show - 1st & 2nd weekends in April
- Llano Crawfish Open - Third weekend in April
- Llano County Rodeo and Parade - First weekend in June
- Rock'n Riverfest - July 4 weekend
- Chuck Wagon Cook-Off - Third Saturday in October
- Heritage Day - Third Saturday in October
- Christmas in the Park, Lighted Christmas Parade, Santa's Big Night, Lighting of the Llano County Courthouse - after Thanksgiving

Recreation

Hunting

Llano is widely known as the Deer Capital of Texas. The density of deer in the Llano Basin is the highest in the nation. Hunters from all over come to Llano for deer, quail, dove, and turkey hunting, as well as bow hunting.

Fishing



View from the shore of the Llano River

The spring-fed Llano River, which runs through the city, offers some of the best fishing in the area. Lake Buchanan, which offers a portion of the eastern border of Llano County, was built in 1938 as a hydro-generating project covering 23,000 acres (93 km^2) in the scenic Texas Hill Country. Today, white bass, striped bass, largemouth bass, catfish, spotted bass, crappie and walleye attract fisherman to this lake year round.[5]

Birding

The bald eagle makes its home in Llano County during its annual winter migration. Nine miles (14 km) east of Llano on Highway 29, a family of bald eagles can be viewed from the roadside during the nesting season.[6]

Golf

The Llano River Golf Course is located two miles (3 km) west of the Llano courthouse on the Old Castell Road adjacent to Robinson City Park. The 18-hole golf course has front and back T-boxes. Located on the banks of the Llano River, the colorful course presents a good challenge. A fully equipped Pro-Shop and golf carts are also available.[7]

Geology and Archaeology

Llanite, a rare type of brown granite with sky blue crystals and rusty-pink feldspar, is found nowhere else in the world except in Llano County. Llanite can be found along a highway cut nine miles (14 km) north of Llano on Texas 16. The largest piece of polished Llanite in the world can be seen at the Badu House, Llano's historic inn.

The centuries-long habitation of the American Indians in the area has produced numerous archaeological sites which attract amateur archaeologists year-round.

An extensive exhibit of artifacts, both Indian and early Texan, plus a large display of area gems and minerals are on permanent exhibition at the Llano County Museum.[8]

See also

- Llanite
- Llano River
- Enchanted Rock
- Texas Hill Country
- Central Texas
- Llano County
- Geology of Texas

- Llano Municipal Airport

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1. ^ ***a*** ***b*** "American FactFinder". United States Census Bureau. http://factfinder.census.gov. Retrieved on 2008-01-31.
2. ^ "US Board on Geographic Names". United States Geological Survey. 2007-10-25. http://geonames.usgs.gov. Retrieved on 2008-01-31.
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4. ^ "US Gazetteer files: 2000 and 1990". United States Census Bureau. 2005-05-03. http://www.census.gov/geo/www/gazetteer/gazette.html. Retrieved on 2008-01-31.

External links

- City of Llano website
- Llano MainStreet
- Llano River Golf Course
- Llano Memorial Hospital
- Llano Chamber of Commerce
- Llano from the *Handbook of Texas Online*
- The Llano News
- The Llano County Journal newspaper
- Badu House

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News

Red Top shines Again



After a series of surveys and chemical tests, the Friends of the Red Top Jail settled on Garrison Red as the most historically accurate color available for the roof on the 1895 county jail. In the photo about, Daniel Foster applies the paint to the steel roof after days of careful preparation.

John Hallowell
June 24, 2009 • 1 photo

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Of Llano's many historic structures, probably only the county courthouse is more impressive and historically important than the old Red Top Jail, which

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looms high above the Llano River just a block east of the square. The solid granite building, with its striking architecture and trademark red roof, was built in 1895 by the Pauly Jail Building and Manufacturing Co. in St. Louis, Missouri, after a court order forced the county to remove the 1882 Calaboose jail from the southeast corner of the square. The county purchased the land at Oatman and Haynie Streets from John Simpson in February; work began in June, and the jail was completed in December. The land cost $475, the building cost $11,500, and first time the roof was repaired and repainted, in 1911, the job cost only $17. The first flushing toilets were installed in 1917; gas heaters were finally installed in 1950, two years after the county spent $23,056 on major repairs to the building. The earliest known graffiti on the walls is from 1918. The first floor of the jail served as living quarters for the family of the jailer (the jailer's wife provided meals for the prisoners); one first-floor room was used for booking prisoners, who were then taken to cells on the second floor. The tower in the center of the jail held a gallows, but there are no documented cases of any hangings there. The jail was put on the National Register of Historic Places in 1977, and became a Texas Historic Landmark in 1979. It housed prisoners until 1982, when the third floor of The old hotel on the square became the new Llano County Jail. The Llano chapter of the Daughters of the Republic of Texas (DRT) used the jail as an office during the 1990s, and the local Head Start program was based there for a couple of years following. Then the building was virtually abandoned to the elements, as leaks in the roof and cracks in the walls hastened its deterioration. A group of twenty or thirty concerned citizens formed the "Friends of the Red Top Jail" in the summer of 2008, and have made some very impressive progress on their stated objective "to restore the Llano Red Top Jail to its original glory" during the past year. The most immediate problem was the leaky roof, and the "Friends" set out to raise funds to repair it as quickly as possible. Appealing to the city and county, applying for grants through various entities, and holding a variety of benefits, the group was able to come up with enough money (the biggest lump sum came in the form of a $24,000 LCRA grant) to hire contractor Dennis Masterson to refurbish and repaint the roof. In the meantime, the Friends conducted chemical tests, surveyed Llano oldtimers and researched old records and photographs to come up with the historically correct type and color of coating for the roof. It was determined that the roof is made of steel, with a lead coating and galvanized steel ridgecap, all covered with red paint. During the "investigation," the group discovered twenty to thirty bullet holes in the west side gutter of the gallows tower. Some theorize that the sheriff may have been shooting pigeons! The jail has become a venue for assorted community activities. In addition to guided "Red Top Jail Tours," the building has hosted a haunted house (last Halloween) and several re-enactment events, including shoot-outs and jail-breaks – it has even been been the scene of a séance held by the Austin Paranormal Society! The Friends of the Red Top Jail also recently received a $5,000 grant from the National Trust to hire noted historical architect Karl Komatsu, from Fort Worth. He will design a master plan for the jail's renovation, helping the group to prioritize and coordinate the different steps along the way to total restoration and preservation. The job will be long and costly, but for those who value Llano's rich history, there is really not an option. Interested citizens can help by joining the Friends of the Red Top Jail (dues are just $20 per year), attending any of their many fundraisers, or coming up with good ideas on how to raise money for the cause. The group's annual meeting (scheduled for July 12) will feature a jailbreak by the highly-acclaimed Brazos Bottom Cowographers re-enactment group, and several other event ideas are already in the works: a "Jailhouse Rock" concert, an art competition and auction, a possible movie, etc., etc. Ideas are also being solicited for possible uses of the different rooms in the jail, once the renovation is completed. If you'd like to help (or to join), you can contact any of the members for more information. Sheri Zoch (248-0284) is president of the Friends; Tom Dalrymple is vice-president, Sandy



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Shaw is secretary, and Ovetra Hartman is treasurer. Some of the other active members are Frank Rowell, Mayor Mike Reagor and Gene Hall Miller

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Roof of Red Top Jail soon to shine
by Dale Fry
Highland Lakes Newspapers
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Staff Photo by Dale Fry

General Contractor Dennis Masterson (right) hands an authentically reproduced section of metal roof trim to Raymond Baker of Baker Metal Works in Bertram, who is doing the installation on Red Top Jail.

The restoration of Llano's historical Red Top Jail's roof has been in progress for the past several weeks, and should be completed by the end of this month, says Llano builder and general contractor Dennis Masterson, who is doing the work.

Masterson explains the progress he and his crew have made since beginning the $35,000 project a few weeks ago. "First we removed and replaced the dry-rotted rafters and wall plates in the attic with new ones, then jacked up the roof that had developed structural bows in over a period of time," he said. "We also installed new roof flashing and chimney caps, and put in 12, one-inch tie rods tying the leaning outside walls to the internal walls. This won't straighten the walls back up, but it will keep them from leaning any more. We installed 60 feet of cement footings that varied between 18 and 30 inches in width and depth on top the walls in the attic. This was to tie the attic and the belfry tower together, because they had been pulling apart."

The workers are also replacing the original metal gutters, trim and finials around the roof's overhang that have rusted through the years, each of them authentically reproduced by Raymond Baker of Baker Metal Works in Bertram.

The FLRTJ has received a grant from the LCRA for the restoration of the roof totaling $35,000, with an $11,000 match from the city.

For full story, see The County Journal.

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Spotlight on Llano

Llano is a unique Hill Country community of 3300 people geographically divided by the Llano River with a commercial district on both sides. Visitors can stroll on walkways on both sides of the river and view its natural beauty. More than 25 historic buildings have benefited from Llano Main Street's grant program. Benches and decorative planters have been strategically placed around the streets and the Confederate soldier statue, which calls attention to our historic downtown.



Pioneer Park in the rail yard area is a pocket park developed by Llano Main Street in partnership with the Master Gardeners.

In 1999, the city received Transportation Equity Act for the 21st century (TEA-21) funding to build a working depot museum and renovate the railroad tracks within the city. Now completed, it is a transportation museum, as well as a visitor's center.

Llano Main Street's 2004 Texas Capital Fund grant funded restoration around the rail yard with sidewalks and lighting linking both sides of the river. The railroad came to Llano in the 1890s. Main Street and the Master Gardeners developed a pocket park in that area with lighting, benches and native greenery, called Pioneer Park. The 2007 Texas Capital Fund Grant will continue the sidewalk project beginning at the south end of the bridge continuing by the Llano River, and ending at the beginning of East Main Street, into the Main Street commercial district.

The entire south side of Llano is a historic district in the National Register of Historic Places. Located in the historic district, the Llano County Courthouse was one of 19 original recipients of more than $3 million in grant funds from the Texas Historical



A few of Llano's historic treasures:
Top:Roy Inks Bridge built in 1935 spanning the Llano River and connecting the northern and southern areas of Llano.
Middle: Llano's recently restored courthouse.
Bottom: Newly restored rail road depot.



A view of the shops down East Main Street.

Commission dedicated to the restoration of Texas courthouses. The courthouse has been restored and the tower reconstructed. The re-dedication of the courthouse was held in 2004 and it continues to proudly serve as the historic centerpiece of Llano.

Since 1990, focusing on the local heritage, we have sponsored a Heritage Day Festival the third Saturday in October, which focuses on living history, re-enactments, music and vendors.

Llano Main Street Program operates concessions at the historic 1927 Lantex Theater every second Saturday of the month for the Hill Country Opry, featuring legendary country entertainers, and sponsors a movie on a different Saturday. The Main Street Program will assist in the restoration of the old Llano County Jail, known as Old Red Top.

Future projects include a shopping guide and large location map kiosks in different areas providing a shopping and visiting experience in a place that has retained its small town charm.

Thanks to Sarah Franklin, manager of the Llano Main Street Program, for providing this article.



Llano Heritage Day Activities.

NEWS

National Tourism Week

Join the national Travel Industry Association in celebrating the 25th annual national tourism week May 10-18 observing the theme Discover Great American Traditions. See www.tia.org/pressmedia/TWFA/ntw_week.html. Did you know that total direct travel spending in Texas for 2006 reached $53.8 billion, an increase of 9.3% from the previous year. Direct travel spending generated an additional $7.1 billion in federal, state and local taxes (not including property taxes) or about $860 in tax revenue per Texas household. Your recreational and heritage tourists are important to your local economy!

In commemoration of National Tourism Week, the Lufkin Convention and Visitors Bureau will have events such as the "Developing Tourism" photo contest and "At Your Service: Customer Service Hospitality Training," a training seminar dedicated to educate employees and managers on the fundamental skills and management concepts needed for achieving satisfied customers, visitors and guests. See www.visitlufkin.com

AROUND THE STATE

Bastrop's new business incubator opened February 1 and already has eight new businesses.

Georgetown was listed in the April issue of *Fortune Small Business* magazine as #2 of the 100 Best Places to Live in the United States.

The **Palestine** Rotary Club repaired all of the deteriorated pedestrian benches throughout the entire downtown area as a donation to Palestine Main Street.

Waxahachie has received more applications for historic tax exemption status this year than ever. This is attributed to putting the notices in all of the water bills and city mail outs.

Waxahachie Main Street partnered with the Waxahachie Parks and Recreation to purchase an inflatable movie screen to show downtown summer movies. This is an excellent way to partner and use your resources wisely.

EVENTS

May 1, Sonora

Come enjoy the Community Needle Work and Quilt show and fundraiser for Sonora Main Street. Chances will be sold for a king-sized quilt as a fundraiser. Event will be held at the Bank and Trust of Sonora Lobby and First National Bank of Sonora.

http://www.hillcountrymagazine.com/issues/20083/138.php

Hill Country Magazine

Adventures in Llano
By John Hallowell

The first European settlers in present-day Llano County were German immigrants. The German noblemen's society, or Adelsverein, had purchased more than three million acres between the Llano and Colorado Rivers (known as the Fisher-Miller grant) in 1844 and while most of the German settlers stopped at the way-stations of New Braunfels and Fredericksburg, a few brave souls crossed the Llano River into their Comanche dominated "promised land." The 1850 census listed "32 persons on the Llano River."

The decade of the 1850s saw a flood of settlers coming from the east with farming in mind, and the population increased rapidly throughout most of the Hill Country. Two of the first in the Llano area were Clement and John Oatman, who came to Packsaddle Mountain from Bastrop County in 1851, and moved a couple of miles south of the present Llano townsite shortly thereafter. Their new home came to be known as Oatman Creek, and several other members of the family came to join them in 1853. In the meantime, David and Gideon Cowan crossed the Colorado River and established a saltworks about 15 miles to the east. The town of Bluffton grew around them, becoming the area's most prosperous community.

Several smaller communities sprang up, and by 1856, there were enough people to form a new county. Residents were asked to choose one of two sites for the seat of the new county. One site was at the center of the county, where John Oatman Sr. donated 100 acres on the south side of the Llano River to build a new town. The other was at Wright's Creek, to the east. Despite concerns voiced by David Cowan and others from Bluffton, the site on the Llano River was chosen; Cowan became the first county judge.

John Oatman Jr. purchased a lot in town and built a picket house store. He also became Llano's first postmaster. John Buttery built two small one-story rock buildings, one of which was used as an office by the county clerk. By 1858, a little town was established, and there were more than 1,100 people in the county.

The Civil War interrupted the county's growth, and the county seat remained a small frontier trading center for the next two decades. Henry Buttery, who had joined the Confederate Army at age 17, returned after four years' service to become one of Llano's leading merchants. Damon Slater, J.R. Moss and others established large ranches in Llano County; Slater led the first cattle drive from Llano County (to Roswell, New Mexico) in 1867. James Clayton Stribling aided in "breeding up" range cattle around Llano, by importing registered Hereford bulls when cattle were Llano's most important industry. Part of his ranch is now the Granite Hills Hereford Ranch, east of Llano.

Cotton became a major cash crop beginning in the 1870s, and continued as such until the 1930s. The town grew slowly; roads were bad and transportation was difficult through the rugged terrain, so goods had to be hauled by burro, or in an occasional wagon. Most Llano County residents were almost self-sufficient, with many of them wresting a meager living from 160 acres of rocky land.

A horse-racing track was built in Llano in 1877, and Llano's first bank was built in 1879. By 1880, there were almost 5,000 people living in Llano County, and the Southern Hotel was built on the northwest corner of the square to provide lodging for travelers coming by stagecoach from Lampasas or Burnet. Most lumber for building was shipped from Round Rock. (A ferry, powered by three strong men, carried traffic across the Colorado River at Bluffton.) Llano's first newspaper, the Llano Rural, was published sometime in the early 1880s. The business district in grew slowly but steadily through the early 1880s, and a new brick courthouse was built in 1885.

Llano's first rock school was built in 1886, the same year that promising iron ore samples were discovered in northwestern Llano County. All of a sudden, Llano became a boomtown, and capitalists from Dallas and Minneapolis invested more than a quarter-million dollars in land and mineral rights by 1888. A new newspaper, the Iron City News, began publication that year (It later became the Llano News, and is still published today), and the Iron City National Bank was founded in 1890. Hundreds of people came to Llano, hoping to share in the mineral wealth they felt sure was just beneath their feet. Because there were not enough buildings to house all the jobseekers, a tent city sprang up on the north side of the river.

Llano changed overnight from a rustic agricultural town to a sophisticated city. The fine, three-story brick Algona Hotel (named by two of the investors, who hailed from Algona, Iowa) was built in 1888, featuring gourmet meals, a string orchestra and formal evening attire. The Llano Improvement and Furnace Company made plans to build an iron furnace and foundry, as well as a dam, an electric power plant, a streetcar system, and electric street lights, and many substantial buildings were erected on both sides of the river. A bridge was built across the Llano River in 1892, and plans were made for the development of commercial real estate on the undeveloped north side of the river. That same year, the Austin and Northwestern Railroad was extended to a terminal on the north side of Llano and a substantial new jail was built on the south side. (Nineteen attorneys were practicing law in the city of Llano that year.) Steel-town names such as Birmingham, Pittsburgh, and Bessemer were chosen for the new north-side streets; Llano was to be the "Pittsburgh of the West."

A French mineralogist named N.J. Badu was one of the early proponents of Llano's mineral wealth. He arrived early in the "boom," and was involved in almost every aspect of the mining industry. He discovered the mineral now known as "Llanite." He also managed the Algona Hotel for a while, and later bought the building (now called the "Badu House") which had housed the First National Bank.

Most of the big dreams never came true. The most successful operation was the Olive Mine, ten miles east of Llano. It employed nearly 200 men at its peak, but it closed when its manager was robbed and murdered in 1894. Other mines simply did not produce as expected. The Llano Improvement and Furnace Company went out of business. Disappointed real estate speculators and intoxicated drifters set so many fires over the next few years that fire insurance soon became unavailable in Llano. The courthouse had burned in 1892; by 1894 there would be a fire almost every night. The Algona Hotel, by then known as the Don Carlos Hotel, burned to the ground in 1923.

The boomtown era was over, but Llano was left with tremendously improved infrastructure and a whole new industry – granite. The beautiful courthouse that still graces the historic square was built in 1894. The arrival of the railroad had made it possible to ship large blocks of granite for buildings and monuments all over the country. Noted stonemason and artist Frank Teich, a native of Germany who had supervised construction of the state capitol, established a quarry and plant (called Teich Monument Works) in 1901. From his plant, he crafted Confederate monuments for the cities of Austin, San Antonio, Dallas and others. He sculpted a Masonic monument that still stands in Kansas

City. While Llano's growth definitely slowed, the town was well enough established by 1904 that the Texas Almanac described it as follows: "The town contains 2,000 inhabitants, and is beautifully located on both sides of the Llano River. The town commands the trade of a large scope of country." That was also the year that the first library was established (with 109 books) in the home of a civic-minded lady named Mrs. Porter. And it was the year of the first Llano County Fair.

The growth and modernization continued. The first car appeared in Llano in 1908; it was used by Dr. David Livingstone to make house calls. Dozens of businesses were thriving in Llano in 1910, including six hotels, four restaurants, six grocery stores, two lumber yards, two newspapers, three pool halls, four barbershops, three banks and two bakeries (among others). Despite a tornado which inflicted serious damage in 1916, the Llano News reported in 1929 that the last 20 years had been "a period of expansion and city development never before known," even during the boom years. The paper cited as evidence the new Granite City Hotel, the paved city streets and the two new highways coming through town. In 1921, Llano was home to more than a dozen granite companies.

Llano found itself in the spotlight again when a 22-year-old local cowboy and horse trainer named Cecil Smith discovered the game of polo. After learning the basics of the game on the rocky hillsides of the C.T. Moss Ranch, in southern Llano County, Smith used his horsemanship and natural athletic ability to take the aristocratic sport by storm. He became a national hero in 1933, when his western team defeated a team of eastern millionaires who had been considered the best in the world. He was inducted into the Polo Hall of Fame in 1990, and is still considered by many to be the best polo player of all time.

Otherwise, the 1930s were not such a good time in Llano. Drought and economic depression took their toll, but when it rained, it poured! A massive flood in the summer of 1935 took down the Llano River bridge and wreaked havoc in the town. A new bridge, named for Roy B. Inks, was completed in 1936. (Inks was a local hero who had managed the Opera House, owned the local Ford dealership, served as Llano's mayor and served as a director of the newly-formed LCRA. He died of pneumonia in 1935, shortly after the flood, and after his work had helped bring federal funding to complete Buchanan Dam. The next dam and lake completed after Buchanan were named Inks Dam and Inks Lake for the former mayor.)

World War II dominated the 1940s, and the 1950s were the decade of prolonged drought, but Llano endured and even prospered. Granite quarrying and finishing remained important industries, bringing $1 million a year into Llano's economy by the 1950s. By 1964 the town had added a fine new hospital, a community center, a rodeo arena, and a golf course, along with a city park and an improved water system.

The Llano River valley boasts the highest concentration of whitetail deer in Texas, and modern Llano ("The Deer Capital of Texas") is famous as a hunting mecca. It is also famous as the home of many accomplished rodeo stars and for excellent barbeque. The entire downtown area around the square is listed on the National Historical Register. A variety of businesses have contributed to Llano's unique Hill Country character, and have become local icons.

The Buttery Company was founded as "Buttery and Bogusch" around 1900 by Henry Buttery and a partner. It was taken over by Henry's oldest son, Frank, a few years later, and became "J.F. Buttery." When Henry Buttery II joined the company, the name was changed to "Buttery Hardware Co." Henry III took over after World War II, and the company has grown to include lumber, electrical and plumbing supplies, farm and ranch supplies and power lawn equipment as well as its traditional

hardware business. Now in its fifth generation, the company serves customers all over Texas, Oklahoma and New Mexico. It has become one of Llano's largest employers.

Probably the most famous business in Llano is Cooper's BBQ. It attracts thousands of visitors every year, including celebrities from the president on down. While Cooper's draws the crowds and the accolades (and justly so!), there are several other good "BBQ joints" in Llano, and some locals claim that the BBQ is just as good elsewhere.

Charlie's Store was founded by Charles Ratliff as a five-dime store on the north side of the square in 1936. He moved his business in 1941, and it has expanded to fill several buildings on the east side of the square. It is now under the management of Charlie's son, Billy Ratliff, selling a wide variety of household goods, furniture and appliances to customers from all over the Hill Country.

Irvin Hasse moved his grocery store to Llano in 1932, and brought his younger brother, Irvin into the business. They built the present store in 1938 to supply ranchers with feed and groceries in one stop. Through the years, the business changed a little; instead of groceries, Hasse's now sells western wear and True Value hardware. But it's still in the family; Irvin's daughter, IdaNell, her husband, Paul Schuessler, and their son, Eric, all work at the popular store.

The Living Stone Company continues Llano's long-time tradition of supplying high-quality granite for construction and monuments. The company was in the Gould family for three generations; it was purchased by Larry Masters in 1998. The company is thriving under his management (Although he gives God the credit – "I'm like a farmer," he says. "I plow the field and sow the seed; God makes it grow"), and now fills a whole city block with granite slabs. "Normally, we install countertops, etc. in Austin, Horseshoe Bay or other Texas towns," Masters says, "but people have ordered monuments from as far away as Joppa, Missouri and Durango, Colorado."

Fain's Honey was founded in 1926 by H.E. Fain, a Gatesville farmer; he brought his business to Llano in 1951. He chose a good location just south of town (near Honey Creek), and his business grew to 900 hives before his death in 1968. His grandson, Keith, has expanded the product line to include a variety of honey spreads, ribbon cane syrup and sorghum molasses. You can find Fain's products in H.E.B. and other fine Texas stores.

Miiller's Llano Smokehouse was founded by Bryan Miiller in 1985. He first learned from his father, who started making sausage for neighbors on his ranch years ago. Bryan went to Texas A&M, then came back to start his meat market. He is especially busy duringhunting season, when processing deer makes up a big part of his business, but he offers fresh meats and excellent jerky year-round.

The Badu House is one of the few reminders of Llano's glory days as "Pittsburgh of the West." Built to house Llano's First National Bank, it was later the home of French mineralogist N.J. Badu. Most of the buildings around it burned or were destroyed by a 1916 tornado. It is now a fine restaurant.

The Nailhead Spur Company is a relatively new business in town, run by Charlie Wendt and his son, Richard. Charlie grew up in Gonzales, and says, "I have always built things. Even when I was a kid, I built toys." He went through a welding program while working for the DuPont corporation, then taught welding in Alpine and Van Horn, in west Texas. He and his wife, Euneen, came to Llano to "semi-retire" about ten years ago.

Charlie started making spurs and leather projects, then branched out into light fixtures, fire screens, etc. Then he moved into his present location just south of the bridge, where he was able to set up a complete machine shop. Business has been so good that he was able to talk his son, Richard, into joining him. Richard had worked for Mobil Oil, building "one-of-a-kind" equipment. "He thinks so far out of the box, it's scary," Charlie says proudly.

One of Charlie's other "hobbies" is chuck wagon cooking, and he has been very much involved with the proliferation of historical events in the Llano area, including the chuck wagon cook-off at Llano Heritage Days, scheduled this year for October 17 and 18.

Acme Café is an architectural treasure and a culinary delight. Although there's only been a café here for the last few years, the building has been here since 1892, and served as the home of Acme Dry Goods for many years (you can still see the old cash register and other fixtures from Acme Dry Goods; they're on display at the museum). It is now the "Home of Maurie Kay's Crab Cakes," the specialty of new owners Maurie and Jim Beasley (Maurie's the chef and Jim fixes things that are broken).

These and many other businesses help make Llano a great place to live and/or visit. If you haven't been here, you really should plan a trip.

Rodeo is a popular sport in Llano, and several nationally-known rodeo stars call Llano home. Tee Woolman is a three-time National Finals Rodeo Team Roping Champion who was recently inducted into the Texas Cowboy Hall of Fame. Team roper Tyler Magnus won his first roping buckle at age 5; he now has a show on RFD-TV called The Roping Show, which provides entertainment and instruction for amateur and professional ropers. Rich Skelton (with partner Speed Williams, of Stephenville) won a record-setting eight team-roping world championships between 1997-2004. Mark Hadley, son of Hall of Fame rodeo announcer Tom Hadley and wellknown trick-rider and roper Virginia Reger Hadley, runs a team-roping productions company in Llano.

With its economy depending more and more on tourism, Llano goes the extra mile to give tourists good reasons to visit. Not only is the historic district full of charming shops, art galleries and good places to eat, but Llano sponsors an abundance of excellent festivals and historic celebrations. The first fall event is the Gold and Gem Rendezvous and the State of Texas Gold Panning Championships, to be held September 26 and 27. Probably the biggest event this fall is the Heritage Festival and Chuck Wagon Cook-off, planned for October 17 and 18.

The square will be full of costumed participants, from ranch wives to gunfighters to craftsmen marketing their wares. A display of historical photographs will be set up in the newly-renovated 1893 courthouse, which will be open for tours. The historic Red Top Jail, built one block off the square in 1895, will also be open for tours. Live music will fill the air, puncuated by mock battles staged by the Badlands Texas Rangers from Sabinal.

Down by the river, fifteen or more authentic chuck wagons will set up camp at Badu Park, providing a wonderful history lesson and a great meal for crowds of visitors while they compete for prizes.

At the end of the month (October 31 and November 1), Llano will host a Confederate Re-Union and Cotillion. There will be a Traders Rendezvous on the third weekend of November, and the town will kick off its "Starry, Starry Nights" Christmas lighting season with several events on November 28.

The huge annual Crawfish Open event will be held on April 18 and 19 next year, then the Texas Proud Festival falls on Memorial Day weekend. The rodeo and parade are scheduled for June, as is the Great Castell Kayak Race, a few miles down the river. The Rockin' Riverfest is held to celebrate the Fourth of July, and other, smaller events are held in between.

Llano is blessed with an exceptionally good hospital and health-care system for such a small town, and patients come here for health care from several surrounding counties. Perhaps co-incidentally, it is considered one of the healthiest places in the nation to live. It has a good school system, plenty of nearby hills, lakes and rivers for recreation (the Enchanted Rock State Natural Area, south of Llano, is one of the best places anywhere for hiking or climbing rocks; the Highland Lakes form the eastern border of Llano County).

Of course, if you are a hunter, you already know about Llano. Known as the "Deer Capital of Texas," Llano County has the highest density of whitetail deer in the state, and thousands of great bucks are harvested every year. You will also be familiar with Llano if you enjoy good barbeque; Llano has several highly-rated "BBQ joints," led by the world-famous Cooper's Old Time Pit Bar-B-Que. But probably the best part of life in Llano is the friendly, close-knit community and the small-town atmosphere. In many ways, Llano exemplifies the Texas Hill Country.

http://www.hillcountrymagazine.com/issues/20064/96.php

Texas Hill Country Magazine
Historic Red Top Jail - Oldest B&B in Llano!
Wanda Blackburn

Advance reservations were not required and guests may have been less than eager, but the historic Red Top Jail in Llano, TX is probably the town's oldest bed and breakfast accommodation. Local history buff Mike Reagor often begins his guided tours of the jail with the B&B analogy. Reagor, whose family originally settled in the county during the Reconstruction period after the Civil War, has lived in Llano since 1982. Very involved in many of Llano's community and church activities, Reagor also served as a Llano city alderman for two years. He is one of several local volunteers who have studied the history of the jail, help with on-going restoration efforts and provide guided tours.

Red Top Jail is located on Haynie Street, two blocks east of the courthouse square near the southeast bank of the Llano River.

The exterior of the building is Llano-quarried granite, with interior rock faced with plaster, making the walls two feet thick. Completed in December 1895, the jail has five levels and was constructed in only eight months. Huge cracks which have occurred in the walls may be the result of a poor foundation due to the quick building process. The Pauly Jail Building and Mfg. Co. of St. Louis, MO had already been in business for 39 years when they were hired to build the Llano jail, but even before that, P. J. Pauly, Sr. and his family were steamboat blacksmiths on the Mississippi River. As pioneers moved west, there was a need for detention facilities in remote areas, so the Paulys designed and built steel cages that could be mounted on flatbed wagons, creating portable jails. Pauly jails, eventually built all over the U.S., became the standard in prison systems, drawing special recognition for a unique Patent Rotary Jail. Although Red Top Jail in Llano was not built using that exact system, it is built in a well-known Pauly circular interior design, each floor planned around a narrow stairway in the center.

"The name Red Top Jail described the roof of the structure, made of a nickel-copper alloy, which oxidized to a reddish color, similar to a penny," Reagor explained. He added, "There are four stars embedded in the rock facade - two on the front and two on the back - and they all seem to be upside-down. We don't have any idea - it's kind of a mystery as to why they would all have been placed that way."

The first floor living quarters for the jailer and his family were originally comprised of three rooms and a kitchen; toilet facilities were outdoors. The jailer's wife provided meals for the prisoners, but they were also allowed to have food brought in to them from the "outside. " Due to heavy metal doors and the building's design, prisoners could not gain access to the family's space.

Once through the "booking room" and past secure doors, prisoners and guards or deputies climbed the central stairway to the second floor cells. "Reportedly, there were lots of fights in this area because the prisoners had to be 'convinced' to go up these narrow metal stairs," Reagor explained. All the cells are on the second floor. There are four "maximum security" cells and separate "drunk tank" cells. "At one time, Llano was a booming town with a population of about 8,000 people," Reagor said. Reportedly, there were more saloons than

churches, evidently providing a steady stream of overnight guests. Demonstrating the technique used for securing a prisoner in a cell, Reagor explained the four separate locking mechanisms, the final one ending in the "slammer sound."

On the second floor cell level, "graffiti" can still be seen, scratched onto the walls or burned there by a candle or lighter. Prisoners often wrote their names, sometimes the time and date of their incarceration and of course, several girls' names can be seen as well. There was no electricity, but windows let in light, however the windows proved to be a big problem. "At one time there was a county warehouse behind the jail and a prisoner yelled down to a worker to throw up a nail. The guy had to serve 120 days and he was marking them on the wall, but the sheriff caught them. Other times, using string, whiskey bottles from friends on the ground were hauled up by inmates through the windows."

Prisoners also actually escaped through the windows. Reagor retells a familiar local story: ''One day a DPS trooper walked into the jail and asked the jailer if the wash was being done. When the reply was 'no,' the trooper informed the jailer that there was a load of sheets tied together and hanging down from the tower windows!"

We ascend to the third floor, which has round bars with four doors (north, south, east and west), all with hinges and locks, but they lead nowhere. The purpose of the doors is not known. You can look through and see the cells below, thus one guard could watch all the prisoners. It seems that aside from a place for the guards, the third floor is no more than a landing to get to the tower levels. Reagor said the jails were designed as a "kit" and perhaps this third floor was just part of the kit shipped and then used in construction. I wondered myself if it could have been designed as an area for future jail cell expansion.

"Here in Llano our most famous story is that in 1876 Sheriff Bozarth and (Texas Ranger) Capt. Jones captured Johnny Ringo, the famous outlaw murderer, and kept him in jail two weeks before transporting him to Austin." But that was before Red Top was built.

"Have there been any famous outlaws or criminals arrested and held here at Red Top?" I asked. "In the early 1900s there was a famous murder and several people were arrested, but they were all found innocent. And about mid-century, there was a death associated with the jail, which some say was a murder. But the most well-known prisoner was Henry Lee Lucas. A DPS officer tells that Henry Lee Lucas was arrested," presumably on some minor charge, "and held overnight, then released. It was not until later that Lucas was discovered to be a notorious serial killer," Reagor replied.

As we proceeded up to the fourth level, you have to watch your head to keep from bumping. Originally, the stairway was open all the way to the top, but when prisoners began escaping upward through the tower, the upper levels were welded shut, leaving only a small opening that could be closed and secured. Windows opened toward the inside, and the central stairwell shaft was designed for air circulation, which was impeded when the fourth and fifth levels were welded. Heavy metal straps over the windows were not part of the original structure, but added later for security. You can still see the place where an escape was actually completed by pushing the bars and digging out through the rock wall in the tower.

On the fourth level, we are in the gallows of the jail. Some old-timers will say there were hangings at Red Top, but there's no evidence that any hangings were ever carried out here.

We are standing in the "drop" area of the tower. If there had been a hanging, the condemned prisoner would have stood here. "From this spot, it is exactly 13 steps to the highest, the fifth, level of the jailhouse," Reagor said.

"Because crowds of people came to watch hangings held outdoors, gallows were built inside jailhouses like Red Top," Reagor said. "By law, beginning in 1923, counties were no longer allowed to perform hangings - only the State of Texas was given that authority. Since that time, a Llano County jury has convicted and sentenced only one person to death. It was a change of venue case and he's still on death row now," Reagor explained.

A tour of Red Top is kind of spooky. Do ghosts haunt Red Top? Mike Prindle, a paranormal researcher and co-founder of Central Texas Ghost Trackers, attended a tour of Red Top. He took audio recordings as well as digital photos, but has not yet completed a review of his data. "A very common saying in paranormal investigation is that it is 99% boredom and 1% exciting," Prindle said. "There are times when you will not get anything . . . then there are times where you will get quite a bit of activity." His group plans to return to the jail and conduct more audio and video tests.

Gene Hall Miller carries on her family's ranching tradition, as well as operating guest lodging at her Dutch Mountain and Pecan Creek ranches. Her maternal great-grandfather, James Frank Kendrick, was a City Marshal and jailer at Red Top in the 1920s-'30s. Gene's mother, Ann Etta Moss Hall had fond remembrances of visiting "Granny and Pappa" when they lived at Red Top. "Granny cooked for the prisoners and as a young girl, Ann Etta loved to play cards with the prisoners." Gene remembers that when she herself was a child, her mother had a yard man named Al. Gene just loved Al, who was always doing something nice for her, like making a box kite, which she promptly crashed. In the second grade, Gene's Brownie Scout troop took a field trip to Red Top and when they got to the cells, there was her beloved Al behind bars! It seems that Al was a good man in almost every way, but he did love to drink and that often landed him in Red Top. "There we were, all in our little uniforms, filing along the walkway. But evidently not as embarrassed as I, Al just called out to me as I walked by, 'Hello there, Miss Genie!'"

Stories about Red Top are numerous and many vary greatly depending on whose "side" is doing the telling, so our accounting of the history of Red Top, while based on facts, is in no way proposed to be completely accurate, but rather part of local folk history and lore.

Tours of Red Top Jail are conducted during frequent festivals and community activities throughout the year and each December there is an anniversary celebration for Red Top. Tours are free, with donations accepted, all of which go toward continuing restoration and upkeep of the jail. Due to lack of funds, last year the county sold Red Top to the City of Llano and the money paid was used to restore the cupola tower.

Texans love a good "shootout," a bigger-than-life lawman and an outlaw for him to chase and capture. The allure and mystique of Red Top lives on again and again in the imaginations of those who visit the site.

For tours and other information about historic Red Top Jail, visit the website at: llanomainstreet.com or contact the Llano Chamber of Commerce, 700 Bessemer Street,

phone 325-247-5354, or the City of Llano Main Street Office at 301 W. Main Street, phone 325-247-4158.

If you have information which may help solve the mysterious upside-down stars embedded in the granite facade of Red Top Jail, please email: wandab@ktc.com

Technical Preservation Services

Standards

SEARCH | LINKS | E-MAIL
< | HOME | >

Standards
Guidelines

Masonry
Wood
Metals

Roofs
Windows
Entrances/Porches
Storefronts

Structural Systems
Spaces/Features/Finishes
Mechanical Systems

Site
Setting

Energy
New Additions
Accessibility
Health/Safety

The Secretary of the Interior's Standards for Rehabilitation

Introduction to the Standards



The Secretary of the Interior is responsible for establishing standards for all programs under Departmental authority and for advising Federal agencies on the preservation of historic properties listed in or eligible for listing in the National Register of Historic Places.

The Standards for Rehabilitation (codified in 36 CFR 67 for use in the Federal Historic Preservation Tax Incentives program) address the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

Credits

Initially developed by the Secretary of the Interior to determine the appropriateness of proposed project work on registered properties within the Historic Preservation Fund grant-in-aid program, the **Standards for Rehabilitation** have been widely used over the years--particularly to determine if a rehabilitation qualifies as a Certified Rehabilitation for Federal tax purposes. In addition, the Standards have guided Federal agencies in carrying out their historic preservation responsibilities for properties in Federal ownership or control; and State and local officials in reviewing both Federal and nonfederal rehabilitation proposals. They have also been adopted by historic district and planning commissions across the country.

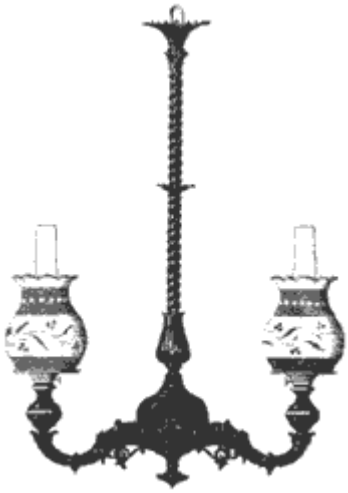
"Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and

The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. They also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified for Federal tax purposes, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s), and where applicable, the district in which it is located.

As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to

cultural values."

provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character. For example, certain treatments--if improperly applied--may cause or accelerate physical deterioration of the historic building. This can include using improper repointing or exterior masonry cleaning techniques, or introducing insulation that damages historic fabric. In almost all of these situations, use of these materials and treatments will result in a project that does not meet the Standards. Similarly, exterior additions that duplicate the form, material, and detailing of the structure to the extent that they compromise the historic character of the structure will fail to meet the Standards.



The Secretary of the Interior's Standards for Rehabilitation

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

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

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical

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

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

feasibility.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

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

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Home | Next | Previous

Technical Preservation Services

Guidelines

SEARCH | LINKS | E-MAIL
< | HOME | >

Standards
Guidelines

Masonry
Wood
Metals

Roofs
Windows
Entrances/Porches
Storefronts

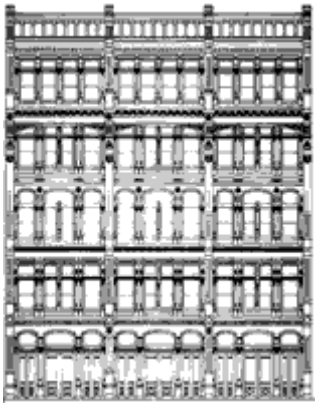
Structural Systems
Spaces/Features/Finishes
Mechanical Systems

Site
Setting

Energy
New Additions
Accessibility
Health/Safety

Guidelines for Rehabilitating Historic Buildings

Introduction to the Guidelines



The **Guidelines for Rehabilitating Historic Buildings** were initially developed in 1977 to help property owners, developers, and Federal managers apply the Secretary of the Interior's **Standards for Rehabilitation** during the project planning stage by providing general design and technical recommendations. Unlike the Standards, the Guidelines are not codified as program requirements.

Together with the Standards for Rehabilitation they provide a model process for owners, developers, and Federal agency managers to follow.

The Guidelines are intended to assist in applying the Standards to projects generally; consequently, they are not meant to give case-specific advice or address exceptions or rare instances. For example, they cannot tell owners or developers which features of their own historic building are important in defining the historic character and must be preserved--although examples are provided in each section--or which features could be altered, if necessary, for the new use. This kind of careful case-by-case decision-making is best accomplished by seeking assistance from qualified historic preservation professionals in the planning stage of the project. Such professionals include architects, architectural historians, historians, archeologists, and others who are skilled in the preservation, rehabilitation, and restoration of the historic properties.

Those approaches, treatments, and techniques that are consistent with the Secretary of the Interior's Standards for Rehabilitation are listed under the "Recommended" section in each topic area

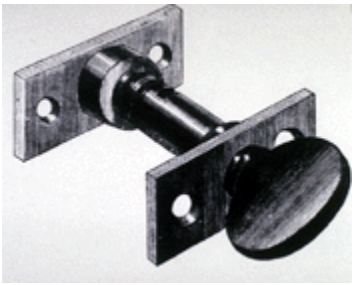
The Guidelines pertain to historic buildings of all sizes, materials, occupancy, and construction types; and apply to interior and exterior work as well as new exterior additions. Those approaches, treatments, and techniques that are consistent with the Secretary of the Interior's "Standards for Rehabilitation" are listed **in bold-face type** under the **"Recommended"** section in each topic area; those approaches, treatments, and techniques which could adversely affect a building's historic character are listed in the **"Not Recommended"** section in each topic area.

To provide clear and consistent guidance for owners, developers, and Federal agency managers to follow, the "Recommended" courses of action in each section are listed in order of historic preservation concerns so that a rehabilitation project may be successfully planned and completed--one that, first, assures the preservation of a building's important or "character-defining" architectural materials and features and, second, makes possible an efficient contemporary use. Rehabilitation guidance in each section begins with protection and maintenance, that work which should be maximized in every project to enhance overall preservation goals. Next, where some deterioration is present, repair of the building's historic materials and features is recommended. Finally, when deterioration is so extensive that repair is not

possible, the most problematic area of work is considered: replacement of historic materials and features with new materials.

To further guide the owner and developer in planning a successful rehabilitation project, those complex design issues dealing with new use requirements such as alterations and additions are highlighted at the end of each section to underscore the need for particular sensitivity in these areas.

How to Use The Guidelines



Identify, Retain, and Preserve

The guidance that is basic to the treatment of all historic buildings--***identifying, retaining, and preserving*** the form and detailing of thos architectural materials and features that are important in defining the historic character--is always listed first in the "Recommended" area. The parallel "Not Recommended" area lists the types of actions that are most apt to cause the diminution or even loss of the buildings's historic character. It should be remembered, however, that such loss of character is just as often caused by the cumulative effect of a series of actions that would seem to be minor interventions. Thus, the guidance in *all* of the "Not Recommended" areas must be viewed in that larger context, e.g., for the total impact on a historic building.

Protect and Maintain

After identifying those materials and features that are important and must be retained in the process of rehabilitation work, then ***protecting and maintaining*** them are addressed. Protection generally involves the least degree of intervention and is preparatory to other work. For example, protection includes the maintenance of historic material through treatments such as rust removal, caulking, limited paint removal, and re-application of protective coating; the cyclical cleaning of roof gutter systems; or installation of fencing, protective plywood, alarm systems and other temporary protective measures. Although a historic building will usually require more extensive work, an overall evaluation of its physical condition should always begin at this level.

The parallel "Not Recommended" area lists the types of actions that are most apt to cause the diminution or even loss of the buildings's historic character.

Repair

Next, when the physical condition of character-defining materials and features warrants additional work ***repairing*** is recommended. Guidance for the repair of historic materials such as masonry, wood, and architectural metals again begins with the least degree of intervention possible such as patching, piecing-in, splicing, consolidating, or otherwise reinforcing or upgrading them according to recognized preservation methods. Repairing also includes the limited replacement in kind--or with compatible substitute material--of extensively deteriorated or missing parts of features when there are surviving prototypes (for example, brackets, dentils, steps, plaster, or portions of slate or tile roofing). Although using the same kind of material is always the preferred option, substitute material is acceptable if the form and design as well as the substitute material itself convey the visual appearance of the remaining parts of the feature and finish.

Replace



Following repair in the hierarchy, guidance is provided for ***replacing*** an entire character-defining feature with new material because the level of deterioration or damage of materials precludes repair (for example, an exterior cornice; an interior staircase; or a complete porch or storefront). If the essential form and detailing are still evident so that the physical evidence can be used to re-establish the feature as an integral part of the rehabilitation project, then its replacement is appropriate. Like the guidance for repair, the preferred option is always replacement of the entire feature in kind, that is, with the same material. Because this approach may not always be technically or economically feasible, provisions are made to consider the use of a compatible substitute material.

It should be noted that, while the National Park Service guidelines recommend the replacement of an entire character-defining feature under certain well-defined circumstances, they never recommend removal and replacement with new material of a feature that--although damaged or deteriorated--could reasonably be repaired and thus preserved.

Design for Missing Historic Features

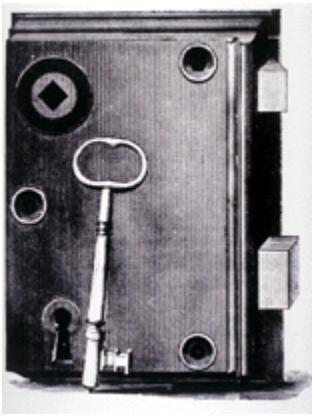
When an entire interior or exterior feature is missing (for example, an entrance, or cast iron facade; or a principal staircase), it no longer plays a role in physically defining the historic character of the building unless it can be accurately recovered in form and detailing through the process of carefully documenting the historical appearance. Where an important architectural feature is missing, its recovery is always recommended in the guidelines as the *first* or preferred, course of action. Thus, if adequate historical, pictorial, and physical documentation exists so that the feature may be accurately reproduced, and if it is desirable to re-establish the feature as part of the building's historical appearance, then designing and constructing a new feature based on such information is appropriate. However, a second acceptable option for the replacement feature is a new design that is compatible with the remaining character-defining features of the historic building. The new design should always take into account the size, scale, and material of the historic building itself and, most importantly, should be clearly differentiated so that a false historical appearance is not created.



Alterations/Additions to Historic Buildings

Some exterior and interior alterations to historic building are generally needed

to assure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes.



Alterations may include providing additional parking space on an existing historic building site; cutting new entrances or windows on secondary elevations; inserting an additional floor; installing an entirely new mechanical system; or creating an atrium or light well. Alteration may also include the selective removal of buildings or other features of the environment or building site that are intrusive and therefore detract from the overall historic character.

The construction of an exterior addition to a historic building may seem to be essential for the new use, but it is emphasized in the guidelines that such new additions should be avoided, if possible, and considered only after it is determined that those needs cannot be met by altering secondary, i.e., non character-defining interior spaces. If, after a thorough evaluation of interior solutions, an exterior addition is still judged to be the only viable alterative, it should be designed and constructed to be clearly differentiated from the historic building and so that the character-defining features are not radically changed, obscured, damaged, or destroyed.

Additions to historic buildings are referenced within specific sections of the guidelines such as Site, Roof, Structural Systems, etc., but are also considered in more detail in a separate section, New Additions to Historic Buildings.

Energy Efficiency/Accessibility Considerations/Health and Safety Considerations

These sections of the rehabilitation guidance address work done to meet accessibility requirements and health and safety code requirements; or retrofitting measures to conserve energy. Although this work is quite often an important aspect of rehabilitation projects, it is usually not a part of the overall process of protecting or repairing character-defining features; rather, such work is assessed for its potential negative impact on the building's historic character. For this reason, particular care must be taken not to radically change, obscure, damage, or destroy character-defining materials or features in the process of rehabilitation work to meet code and energy requirements.

Home | Next | Previous

Technical Preservation Services

Brick, Stone, Terra Cotta, Concrete, Adobe, Stucco and Mortar

Building Exterior Masonry

Identify | Protect | Repair | Replace | Missing Feature | Alterations/Additions

SEARCH | LINKS | E-MAIL

< | HOME | >

Standards
Guidelines

Masonry
Wood
Metals

Roofs
Windows
Entrances/Porches
Storefronts

Structural Systems
Spaces/Features/Finishes
Mechanical Systems

Site
Setting

Energy
New Additions
Accessibility
Health/Safety

The longevity and appearance of a masonry wall is dependent upon the size of the individual units and the mortar.



1880s brick building with terra-cotta trim.

Stone is one of the more lasting of masonry building materials and has been used throughout the history of American building construction. The kinds of stone most commonly encountered on historic buildings in the U.S. include various types of sandstone, limestone, marble, granite, slate and fieldstone. **Brick** varied considerably in size and quality. Before 1870, brick clays were pressed into molds and were often unevenly fired. The quality of brick depended on the type of clay available and the brick-making techniques; by the 1870s--with the perfection of an extrusion process--bricks became more uniform and durable. **Terra cotta** is also a kiln-dried clay product popular from the late 19th century until the 1930s. The development of the steel-frame office buildings in the early 20th century contributed to the widespread use of architectural terra cotta. **Adobe**, which consists of sun-dried earthen bricks, was one of the earliest permanent building materials used in the U.S., primarily in the Southwest where it is still popular.

Mortar is used to bond together masonry units. Historic mortar was generally quite soft, consisting primarily of lime and sand with other additives. After 1880, portland cement was usually added resulting in a more rigid and non-absorbing mortar. Like historic mortar, early **stucco** coatings were also heavily lime-based, increasing in hardness with the addition of portland cement in the late 19th century. **Concrete** has a long history, being variously made of tabby, volcanic ash and, later, of natural hydraulic cements, before the introduction of portland cement in the 1870s. Since then, concrete has also been used in its precast form.

While masonry is among the most durable of historic building materials, it is also very susceptible to damage by improper maintenance or repair techniques and harsh or abrasive cleaning methods.

Masonry **....Identify, retain, and preserve**

recommended.....

Identifying, retaining, and preserving masonry features that are important in defining the overall historic character of the building such as walls,


Materials and craftsmanship illustrated in stone wall.

brackets, railings, cornices, window architraves, door pediments, steps, and columns; and details such as tooling and bonding patterns, coatings, and color.

not recommended.....

Removing or radically changing masonry features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Replacing or rebuilding a major portion of exterior masonry walls that could be repaired so that, as a result, the building is no longer historic and is essentially new construction.

Applying paint or other coatings such as stucco to masonry that has been historically unpainted or uncoated to create a new appearance.

Removing paint from historically painted masonry.

Radically changing the type of paint or coating or its color.

Masonry **....Protect and Maintain**

recommended.....


Chemical cleaning to remove dirt from granite.

Protecting and maintaining masonry by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved decorative features.

Cleaning masonry only when necessary to halt deterioration or remove heavy soiling.

Carrying out masonry surface cleaning tests after it has been determined that such cleaning is appropriate. Tests should be observed over a sufficient period of time so that both the immediate and the long range effects are known to enable selection of the gentlest method possible.

Cleaning masonry surfaces with the gentlest method possible, such as low pressure water and

detergents, using natural bristle brushes.

Inspecting painted masonry surfaces to determine whether repainting is necessary.

Removing damaged or deteriorated paint only to the next sound layer using the gentlest method possible (e.g., handscraping) prior to repainting.

Applying compatible paint coating systems following proper surface preparation.

Repainting with colors that are historically appropriate to the building and district.

Evaluating the overall condition of the masonry to determine whether more than protection and maintenance are required, that is, if repairs to the masonry features will be necessary.





Removing felt-tipped marker graffiti with poultice.

not recommended.....

Failing to evaluate and treat the various causes of mortar joint deterioration such as leaking roofs or gutters, differential settlement of the building, capillary action, or extreme weather exposure.

Cleaning masonry surfaces when they are not heavily soiled to create a new appearance, thus needlessly introducing chemicals or moisture into historic materials.

Cleaning masonry surfaces without testing or without sufficient time for the testing results to be of value.



Historic brick damaged by sandblasting.

Sandblasting brick or stone surfaces using dry or wet grit or other abrasives. These methods of cleaning permanently erode the surface of the material and accelerate deterioration.

Using a cleaning method that involves water or liquid chemical solutions when there is any possibility of freezing temperatures.

Cleaning with chemical products that will damage masonry, such as using acid on limestone or marble, or leaving chemicals on masonry surfaces.

Applying high pressure water cleaning methods that will damage historic masonry and the mortar joints.

Removing paint that is firmly adhering to, and thus protecting, masonry

surfaces.

Using methods of removing paint which are destructive to masonry, such as sandblasting, application of caustic solutions, or high pressure waterblasting.

Failing to follow manufacturers' product and application instructions when repainting masonry.

Using new paint colors that are inappropriate to the historic building and district.

Failing to undertake adequate measures to assure the protection of masonry features.

Masonry **....Repair**

recommended.....

Repairing masonry walls and other masonry features by repointing the mortar joints where there is evidence of deterioration such as disintegrating mortar, cracks in mortar joints, loose bricks, damp walls, or damaged plasterwork.

Removing deteriorated mortar by carefully hand-raking the joints to avoid damaging the masonry.

Duplicating old mortar in strength, composition, color, and texture.

Duplicating old mortar joints in width and in joint profile.

Repairing stucco by removing the damaged material and patching with new stucco that duplicates the old in strength, composition, color, and texture.

Using mud plaster as a surface coating over unfired, unstabilized adobe because the mud plaster will bond to the adobe.



Preparation for stucco repair.

Cutting damaged concrete back to remove the source of deterioration (often corrosion on metal reinforcement bars). The new patch must be applied carefully so it will bond satisfactorily with, and match, the historic concrete.

Repairing masonry features by patching, piecing-in, or consolidating the masonry using recognized preservation methods. Repair may also include the limited replacement in kind--or with compatible substitute material--of those extensively deteriorated or missing parts of masonry features when there are surviving prototypes such as terra-cotta brackets or stone balusters.



Replacement stones tooled to match original.

Applying new or non-historic surface treatments such as water-repellent coatings to masonry only after repointing and only if masonry repairs have failed to arrest water penetration problems.

not recommended.....

Removing nondeteriorated mortar from sound joints, then repointing the entire building to achieve a uniform appearance.



Loss of the historic character due to insensitive repointing.

Using electric saws and hammers rather than hand tools to remove deteriorated mortar from joints prior to repointing.

Repointing with mortar of high portland cement content (unless it is the content of the historic mortar). This can often create a bond that is stronger than the historic material and can cause damage as a result of the differing coefficient of expansion and the differing porosity of the material and the mortar.

Repointing with a synthetic caulking compound.

Using a "scrub" coating technique to repoint instead of traditional repointing methods.

Changing the width or joint profile when repointing.

Removing sound stucco; or repairing with new stucco that is stronger than the historic material or does not convey the same visual appearance.

Applying cement stucco to unfired, unstabilized adobe. Because the cement stucco will not bond properly, moisture can become entrapped between materials, resulting in accelerated deterioration of the adobe.

Patching concrete without removing the source of deterioration.

Replacing an entire masonry feature such as a cornice or balustrade when repair of the masonry and limited replacement of deteriorated of missing parts are appropriate.

Using a substitute material for the replacement part that does not convey the

visual appearance of the surviving parts of the masonry feature or that is physically or chemically incompatible.

Applying waterproof, water repellent, or non-historic coatings such as stucco to masonry as a substitute for repointing and masonry repairs. Coatings are frequently unnecessary, expensive, and may change the appearance of historic masonry as well as accelerate its deterioration.

Masonry **....Replace**

recommended.....

Replacing in kind an entire masonry feature that is too deteriorated to repair--if the overall form and detailing are still evident--using the physical evidence as a model to reproduce the feature. Examples can include large sections of a wall, a cornice, balustrade, column, or stairway. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

not recommended.....

Removing a masonry feature that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

Design for Missing Historic Features

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

recommended.....

Designing and installing a new masonry feature such as steps or a door pediment when the historic feature is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

not recommended.....

Creating a false historical appearance because the replaced masonry feature is based on insufficient historical, pictorial, and physical documentation.

Introducing a new masonry feature that is incompatible in size, scale, material and color.

Home | Next | Previous

Technical Preservation Services

Building Exterior Wood

Identify | Protect | Repair | Replace | Missing Feature | Alterations/Additions

SEARCH | LINKS | E-MAIL
< | HOME | >

Standards
Guidelines

Masonry
Wood
Metals

Roofs
Windows
Entrances/Porches
Storefronts

Structural Systems
Spaces/Features/Finishes
Mechanical Systems

Site
Setting

Energy
New Additions
Accessibility
Health/Safety

Because it can be easily shaped by sawing, planing, carving, and gouging, wood is used for architectural features such as clapboard, cornices, brackets, entablatures, shutters, columns and balustrades.



Decorative exterior wood trim and siding.

These wooden features, both functional and decorative, may be important in defining the historic character of the building and thus their retention, protection, and repair are important in rehabilitation projects. Wood has played a central role in American building during every period and in every style.

Whether as structural membering, exterior cladding, roofing, interior finishes, or decorative features, wood is frequently an essential component of historic and older buildings.

Wood **....Identify, retain, and preserve**

recommended.....



Wood features on porch repaired and preserved during rehabilitation.

Identifying, retaining, and preserving wood features that are important in defining the overall historic character of the building such as siding, cornices, brackets, window architraves, and doorway pediments; and their paints, finishes, and colors.

not recommended.....

Removing or radically changing wood features which are important in defining

the overall historic character of the building so that, as a result, the character is diminished.

Removing a major portion of the historic wood from a facade instead of repairing or replacing only the deteriorated wood, then reconstructing the facade with new material in order to achieve a uniform or "improved" appearance.

Radically changing the type of finish or its color or accent scheme so that the historic character of the exterior is diminished.

Stripping historically painted surfaces to bare wood, then applying clear finishes or stains in order to create a "natural look."

Stripping paint or varnish to bare wood rather than repairing or reapplying a special finish, i.e., a grain finish to an exterior wood feature such as a front door.



Wood features inappropriately stripped of traditional painted finish.

Wood **....Protect and Maintain**

recommended.....

Protecting and maintaining wood features by providing proper drainage so that water is not allowed to stand on flat, horizontal surfaces or accumulate in decorative features.

Applying chemical preservatives to wood features such as beam ends or outriggers that are exposed to decay hazards and are traditionally unpainted.

Retaining coatings such as paint that help protect the wood from moisture and ultraviolet light. Paint removal should be considered only where there is paint surface deterioration and as part of an overall maintenance program which involves repainting or applying other appropriate protective coatings.

Inspecting painted wood surfaces to determine whether repainting is necessary or if cleaning is all that is required.

Removing damaged or deteriorated paint to the next sound layer using the gentlest method possible (handscraping and handsanding), then repainting.

Using with care electric hot-air guns on decorative wood features and electric heat plates on flat wood surfaces when paint is so deteriorated that total removal is necessary prior to repainting.

Using chemical strippers primarily to

supplement other methods such as handscraping, handsanding and the above-recommended thermal devices. Detachable wooden elements such as shutters, doors, and columns may--with the proper safeguards--be chemically dip-stripped.

Applying compatible paint coating systems following proper surface preparation.

Repainting with colors that are appropriate to the historic building and district.

Evaluating the overall condition of the wood to determine whether more than protection and maintenance are required, that is, if repairs to wood features will be necessary.



Hand scraping wood column prior to repainting.

not recommended.....

Failing to identify, evaluate, and treat the causes of wood deterioration, including faulty flashing, leaking gutters, cracks and holes in siding, deteriorated caulking in joints and seams, plant material growing too close to wood surfaces, or insect or fungus infestation.



Moss on wood shingles indicative of damaging moisture retention.

Using chemical preservatives such as creosote which can change the appearance of wood features unless they were used historically.

Stripping paint or other coatings to reveal bare wood, thus exposing historically coated surfaces to the effects of accelerated weathering.

Removing paint that is firmly adhering to, and thus, protecting wood surfaces.

Using destructive paint removal methods such as a propane or butane torches, sandblasting or waterblasting. These methods can irreversibly damage historic woodwork.

Using thermal devices improperly so that the historic woodwork is scorched.

Failing to neutralize the wood thoroughly after using chemicals so that new paint does not adhere.

Allowing detachable wood features to soak too long in a caustic solution so that the wood grain is raised and the surface roughened.

Failing to follow manufacturers' product and application instructions when repainting exterior woodwork.

Using new colors that are inappropriate to the historic building or district.

Failing to undertake adequate measures to assure the protection of wood features.

Wood **....Repair**

recommended.....

Repairing wood features by patching, piecing-in, consolidating, or otherwise reinforcing the wood using recognized preservation methods.



Limited replacement-in-kind of deteriorated wood clapboards.

Repair may also include the limited replacement in kind--or with compatible substitute material--of those extensively deteriorated or missing parts of features where there are surviving prototypes such as brackets, molding, or sections of siding.

not recommended.....

Replacing an entire wood feature such as a cornice or wall when repair of the wood and limited replacement of deteriorated or missing parts are appropriate.

Using substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the wood feature or that is physically or chemically incompatible.

Wood **....Replace**

recommended.....

Replacing in kind an entire wood feature that is too deteriorated to repair--if the overall form and detailing are still evident--using the physical evidence as a model to reproduce the feature. Examples of wood features include a cornice, entablature or balustrade.

If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.



Replacing rotted wood column base with new wood.

not recommended.....

Removing a feature that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

Design for Missing Historic Features

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

recommended.....

Designing and installing a new wood feature such as a cornice or doorway when the historic feature is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

not recommended.....

Creating a false historical appearance because the replaced wood feature is based on insufficient historical, pictorial, and physical documentation.

Introducing a new wood feature that is incompatible in size, scale, material and color.

Home | Next | Previous

Technical Preservation Services

Building Exterior

Architectural Metals

Identify | Protect | Repair | Replace | Missing Feature | Alterations/Additions

SEARCH | LINKS | E-MAIL
< | HOME | >

Standards
Guidelines

Masonry
Wood
Metals

Roofs
Windows
Entrances/Porches
Storefronts

Structural Systems
Spaces/Features/Finishes
Mechanical Systems

Site
Setting

Energy
New Additions
Accessibility
Health/Safety

Architectural metal features--such as cast iron facades, porches, and steps; sheet metal cornices, siding, roofs, roof cresting and storefronts; and cast or rolled metal doors, window sash, entablatures, and hardware--are often highly decorative and may be important in defining the overall historic character of the building.



Well-maintained historic metal storefront.

Metals commonly used in historic buildings include **lead, tin, zinc, copper, bronze, brass, iron, steel,** and to a lesser extent, **nickel** alloys, **stainless steel** and **aluminum**.

Historic metal building components were often created by highly skilled, local artisans, and by the late 19th century, many of these components were prefabricated and readily available from catalogs in standardized sizes and designs.

Architectural Metals **....Identify, retain, and preserve**

recommended.....



Cast-iron steps with distinctive cut-out work.

Identifying, retaining, and preserving architectural metal features such as columns, capitals, window hoods, or stairways that are important in defining the overall historic character of the building; and their finishes and colors. Identification is also critical to differentiate between metals prior to work. Each metal has unique properties and thus requires different treatments.

not recommended.....

Removing or radically changing architectural metal features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Removing a major portion of the historic architectural metal from a facade instead of repairing or replacing only the deteriorated metal, then reconstructing the facade with new material in order to create a uniform, or "improved"

appearance.

Radically changing the type of finish or its historic color or accent scheme.

Architectural Metals **....Protect and Maintain**

recommended.....

Protecting and maintaining architectural metals from corrosion by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved, decorative features.

Cleaning architectural metals, when appropriate, to remove corrosion prior to repainting or applying other appropriate protective coatings.

Identifying the particular type of metal prior to any cleaning procedure and then testing to assure that the gentlest cleaning method possible is selected or determining that cleaning is inappropriate for the particular metal.

Cleaning soft metals such as lead, tin, copper, terneplate, and zinc with appropriate chemical methods because their finishes can be easily abraded by blasting methods.

Using the gentlest cleaning methods for cast iron, wrought iron, and steel--hard metals--in order to remove paint buildup and corrosion. If handscraping and wire brushing have proven ineffective, low pressure grit blasting may be used as long as it does not abrade or damage the surface.

Applying appropriate paint or other coating systems after cleaning in order to decrease the corrosion rate of metals or alloys.

Repainting with colors that are appropriate to the historic building or district.



Applying a protective coating to bronze doors after cleaning.

Applying an appropriate protective coating, such as lacquer to an architectural metal feature, such as a bronze door which is subject to heavy pedestrian use.

Evaluating the overall condition of the architectural metals to determine whether more than protection and maintenance are required, that is, if repairs to features will be necessary.

not recommended.....

Failing to identify, evaluate, and treat the causes of corrosion, such as moisture from leaking roofs or gutters.

Placing incompatible metals together without



Clogged gutter leading to corrosion.

providing a reliable separation material. Such incompatibility can result in galvanic corrosion of the less noble metal, e.g., copper will corrode cast iron, steel, tin, and aluminum.

Exposing metals which were intended to be protected from the environment.

Applying paint or other coatings to metals such as copper, bronze, or stainless steel that were meant to be exposed.

Using cleaning methods which alter or damage the historic color, texture, and finish of the metal; or cleaning when it is inappropriate for the metal.

Removing the patina of historic metal. The patina may be a protective coating on some metals, such as bronze or copper, as well as a significant historic finish.

Cleaning soft metals such as lead, tin, copper, terneplate, and zinc with grit blasting which will abrade the surface of the metal.

Failing to employ gentler methods prior to abrasively cleaning cast iron, wrought iron or steel; or using high pressure grit blasting.

Failing to re-apply protective coating systems to metals or alloys that require them after cleaning so that accelerated corrosion occurs.

Using new colors that are inappropriate to the historic building or district.

Failing to assess pedestrian use or new access patterns so that architectural metal features are subject to damage by use or inappropriate maintenance such as salting adjacent sidewalks.

Failing to undertake adequate measures to assure the protection of architectural metal features.

Architectural Metals **....Repair**

recommended.....

Repairing architectural metal features by patching, splicing, or otherwise reinforcing the metal following recognized preservation methods.

Repairs may also include the limited replacement in kind--or with a compatible substitute material--of those extensively deteriorated or missing parts of features when there are surviving prototypes such as porch balusters, column capitals or bases; or porch cresting.


Repairing a decorative iron balcony.

not recommended.....

Replacing an entire architectural metal feature such as a column or a balustrade when repair of the metal and limited replacement of deteriorated or missing parts are appropriate.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the architectural metal feature or that is physically or chemically incompatible.

Architectural Metals **....Replace**

recommended.....

Replacing in kind an entire architectural metal feature that is too deteriorated to repair--if the overall form and detailing are still evident--using the physical evidence as a model to reproduce the feature.

Examples could include cast iron porch steps or steel sash windows.

If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.


Missing cast-iron elements replaced with cast aluminum.

not recommended.....

Removing an architectural metal feature that is unrepairable and not replacing it; or replacing it with a new architectural metal feature that does not convey the same visual appearance.

Design for Missing Historic Features

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

recommended.....

Designing and installing a new architectural metal feature such as a metal cornice or cast iron capital when the historic feature is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

not recommended.....

Creating a false historical appearance because the replaced architectural metal feature is based on insufficient historical, pictorial, and physical documentation.

Introducing a new architectural metal feature that is incompatible in size, scale, material and color.

Home | Next | Previous

Technical Preservation Services

Building Exterior Roofs

The roof--with its shape; features such as cresting, dormers, cupolas, and chimneys; and the size, color, and patterning of the roofing material--is an important design element of many historic buildings.



Slate and copper mansard roofs in an urban canyon.

In addition a weathertight roof is essential to the longterm preservation of the entire structure. Historic roofing reflects availability of materials, levels of construction technology, weather, and cost.

For example, throughout the country in all periods of history, **wood shingles** have been used--their size, shape, and detailing differing according to regional craft practices. European settlers used **clay tile** for roofing as early as the mid-17th century. In some cities, such as New York and Boston, clay was popularly used as a precaution against fire. The Spanish influence in the use of clay tile is found in the southern, southwestern and western states. In the mid-19th century, tile roofs were often replaced by **sheet metal**, which is lighter and easier to maintain. Evidence of the use of **slate** for roofing dates from the mid-17th century. Slate has remained popular for its durability, fireproof qualities, and its decorative applications. The use of metals for roofing and roof features dates from the 18th century, and includes the use of **sheet iron**, **corrugated iron, galvanized metal, tin-plate, copper, lead and zinc.** Awareness of these and other traditions of roofing materials and their detailing will contribute to more sensitive treatment.

Roofs **....Identify, retain, and preserve**

recommended.....



Copper and wrought iron weathervane.

Identifying, retaining, and preserving roofs--and their functional and decorative features--that are important in defining the overall historic character of the building.

This includes the roof's shape, such as hipped, gambrel, and mansard; decorative features, such as cupolas, cresting chimneys, and weathervanes; and roofing material such as slate, wood, clay tile, and metal, as well as its size, color, and patterning.

not recommended.....

Radically changing, damaging, or destroying roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Removing a major portion of the roof or roofing material that is repairable, then reconstructing it with new material in order to create a uniform, or "improved" appearance.

Changing the configuration of a roof by adding new features such as dormer windows, vents, or skylights so that the historic character is diminished.

Stripping the roof of sound historic material such as slate, clay tile, wood, and architectural metal.

Applying paint or other coatings to roofing material which has been historically uncoated.

Roofs **....Protect and Maintain**

recommended.....

Protecting and maintaining a roof by cleaning the gutters and downspouts and replacing deteriorated flashing.

Roof sheathing should also be checked for proper venting to prevent moisture condensation and water penetration; and to insure that materials are free from insect infestation.

Providing adequate anchorage for roofing material to guard against wind damage and moisture penetration.



Gable and pent roof in excellent condition.

Protecting a leaking roof with plywood and building paper until it can be properly repaired.

not recommended.....

Failing to clean and maintain gutters and downspouts properly so that water and debris collect and cause damage to roof fasteners, sheathing, and the underlying structure.

Allowing roof fasteners, such as nails and clips to corrode so that roofing material is subject to accelerated deterioration.

Permitting a leaking roof to remain unprotected so that accelerated deterioration of historic building materials--masonry, wood, plaster, paint and structural members--occurs.

Roofs **....Repair**

recommended.....

Repairing a roof by reinforcing the historic materials which comprise roof features.

Repairs will also generally include the limited replacement in kind--or with compatible substitute material--of those extensively deteriorated or missing parts of features when there are surviving prototypes such as cupola louvers, dentils, dormer roofing; or slates, tiles, or wood shingles on a main roof.



Repairing slate roof using traditional methods.

not recommended.....

Replacing an entire roof feature such as a cupola or dormer when repair of the historic materials and limited replacement of deteriorated or missing parts are appropriate.

Failing to reuse intact slate or tile when only the roofing substrate needs replacement.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the roof or that is physically or chemically incompatible.

Roofs **....Replace**

recommended.....

Replacing in kind an entire feature of the roof that is to deteriorated to repair--if the overall form and detailing are still evident--using the physical evidence as a model to reproduce the feature.



Replacement of damaged clay tile roof.

Examples can include a large section of roofing, or a dormer or chimney.

If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

not recommended.....

Removing a feature of the roof that is unrepairable, such as a chimney or dormer, and not replacing it; or replacing it with a new feature that does not convey the same visual appearance

Design for Missing Historic Features

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

recommended.....

Designing and constructing a new feature when the historic feature is completely missing, such as a chimney or cupola. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.

not recommended.....

Creating a false historical appearance because the replaced feature is based on insufficient historical, pictorial, and physical documentation.

Introducing a new roof feature that is incompatible in size, scale, material and color.

Alterations/Additions for the New Use

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

recommended.....

Installing mechanical and service equipment on the roof, such as air conditioning, transformers, or solar collectors when required for the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.



Non-obtrusive skylights on rear of residence.

Designing additions to roofs such as residential, office, or storage spaces; elevator housing; decks and terraces; or dormers or skylights when required by the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.

not recommended.....

Installing mechanical or service equipment so that it damages or obscures character-defining features; or is conspicuous from the public right-of-way.

Radically changing a character-defining roof shape or damaging or destroying character-defining roofing material as a result of incompatible design or improper installation techniques.

< ^ >

Home | Next | Previous

Technical Preservation Services

Building Exterior Windows

Identify | Protect | Repair | Replace | Missing Feature | Alterations/Additions

SEARCH | LINKS | E-MAIL
< | HOME | >

Standards
Guidelines

Masonry
Wood
Metals

Roofs
Windows
Entrances/Porches
Storefronts

Structural Systems
Spaces/Features/Finishes
Mechanical Systems

Site
Setting

Energy
New Additions
Accessibility
Health/Safety



Distinctive window design on 19th century building.

Technology and prevailing architectural styles have shaped the history of windows in the United States starting in the 17th century with wooden casement windows with tiny glass panes seated in lead cames. From the transitional single-hung sash in the early 1700s to the true double-hung sash later in the same century, these early wooden windows were characterized by the small panes, wide muntins, and the way in which decorative trim was used on both the exterior and interior of the window.

As the sash thickness increased by the turn of the century, muntins took on a thinner appearance as they narrowed in width but increased in thickness according to the size of the window and design practices. Regional traditions continued to have an impact on the prevailing window design such as with the long-term use of "french windows" in areas of the deep South.

Changes in technology led to the possibility of larger glass panes so that by the mid-19th century, two-over-two lights were common; the manufacturing of plate glass in the United States allowed for dramatic use of large sheets of glass in commercial and office buildings by the late 19th century. With mass-produced windows, mail order distribution, and changing architectural styles, it was possible to obtain a wide range of window designs and light patterns in sash.



Delicate muntins and multi-pane sash on early 19th c. row houses.

Popular versions of Arts and Crafts houses constructed in the early 20th century frequently utilized smaller lights in the upper sash set in groups or pairs and saw the re-emergence of casement windows. In the early 20th century, the desire for fireproof building construction in dense urban areas contributed to the growth of a thriving steel window industry along with a market for hollow metal and metal clad wooden windows

As one of the few parts of a building serving as both an interior and exterior feature, windows are nearly always an important part of the historic character of a building. In most buildings, windows also comprise a considerable amount of the historic fabric of the wall plane and thus are deserving of special consideration in a rehabilitation project.

Windows ....Identify, retain, and preserve

recommended.....



Window condition assessment preceding repair work.

Identifying, retaining, and preserving windows--and their functional and decorative features--that are important in defining the overall historic character of the building.

Such features can include frames, sash, muntins, glazing, sills, heads, hoodmolds, panelled or decorated jambs and moldings, and interior and exterior shutters and blinds.

Conducting an indepth survey of the conditions of existing windows early in rehabilitation planning so that repair and upgrading methods and possible replacement options can be fully explored.

not recommended.....

Removing or radically changing windows which are important in defining the historic character of the building so that, as a result, the character is diminished.

Changing the number, location, size or glazing pattern of windows, through cutting new openings, blocking-in windows, and installing replacement sash that do not fit the historic window opening.

Changing the historic appearance of windows through the use of inappropriate designs, materials, finishes, or colors which noticeably change the sash, depth of reveal, and muntin configuration; the reflectivity and color of the glazing; or the appearance of the frame.

Obscuring historic window trim with metal or other material.

Stripping windows of historic material such as wood, cast iron, and bronze.

Replacing windows solely because of peeling paint, broken glass, stuck sash, and high air infiltration. These conditions, in themselves, are no indication that windows are beyond repair.

Windows **....Protect and Maintain**

recommended.....

Protecting and maintaining the wood and architectural metal which comprise the window frame, sash, muntins, and surrounds through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.

Making windows weathertight by re-caulking and replacing or installing

weatherstripping. These actions also improve thermal efficiency.

Evaluating the overall condition of materials to determine whether more than protection and maintenance are required, i.e. if repairs to windows and window features will be required.



Newly painted double-hung wood windows.

not recommended.....

Failing to provide adequate protection of materials on a cyclical basis so that deterioration of the window results.

Retrofitting or replacing windows rather than maintaining the sash, frame, and glazing.

Failing to undertake adequate measures to assure the protection of historic windows.

Windows **....Repair**

recommended.....

Repairing window frames and sash by patching, splicing, consolidating or otherwise reinforcing.



Preparing historic steel windows for repairs and re-finishing.

Such repair may also include replacement in kind--or with compatible substitute material--of those parts that are either extensively deteriorated or are missing when there are surviving prototypes such as architraves, hoodmolds, sash, sills, and interior or exterior shutters and blinds.

not recommended.....

Replacing an entire window when repair of materials and limited replacement of

deteriorated or missing parts are appropriate.

Failing to reuse serviceable window hardware such as brass sash lifts and sash locks.

Using substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the window or that is physically or chemically incompatible.

Windows **....Replace**

recommended.....

Replacing in kind an entire window that is too deteriorated to repair using the same sash and pane configuration and other design details. If using the same kind of material is not technically or economically feasible when replacing windows deteriorated beyond repair, then a compatible substitute material may be considered.



Deteriorated lower window sash shown prior to its replacement in kind.



Lower window sash replaced, based on physical documentation.

For example, on certain types of large buildings, particularly high-rises, aluminum windows may be a suitable replacement for historic wooden sash provided wooden replacement are not practical and the design detail of the historic windows can be matched.

Historic color duplication, custom contour panning, incorporation of either an integral muntin or 5/8" deep trapezoidal exterior muntin grids, where applicable, retention of the same glass to frame ratio, matching of the historic reveal, and duplication of the frame width, depth, and such existing decorative details as arched tops should all be components in aluminum replacements for use on historic buildings.

not recommended.....

Removing a character-defining window that is unrepairable and blocking it in; or replacing it with a new window that does not convey the same visual appearance.

Design for Missing Historic Features

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

recommended.....

Designing and installing new windows when the historic windows (frames, sash and glazing) are completely missing. The replacement windows may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the window openings and the historic character of the building.

not recommended.....

Creating a false historical appearance because the replaced window is based on insufficient historical, pictorial, and physical documentation.

Introducing a new design that is incompatible with the historic character of the building.

Alterations/Additions for the New Use

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

recommended.....

Designing and installing additional windows on rear or other-non character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.

Providing a setback in the design of dropped ceilings when they are required for the new use to allow for the full height of the window openings.

not recommended.....



Incompatible new window (lower right), resulting in loss of the building's historic character.

Installing new windows, including frames, sash, and muntin configuration that are incompatible with the building's historic appearance or obscure, damage, or destroy character-defining features.

Inserting new floors or furred-down ceilings which cut across the glazed areas of windows so that the exterior form and appearance of the windows are changed.

Home | Next | Previous

Technical Preservation Services

Building Exterior

Entrances and Porches

Identify | Protect | Repair | Replace | Missing Feature | Alterations/Additions

SEARCH | LINKS | E-MAIL
< | HOME | >

Standards
Guidelines

Masonry
Wood
Metals

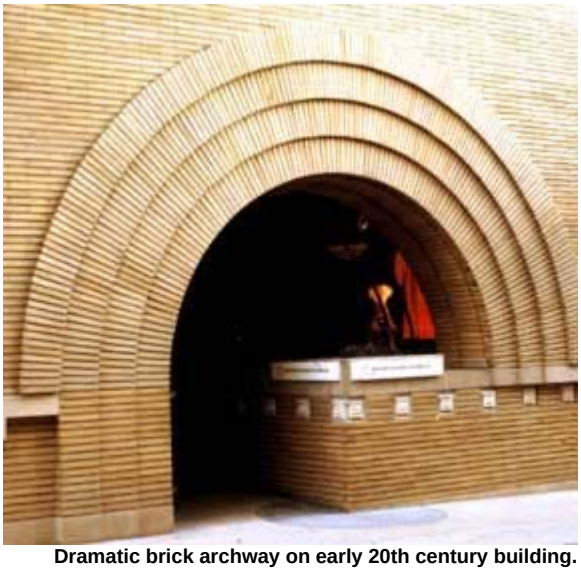
Roofs
Windows
Entrances/Porches
Storefronts

Structural Systems
Spaces/Features/Finishes
Mechanical Systems

Site
Setting

Energy
New Additions
Accessibility
Health/Safety

Entrances and porches are quite often the focus of historic buildings, particularly on primary elevations. Together with their functional and decorative features such as doors, steps, balustrades, pilasters, and entablatures, they can be extremely important in defining the overall character of a building.



Dramatic brick archway on early 20th century building.

In many cases, porches were energy-saving devices, shading southern and western elevations. Usually entrances and porches were integral components of a historic building's design; for example, porches on Greek Revival houses, with Doric or Ionic columns and pediments, echoed the architectural elements and features of the larger building.



Row of distinctive wood porches.

Central one-bay porches or arcaded porches are evident in Italianate style buildings of the 1860s. Doors of Renaissance Revival style buildings frequently supported entablatures or pediments.

Porches were particularly prominent features of Eastlake and Stick Style houses; porch posts, railings, and balusters were characterized by a massive and robust quality, with members turned on a lathe. Porches of bungalows of the early 20th century were characterized by tapered porch posts, exposed post and beams, and low pitched roofs with wide overhangs.

Art Deco commercial buildings were entered through stylized glass and stainless steel doors.

Entrances & Porches **....Identify, retain, and preserve**

recommended.....

Identifying, retaining, and preserving entrances--and their functional and decorative features--that are important in defining the overall historic character of the building such as doors, fanlights, sidelights, pilaster, entablatures, columns, balustrades, and stairs.



Stained glass arched transom characterizes entrance to 1880s rowhouse.

not recommended.....

Removing or radically changing entrances and porches which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Stripping entrances and porches of historic material such as wood, iron, cast iron, terra cotta, tile and brick.

Removing an entrance or porch because the building has been re-oriented to accommodate a new house.

Cutting new entrances on a primary elevation.

Altering utilitarian or service entrances so they appear to be formal entrances by adding panelled doors, fanlights, and sidelights.

Entrances & Porches **....Protect and Maintain**

recommended.....

Protecting and maintaining the masonry, wood, and architectural metal that comprise entrances and porches through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.

Evaluating the overall condition of materials to determine whether more than protection and maintenance are required, that is, repairs to entrance and porch features will be necessary.



Wood porch protected by traditional painted finish.

not recommended.....

Failing to provide adequate protection to materials on a cyclical basis so that deterioration of entrances and porches results.



Deteriorated porch resulting from inadequate maintenance requires repair.

Failing to undertake adequate measures to assure the protection of historic entrances and porches.

Entrances & Porches ....Repair

recommended.....

Repairing entrances and porches by reinforcing the historic materials.

Repair will also generally include the limited replacement in kind--of with compatible substitute material--of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, cornices, entablatures, columns, sidelights, and stairs.



Porches repaired and painted as part of the rehabilitation work.

not recommended.....

Replacing an entire entrance or porch when the repair of materials and limited replacement of parts are appropriate.

Using a substitute material for the replacement parts that does not convey the visual appearance of the surviving parts of the entrance and porch or that is physically or chemically incompatible.

Entrances & Porches ....Replace

recommended.....

Replacing in kind and entire entrance or porch that is too deteriorated to repair--if the form and detailing are still evident--using the physical evidence as a model to reproduce the feature. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

not recommended.....

Removing an entrance or porch that is unrepairable and not replacing it; or replacing it with a new entrance or porch that does not convey the same visual

appearance.

Design for Missing Historic Features

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

recommended.....

Designing and constructing a new entrance or porch when the historic entrance or porch is completely missing. It may be a restoration based on historical, pictorial, and physical documentation; or be a new design that is compatible with the historic character building.

not recommended.....

Creating a false historical appearance because the replaced entrance or porch is based on insufficient historical, pictorial, and physical documentation.



Replacement awning design incompatible with the building's historic character.

Introducing a new entrance or porch that is incompatible in size, scale, material and color.

Alterations/Additions for the New Use

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

recommended.....

Designing enclosures for historic porches when required by the new use in a manner that preserves the historic character of the building. This can include using large sheets of glass and recessing the enclosure wall behind existing scrollwork, posts, and balustrades.

Designing and installing additional entrances or porches when required for the new use in a manner that preserves the historic character of the buildings, i.e., limiting such alteration to non-character-defining elevations.

not recommended.....

Enclosing porches in a manner that results in a diminution or loss of historic

character by using solid materials such as wood, stucco, or masonry.

Installing secondary service entrances and porches that are incompatible in size and scale with the historic building or obscure, damage, or destroy character-defining features.

Home | Next | Previous

Technical Preservation Services

Building Exterior Storefronts

Identify | Protect | Repair | Replace | Missing Feature | Alterations/Additions

SEARCH | LINKS | E-MAIL
< | HOME | >

Standards
Guidelines

Masonry
Wood
Metals

Roofs
Windows
Entrances/Porches
Storefronts

Structural Systems
Spaces/Features/Finishes
Mechanical Systems

Site
Setting

Energy
New Additions
Accessibility
Health/Safety

The storefront is usually the most prominent feature of a historic commercial building, playing a crucial role in a store's advertising and merchandising strategy. Although a storefront normally does not extend beyond the first story, the rest of the building is often related to it visually through a unity of form and detail. Planning should always consider the entire building; window patterns on the upper floors, cornice elements, and other decorative features should be carefully retained, in addition to the storefront itself.



1930s Moderne storefront that has gained significance over time.

The earliest extant storefronts in the U.S., dating from the late 18th and early 19th centuries, had bay or oriel windows and provided limited display space. The 19th century witnessed the progressive enlargement of display windows as plate glass became available in increasingly larger units. The use of cast iron columns and lintels at ground floor level permitted structural members to be reduced in size. Recessed entrances provided shelter for sidewalk patrons and further enlarged display areas.

In the 1920s and 1930s, aluminum, colored structural glass, stainless steel, glass block, neon, and other new materials were introduced to create Art Deco storefronts.

Storefronts **....Identify, retain, and preserve**

recommended.....

Identifying, retaining, and preserving storefronts--and their functional and decorative features--that are important in defining the overall historic character of the building such as display windows, signs, doors, transoms, kick plates, corner posts, and entablatures.



Turn-of-the-century catalog design showing typical storefront components.

The removal of inappropriate, non-historic cladding, false mansard roofs, and other later alterations can help reveal the historic character of a storefront.

not recommended.....

Removing or radically changing storefronts--and their features--which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Changing the storefront so that it appears residential rather than commercial in character.

Removing historic material from the storefront to create a recessed arcade.

Introducing coach lanterns, mansard designs, wood shakes, nonoperable shutters, and small-paned windows if they cannot be documented historically.

Changing the location of a storefront's main entrance.

Storefronts **....Protect and Maintain**

recommended.....

Protecting and maintaining masonry, wood, and architectural metals which comprise storefronts through appropriate treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems.

Protecting storefronts against arson and vandalism before work begins by boarding up windows and installing alarm systems that are keyed into local protection agencies.

Evaluating the overall condition of storefront materials to determine whether more than protection and maintenance are required, that is, if repairs to features will be necessary.



Distinctive 19th century brick and wood storefront in good repair.

not recommended.....

Failing to provide adequate protection of materials on a cyclical basis so that deterioration of storefront features results.

Permitting entry into the building through unsecured or broken windows and doors so that interior features and finishes are damaged through exposure to weather or through vandalism.

Stripping storefront of historic material such as wood, cast iron, terra cotta, carrara glass, and brick.

Failing to undertake adequate measures to assure the preservation of the historic storefront.

Storefronts ....Repair

recommended.....



Cast iron column revealed during removal of non-significant storefront.

Repairing storefronts by reinforcing the historic materials.

Repairs will also generally include the limited replacement in kind--or with compatible substitute materials--of those extensively deteriorated or missing parts of storefronts where there are surviving prototypes such as transoms, kick plates pilasters, or signs.

not recommended.....

Replacing an entire storefront when repair or materials and limited replacement of its parts are appropriate.

Using substitute material for the replacement parts that does not convey the same visual appearance as the surviving parts of the storefront or that is physically or chemically incompatible.

Storefronts ....Replace

recommended.....

Replacing in kind an entire storefront that is too deteriorated to repair--if the overall form and detailing are still evident--using the physical evidence as a model. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.

not recommended.....

Removing a storefront that is unrepairable and not replacing it; or replacing it with a new storefront that does not convey the same visual appearance.



Incompatible replacement storefront and inappropriate window alteration.

Design for Missing Historic Features

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

recommended.....

Designing and constructing a new storefront when the historic storefront is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.



Compatible, contemporary storefront design replaced a later, non-significant storefront.

not recommended.....

Creating a false historical appearance because the replaced storefront is based on insufficient historical, pictorial, and physical documentation.

Introducing a new design that is incompatible in size, scale, material, and color.

Using inappropriately scaled signs and logos or other types of signs that obscure, damage, or destroy remaining character-defining features of the historic building.

Home | Next | Previous

If features of the structural system are exposed such as loadbearing brick walls, cast iron columns, roof trusses, posts and beams, vigas, or stone foundation walls, they may be important in defining the building's overall historic character. Unexposed structural features that are not character-defining or an entire structural system may nonetheless be significant in the history of building technology.



Post-and-beam structural system in 19th century freight station.



Reinforced concrete structural system in early 20th century industrial building.

Therefore, the structural system should always be examined and evaluated early in the project planning stage to determine both its physical condition and its importance to the building's historic character or historical significance.

The types of structural systems found in America include, but certainly are not limited to the following: wooden frame construction (17th c.), balloon frame construction (19th c.), load-bearing masonry construction (18th c.), brick cavity wall construction (19th c.), heavy timber post and beam industrial construction (19th c.), fireproof iron construction (19th c.), heavy masonry and steel construction (19th c.), skeletal steel construction (19th c.), and concrete slab and post construction (20th c.).

Structural Systems **....Identify, retain, and preserve**

recommended.....



Structural stabilization of masonry walls before rehabilitation.

Identifying, retaining, and preserving structural systems--and individual features of systems--that are important in defining the overall historic character of building, such as post and beam systems, trusses, summer beams, vigas, cast iron columns, above-grade stone foundation walls, or loadbearing brick or stone walls.

not recommended.....

Removing, covering, or radically changing features of structural systems which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Putting a new use into the building which could overload the existing structural system; or installing equipment or mechanical systems which could damage the structure.

Demolishing a loadbearing masonry wall that could be augmented and retained, and replacing it with a new wall (i.e., brick or stone), using the historic masonry only as an exterior veneer.

Leaving known structural problems untreated such as deflection of beams, cracking and bowing of walls, or racking of structural members.

Utilizing treatments or products that accelerate the deterioration of structural material such as introducing urea-formaldehyde foam insulation into frame walls.

Structural Systems ....Protect and Maintain

recommended.....



Using ultrasonic pulse velocity to determine thickness and soundness of solid granite column. Photo: Andrea Lazarski.

Protecting and maintaining the structural system by cleaning the roof gutters and downspouts; replacing roof flashing; keeping masonry, wood, and architectural metals in a sound condition; and ensuring that structural members are free from insect infestation.

Examining and evaluating the physical condition of the structural system and its individual features using non-destructive techniques such as X-ray photography.

not recommended.....

Failing to provide proper building maintenance so that deterioration of the structural system results. Causes of deterioration include subsurface ground movement, vegetation growing too close to foundation walls, improper grading, fungal rot, and poor interior ventilation that results in condensation.

Utilizing destructive probing techniques that will damage or destroy structural material.

Structural Systems ....Repair

recommended.....

Repairing the structural system by augmenting or upgrading individual parts or features. For example, weakened structural members such as floor framing can be paired with a new member, braced, or otherwise supplemented and reinforced.



Structural brace installed between piers as seismic reinforcement to be concealed within re-built wall.

not recommended.....

Upgrading the building structurally in a manner that diminishes the historic character of the exterior, such as installing strapping channels or removing a decorative cornice; or damages interior features or spaces.

Replacing a structural member or other feature of the structural system when it could be augmented and retained.

Structural Systems **....Replace**

recommended.....

Replacing in kind--or with substitute material--those portions or features of the structural system that are either extensively deteriorated or are missing when there are surviving prototypes such as cast iron columns, roof rafters or trusses, or sections of loadbearing walls.



Evaluating floor joists prior to structural strengthening.

Substitute material should convey the same form, design, and overall visual appearance as the historic feature; and, at a minimum, be equal to its loadbearing capabilities.

not recommended.....

Installing a visible replacement feature that does not convey the same visual appearance, e.g., replacing an exposed wood summer beam with a steel beam.

Using substitute material that does not equal the loadbearing capabilities of the historic material and design or is otherwise physically or chemically incompatible.

Alterations/Additions for the New Use

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

recommended.....

Limiting any new excavations adjacent to historic foundations to avoid undermining the structural stability of the building or adjacent historic building. Studies should be done to ascertain potential damage to archeological resources.

Correcting structural deficiencies in preparation for the new use in a manner that preserves the structural system and individual character-defining features.

Designing and installing new mechanical or electrical systems, when required for the new use, which minimize the number of cutouts or holes in structural members.



Left: Interior of 19th-century factory before rehabilitation. Right: Exposed structural system retains the historic industrial character after conversion to shops.

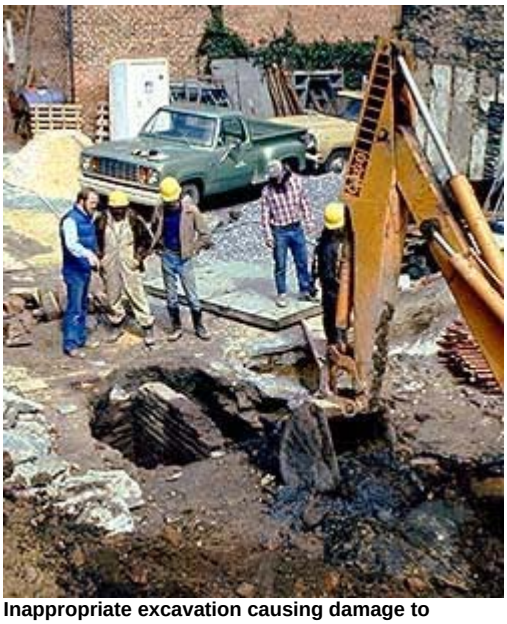
Adding a new floor when required for the new use if such an alteration does not damage or destroy the structural system or obscure, damage, or destroy character-defining spaces, features, or finishes.

Creating an atrium or a light well to provide natural light when required for the new use in a manner that assures the preservation of the structural system as well as character-defining interior spaces, features, and finishes.

not recommended.....

Carrying out excavations or regrading adjacent to or within a historic building which could cause the historic foundation to settle, shift, or fail; could have a similar effect on adjacent historic buildings; or could destroy significant archeological resources.

Radically changing interior spaces or damaging or destroying features or finishes that are character-defining while trying to correct structural deficiencies in



Inappropriate excavation causing damage to historic building foundation.

preparation for the new use.

Installing new mechanical and electrical systems or equipment in a manner which results in numerous cuts, splices, or alterations to the structural members.

Inserting a new floor when such a radical change damages a structural system or obscures or destroys interior spaces, features, or finishes.

Inserting new floors or furred-down ceilings which cut across the glazed areas of windows so that the exterior form and appearance of the windows are radically changed.

Damaging the structural system or individual features; or radically changing, damaging, or destroying character-defining interior spaces, features, or finishes in order to create an atrium or a light well.

< ^ >

Home | Next | Previous

Technical Preservation Services

Building Interior Spaces, Features & Finishes

Standards
Guidelines

Masonry
Wood
Metals

Roofs
Windows
Entrances/Porches
Storefronts

Structural Systems
Spaces/Features/Finishes
Mechanical Systems

Site
Setting

Energy
New Additions
Accessibility
Health/Safety

An interior floor plan, the arrangement and sequence of spaces, and built-in features and applied finishes are individually and collectively important in defining the historic character of the building.



Historic shopping arcade following successful rehabilitation.

Their identification, retention, protection, and repair should be given prime consideration in every rehabilitation project. In evaluating historic interiors prior to rehabilitation, it should be kept in mind that interiors are comprised of a series of primary and secondary spaces. This is applicable to all buildings, from courthouses to cathedrals, to cottages and office buildings. Primary spaces, including entrance halls, parlors, or living rooms, assembly rooms and lobbies, are defined not only by their features and finishes, but by the size and proportion of the rooms themselves--purposely created to be the visual attraction or functioning "core" of the building. Care should be taken to retain the essential proportions of primary interior spaces and not to damage, obscure, or destroy distinctive features and finishes.

Secondary spaces include areas and rooms that "service" the primary spaces and may include kitchens, bathrooms, mail rooms, utility spaces, secondary hallways, firestairs and office cubicles in a commercial or office space. Extensive changes can often be made in these less important areas without having a detrimental effect on the overall historic character.

Interior Spaces

....Identify, retain, and preserve

recommended.....

Identifying, retaining, and preserving a floor plan or interior spaces that are important in defining the overall historic character of the building.

This includes the size, configuration, proportion, and relationship of rooms and corridors; the relationship of features to spaces; and the spaces themselves such as lobbies, reception halls, entrance halls, double parlors, theaters, auditoriums, and important industrial or commercial spaces.



Significant public space with symmetrical plan.

not recommended.....

Radically changing a floor plan or interior spaces--including individual rooms--which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Altering the floor plan by demolishing principal walls and partitions to create a new appearance.



Spatial character of hotel lobby destroyed by inserting another floor level.

Altering or destroying interior spaces by inserting floors, cutting through floors, lowering ceilings, or adding or removing walls.

Relocating an interior feature such as a staircase so that the historic relationship between features and spaces is altered.

Interior Features & Finishes ....Identify, retain, and preserve

recommended.....

Identifying, retaining, and preserving interior features and finishes that are important in defining the overall historic character of the building.

This includes columns, cornices, baseboards, fireplaces and mantels, paneling, light fixtures, hardware, and flooring; and wallpaper, plaster, paint, and finishes such as stenciling, marbling, and graining; and other decorative materials that accent interior features and provide color, texture, and patterning to walls, floors, and ceilings.



Art Deco-style metal doors with raised geometric motif.

not recommended.....

Removing or radically changing features and finishes which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Installing new decorative material that obscures or damages character-defining interior features or finishes.



Exposed brick wall after inappropriate removal of historic plaster.

Removing paint, plaster, or other finishes from historically finished surfaces to create a new appearance (e.g., removing plaster to expose masonry surfaces such as brick walls or a chimney piece).

Applying paint, plaster, or other finishes to surfaces that have been historically unfinished to create a new appearance.

Stripping paint to bare wood rather than repairing or reapplying grained or marbled finishes to features such as doors and paneling.

Radically changing the type of finish or its color, such as painting a previously varnished wood feature.

Spaces Features & Finishes **....Protect and Maintain**

recommended.....

Protecting and maintaining masonry, wood, and architectural metals which comprise interior features through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coatings systems.

Protecting interior features and finishes against arson and vandalism before project work begins, erecting protective fencing, boarding-up windows, and installing fire alarm systems that are keyed to local protection agencies.

Protecting interior features such as a staircase, mantel, or decorative finishes and wall coverings against damage during project work by covering them with heavy canvas or plastic sheets.



Applying a protective finish to historic flooring.

Installing protective coverings in areas of heavy pedestrian traffic to protect historic features such as wall coverings, parquet flooring and panelling.

Removing damaged or deteriorated paints and finishes to the next sound layer using the gentlest method possible, then repainting or refinishing using compatible paint or other coating systems.

Repainting with colors that are appropriate to the historic building.

Limiting abrasive cleaning methods to certain industrial warehouse

buildings where the interior masonry or plaster features do not have distinguishing design, detailing, tooling, or finishes; and where wood features are not finished, molded, beaded, or worked by hand. Abrasive cleaning should only be considered after other, gentler methods have been proven ineffective.

Evaluating the overall condition of materials to determine whether more than protection and maintenance are required, that is, if repairs to interior features and finishes will be necessary.

not recommended.....

Failing to provide adequate protection to materials on a cyclical basis so that deterioration of interior features results.

Permitting entry into historic buildings through unsecured or broken windows and doors so that the interior features and finishes are damaged by exposure to weather or through vandalism.



Interior features and finishes showing lack of maintenance.

Stripping interiors of features such as woodwork, doors, windows, light fixtures, copper piping, radiators; or of decorative materials.

Failing to provide proper protection of interior features and finishes during work so that they are gouged, scratched, dented, or otherwise damaged.

Failing to take new use patterns into consideration so that interior features and finishes are damaged.

Using destructive methods such as propane or butane torches or sandblasting to remove paint or other coatings. These methods can irreversibly damage the historic materials that comprise interior features.

Using new paint colors that are inappropriate to the historic building.

Changing the texture and patina of character-defining features through sandblasting or use of abrasive methods to remove paint, discoloration or plaster. This includes both exposed wood (including structural members) and masonry.

Failing to undertake adequate measures to assure the protection of interior features and finishes.

Spaces Features & Finishes **....Repair**

recommended.....

Repairing interior features and finishes by reinforcing the historic materials.

Repair will also generally include the limited replacement in kind--or with

compatible substitute material--of those extensively deteriorated or missing parts of repeated features when there are surviving prototypes such as stairs, balustrades, wood panelling, columns; or decorative wall coverings or ornamental tin or plaster ceilings.



Painted interior finishes repaired during rehabilitation.

not recommended.....

Replacing an entire interior feature such as a staircase, panelled wall, parquet floor, or cornice; or finish such as a decorative wall covering or ceiling when repair of materials and limited replacement of such parts are appropriate.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts or portions of the interior feature or finish or that is physically or chemically incompatible.

Spaces Features & Finishes **....Replace**

recommended.....



Replicating damaged interior decorative features.

Replacing in kind an entire interior feature or finish that is too deteriorated to repair--if the overall form and detailing are still evident--using the physical evidence as a model for reproduction. Examples could include wainscoting, a tin ceiling, or interior stairs. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

not recommended.....

Removing a character-defining feature or finish that is unrepairable and not replacing it; or replacing it with a new feature or finish that does not convey the same visual appearance.

Design for Missing Historic Features

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

recommended.....

Designing and installing a new interior feature or finish if the historic feature or finish is completely missing.

This could include missing partitions, stairs, elevators, lighting fixtures, and wall coverings; or even entire rooms if all historic spaces, features, and finishes are missing or have been destroyed by inappropriate "renovations." The design may be a restoration based on historical, pictorial, and physical documentation; or be a new design that is compatible with the historic character of the building, district, or neighborhood.



Restoration of lost features and finishes based on documentation.

not recommended.....

Creating a false historical appearance because the replaced feature is based on insufficient physical, historical, and pictorial documentation or on information derived from another building.

Introducing a new interior feature or finish that is incompatible with the scale, design, materials, color, and texture of the surviving interior features and finishes.

Alterations/Additions for the New Use

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

recommended.....

Accommodating service functions such as bathrooms, mechanical equipment, and office machines required by the building's new use in secondary spaces such as first floor service areas or on upper floors.

Reusing decorative material or features that have had to be removed during the rehabilitation work including wall and baseboard trim, door molding, panelled doors, and simple wainscoting; and relocating such material or features in areas appropriate to their historic placement.

Installing permanent partitions in secondary spaces; removable partitions that do not destroy the sense of space should be installed when the new use requires the subdivision of character-defining interior space.

Enclosing an interior stairway where required by code so that its character is retained. In many cases, glazed fire-rated walls may be used.

Placing new code-required stairways or elevators in secondary and service areas of the historic building.

Creating an atrium or a light well to provide natural light when required for the new use in a manner that preserves character-defining interior spaces, features, and finishes as well as the structural system.

Adding a new floor, if required for the new use, in a manner that preserves character-defining structural features, and interior spaces, features, and finishes.



Preserved corridor with new fire-rated doors in historic school rehabilitated for senior housing.

not recommended.....

Dividing rooms, lowering ceilings, and damaging or obscuring character-defining features such as fireplaces, niches, stairways or alcoves, so that a new use can be accommodated in the building.

Discarding historic material when it can be reused within the rehabilitation project or relocating it in historically inappropriate areas.



Dropped ceiling that destroys historic interior character.

Installing permanent partitions that damage or obscure character-defining spaces, features, or finishes.

Enclosing an interior stairway with fire-rated construction so that the stairwell space or any character-defining features are destroyed.

Radically changing, damaging, or destroying character-defining spaces, features, or finishes when adding new code-required stairways and elevators.

Destroying character-defining interior spaces, features, or finishes; or damaging the structural system in order to create an atrium or light well.

Inserting a floor within a building that altersor destroys the fenestration; radically changes a character-defining interior space; or obscures, damages, or destroys decorative detailing.

< ^ >

Home | Next | Previous

Technical Preservation Services

Building Interior Mechanical Systems

Identify | Protect | Repair | Replace | Missing Feature | Alterations/Additions

SEARCH | LINKS | E-MAIL
< | HOME | >

Standards
Guidelines

Masonry
Wood
Metals

Roofs
Windows
Entrances/Porches
Storefronts

Structural Systems
Spaces/Features/Finishes
Mechanical Systems

Site
Setting

Energy
New Additions
Accessibility
Health/Safety

Mechanical, lighting and plumbing systems improved significantly with the coming of the Industrial Revolution.



Historic radiator preserved in rehabilitation.

The 19th century interest in hygiene, personal comfort, and the reduction of the spread of disease were met with the development of central heating, piped water, piped gas, and network of underground cast iron sewers.Vitreous tiles in kitchens, baths and hospitals could be cleaned easily and regularly. The mass production of cast iron radiators made central heating affordable to many; some radiators were elaborate and included special warming chambers for plates or linens. Ornamental grilles and registers provided decorative covers for functional heaters in public spaces. By the turn of the 20th century, it was common to have all these modern amenities as an integral part of the building.



Electric lighting and decorative ceiling in an early 20th century office building.

The greatest impact of the 20th century on mechanical systems was the use of electricity for interior lighting, forced air ventilation, elevators for tall buildings, and electric heat. The new age of technology brought an increasingly high level of design and decorative art to the functional elements of mechanical, electrical and plumbing systems.

The visible decorative features of historic mechanical systems such as grilles, lighting fixtures, and ornamental switchplates may contribute to the overall historic character of the building and should thus be retained and repaired, whenever possible. Their identification needs to take place together with an evaluation of their physical condition early in project planning. On the other hand, the functioning parts of many older systems, such as compressors and their ductwork, and wiring and pipes may often need to be upgraded or entirely replaced in order to accommodate the new use and to meet code requirements.

Mechanical Systems **....Identify, retain, and preserve recommended.....**

Identifying, retaining, and preserving visible features of early mechanical systems that are important in defining the overall historic


Ornate gas lighting fixture that has been electrified.

character of the building.

This may include radiators, vents, fans, grilles, plumbing fixtures, switchplates, and lights.

not recommended.....

Removing or radically changing features of mechanical systems that are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Mechanical Systems ....Protect and Maintain

recommended.....

Protecting and maintaining mechanical, plumbing, and electrical systems and their features through cyclical cleaning and other appropriate measures.

Preventing accelerated deterioration of mechanical systems by providing adequate ventilation of attics, crawlspaces, and cellars so that moisture problems are avoided.

Improving the energy efficiency of existing mechanical systems to help reduce the need for elaborate new equipment. Consideration should be given to installing storm windows, insulating attic crawl space, or adding awnings, if appropriate.


Boiler kept in good operational condition through ongoing maintenance.

not recommended.....

Failing to provide adequate protection of materials on a cyclical basis so that deterioration of mechanical systems and their visible features results.

Enclosing mechanical systems in areas that are not adequately ventilated so that deterioration of the systems results.

Installing unnecessary air conditioning or climate control systems which can add excessive moisture to the building. This additional moisture can either condense inside, damaging interior surfaces, or pass through interior walls to the exterior, potentially damaging adjacent materials as it migrates.

Mechanical Systems ....Repair

recommended.....



Rehabilitation of elevators in a late 1920s commercial building.

Repairing mechanical systems by augmenting or upgrading system parts, such as installing new pipes and ducts; rewiring; or adding new compressors or boilers.

not recommended.....

Replacing a mechanical system or its functional parts when it could be upgraded and retained.

Mechanical Systems ....Replace

recommended.....

Replacing in kind--or with compatible substitute material--those visible features of mechanical systems that are either extensively deteriorated or are prototypes such as ceiling fans, switchplates, radiators, grilles, or plumbing fixtures.

not recommended.....

Installing a replacement feature that does not convey the same visual appearance.

Alterations/Additions for the New Use

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

recommended.....

Installing a completely new mechanical system if required for the new use so that it causes the least alteration possible to the building's floor plan, the exterior elevations, and the least damage to the historic building

material.

Providing adequate structural support for new mechanical equipment.

Installing the vertical runs of ducts, pipes, and cables in closets, service rooms, and wall cavities.

Installing air conditioning units if required by the new use in such a manner that historic features are not damaged or obscured and excessive moisture is not generated that will accelerate deterioration of historic materials.

Installing heating/air conditioning units in the window frames in such a manner that the sash and frames are protected. Window installations should be considered only when all other viable heating/cooling systems would result in significant damage to historic materials.

not recommended.....



Historic building material destroyed by through-the-wall air-conditioners.

Installing a new mechanical system so that character-defining structural or interior features are radically changed, damaged, or destroyed.

Failing to consider the weight and design of new mechanical equipment so that, as a result, historic structural members or finished surfaces are weakened or cracked.

Installing vertical runs of ducts, pipes, and cables in places where they will obscure character-defining features.

Concealing mechanical equipment in walls or ceilings in a manner that requires the removal of historic building material.

Installing a "dropped" acoustical ceiling to hide mechanical equipment when this destroys the proportions of character-defining interior spaces.

Cutting through features such as masonry walls in order to install air conditioning units.

Radically changing the appearance of the historic building or damaging or destroying windows by installing heating/air conditioning units in historic window frames.



Inappropriate installation of new meters on primary elevation.

Home | Next | Previous

Standards
Guidelines

Masonry
Wood
Metals

Roofs
Windows
Entrances/Porches
Storefronts

Structural Systems
Spaces/Features/Finishes
Mechanical Systems

Site
Setting

Energy
New Additions
Accessibility
Health/Safety

The landscape surrounding a historic building and contained within an individual parcel of land is considered the building site. The site, including its associated features, contributes to the overall character of the historic property.



Historic building in significant designed landscape.

As a result, the relationship between the buildings and landscape features within the site's boundaries should be considered in the overall planning for rehabilitation project work.

Landscapes which contain historic buildings are found in rural, suburban, and urban communities and reflect environmental influences such as climate as well as the historic period in which they were created.

Landscapes created for functional purposes as well as aesthetic enjoyment have been a part of American history since European settlement. Historic American styles in landscape design developed from 17th-18th century Spanish and Colonial gardens, evolving into the pastoral and picturesque design of the 19th century. Victorian carpet bedding, popular during the late 19th century, produced profuse plantings of annuals and perennials. Later, the early 20th century yielded a return to classical traditions, with revival gardens reflecting European renaissance design.



Rugged corral fence that connects two outbuildings.

The building site may be significant in its own right, or derive its significance simply from its association with the historic structure. The level of significance, association, integrity, and condition of the building site may influence the degree to which the existing landscape features should be retained during the rehabilitation project. In an industrial property, the site may be defined simply as the relationship between buildings or between the ground plane and open space and its associated buildings. Designed historic landscapes significant in the field of landscape architecture require a more detailed analysis of their character-defining features which may include lawns, hedges, walks, drives, fences, walls, terraces, water features, topography (grading) and furnishings.

Vegetation is an important feature in landscapes; this material, including both native species and cultivated plants creates an appearance that is constantly changing, both seasonally and annually. Since most plant material is adapted to

specific environments, the character of landscapes varies dramatically in different climates, elevations and regions.

Building Site **....Identify, retain, and preserve**

recommended.....



Distinctive historic urban residential site.

Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character.

Site features may include circulation systems such as walks, paths, roads, or parking; vegetation such as trees, shrubs, fields, or herbaceous plant material; landforms such as terracing, berms or grading; and furnishings such as lights, fences, or benches; decorative elements such as sculpture, statuary or monuments; water features including fountains, streams, pools, or lakes; and subsurface archeological features which are important in defining the history of the site.

Retaining the historic relationship between buildings and the landscape.

not recommended.....

Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the property so that, as a result, the character is diminished.

Removing or relocating buildings or landscape features thus destroying the historic relationship between buildings and the landscape.

Removing or relocating historic buildings on a site or in a complex of related historic structures--such as a mill complex or farm--thus diminishing the historic character of the site or complex.

Moving buildings onto the site, thus creating a false historical appearance.



Important site features destroyed during rehabilitation.

Radically changing the grade on the property, or adjacent to a building. For example, changing the grade adjacent to a building to permit development of a formerly below-grade area that would drastically change the historic relationship of the building to its site.

Building Site **....Protect and Maintain**

recommended.....

Protecting and maintaining the building and building site by providing proper drainage to assure that water does not erode foundation walls; drain toward the building; nor damage or erode the landscape.

Minimizing disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archeological resources.

Surveying and documenting areas where the terrain will be altered to determine the potential impact to important landscape features or archeological resources.

Protecting, e.g., preserving in place important archeological resources.



Ensuring archeological resource protection.

Planning and carrying out any necessary investigation using professional archeologists and modern archeological methods when preservation in place is not feasible.



Archeological investigation using appropriate methodology.

Preserving important landscape features, including ongoing maintenance of historic plant material.

Protecting the building and landscape features against arson and vandalism before rehabilitation work begin, i.e., erecting protective fencing and installing alarm systems that are keyed into local protection agencies.

Providing continued protection of masonry, wood, and architectural metals which comprise the building and site features through appropriate cleaning, rust removal, limited paint removal, and re-application of protective coating systems.

Evaluating the overall condition of the materials and features of the property to determine whether more than protection and maintenance are required, that is, if repairs to building and site features will be necessary.

not recommended.....

Failing to maintain adequate site drainage so that buildings and site features are damaged or destroyed; or alternatively, changing the site grading so that water no longer drains properly.

Introducing heavy machinery into areas where they may disturb or damage important landscape features or archeological resources.

Failing to survey the building site prior to the beginning of rehabilitation work which results in damage to, or destruction of, important landscape features or archeological resources.

Leaving known archeological material unprotected so that it is damaged during rehabilitation work.

Permitting unqualified personnel to perform data recovery on archeological resources so that improper methodology results in the loss of important archeological material.

Allowing important landscape features to be lost or damaged due to a lack of maintenance.

Permitting the property to remain unprotected so that the building and landscape features or archeological resources are damaged or destroyed.

Removing or destroying features from the buildings or site such as wood siding, iron fencing, masonry balustrades, or plant material.

Failing to provide adequate protection of materials on cyclical basis so that deterioration of building and site feature results.

Failing to undertake adequate measures to assure the protection of building and site features.

Building Site **....Repair**

recommended.....

Repairing features of the building and site by reinforcing historic materials.



Historic iron fence to undergo repairs and re-finishing as part of rehabilitation work.

not recommended.....

Replacing an entire feature of the building or site such as a fence, walkway, or driveway when repair of materials and limited compatible replacement of deteriorated or missing parts are appropriate.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the building or site feature or that is physically or chemically incompatible.

Building Site **....Replace**

recommended.....



Deteriorated limestone walkway to be replaced in kind.

Replacing in kind an entire feature of the building or site that is too deteriorated to repair if the overall form and detailing are still evident. Physical evidence from the deteriorated feature should be used as a model to guide the new work. This could include an entrance or porch, walkway, or fountain. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Replacing deteriorated or damaged landscape features in kind.

not recommended.....

Removing a feature of the building or site that unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

Adding conjectural landscape features to the site such as period reproduction lamps, fences, fountains, or vegetation that is historically inappropriate, thus creating a false sense of historic development.

Design for Missing Historic Features

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

recommended.....

Designing and constructing a new feature of a building or site when the historic feature is completely missing, such as an outbuilding, terrace, or driveway. It may be based on historical, pictorial, and physical documentation; or be a new design that is compatible with the historic character of the building and site.

not recommended.....

Creating a false historical appearance because the replaced feature is based on insufficient historical, pictorial, and physical documentation.

Introducing a new building or site feature that is out of scale or of an otherwise inappropriate design.

Introducing a new landscape feature, including plant material, that is visually incompatible with the site, or that alters or destroys the historic site patterns or vistas.

Alterations/Additions for the New Use

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

recommended.....

Designing new onsite parking, loading docks, or ramps when required by the new use so that they are as unobtrusive as possible and assure the preservation of historic relationship between the building or buildings and the landscape.

Designing new exterior additions to historic buildings or adjacent new construction which is compatible with the historic character of the site and which preserves the historic relationship between the building or buildings and the landscape.

Removing non-significant buildings, additions, or site features which detract from the historic character of the site.



Appropriate alteration of abandoned pier shed for new residential use that illustrates visual harmony with waterfront site.

not recommended.....

Locating any new construction on the building site where important landscape features will be damaged or destroyed, for example, removing a lawn and walkway and installing a parking lot.

Placing parking facilities directly adjacent to historic buildings where automobiles may cause damage to the buildings or to important landscape features.



Site inappropriately altered by large parking lot.

Introducing new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color, and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.

Removing a building in a complex of buildings; or removing a building

feature, or a landscape feature which is important in defining the historic character of the site.





Home | Next | Previous

Technical Preservation Services

District or Neighborhood Setting

The setting is the area or environment in which a historic property is found. It may be an urban or suburban neighborhood or a natural landscape in which a building has been constructed.

The elements of setting, such as the relationship of buildings to each other, setbacks, fence patterns, views, driveways and walkways, and street trees together create the character of a district or neighborhood. In some instances, many individual building sites may form a neighborhood or setting.

In rural environments, agricultural or natural landscapes may form the setting for an individual property.



Historic plan of urban setting.

Setting **....Identify, retain, and preserve**

recommended.....

Identifying, retaining, and preserving building and landscape features which are important in defining the historic character of the setting.



Farm in rural landscape.

Such features can include roads and streets, furnishing such as lights or benches, vegetation, gardens and yards, adjacent open space such as fields, parks, commons or woodlands, and important views or visual relationships.

Retaining the historic relationship between buildings and landscape features of the setting. For example, preserving the relationship between a town common and its adjacent historic houses, municipal buildings, historic roads, and landscape features.

not recommended.....

Removing or radically changing those



Inappropriate parking that changes the character of an entire neighborhood.

features of the setting which are important in defining the historic character.

Destroying the relationship between the buildings and landscape features within the setting by widening existing streets, changing landscape materials or constructing inappropriately located new street or parking.

Removing or relocating historic buildings or landscape features, thus destroying their historic relationship within the setting.

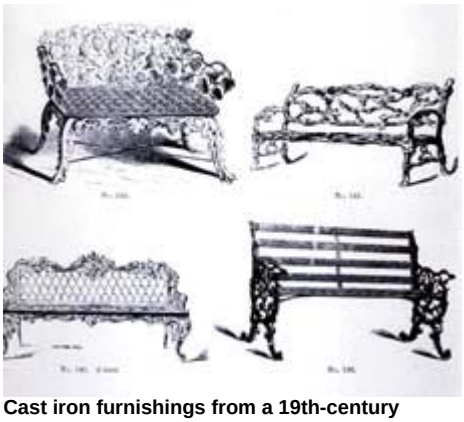
Setting **....Protect and Maintain**

recommended.....

Protecting and maintaining historic masonry, wood, architectural metals, stone, and plant features through appropriate treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems; and pruning and vegetation management.

Protecting building and landscape features such as lighting or trees, against arson and vandalism before rehabilitation works begins by erecting protective fencing and installing alarm systems that are keyed into local preservation agencies.

Evaluating the overall condition of the building and landscape features to determine whether more than protection and maintenance are required, that is, if repairs to features will be necessary.



Cast iron furnishings from a 19th-century catalog.

not recommended.....

Failing to provide adequate protection of materials on a cyclical basis which results in the deterioration of building and landscape features.

Permitting the building and setting to remain unprotected so that interior or exterior features are damaged.

Stripping or removing features from buildings or the setting such as wood siding, iron fencing, terra cotta balusters, or plant material.

Failing to undertake adequate measures to assure the protection of building and landscape features.

Setting **....Repair**

recommended.....

Repairing features of the building and landscape by reinforcing the historic materials.

Repair will also generally include the replacement in kind--or with a compatible substitute material--of those extensively deteriorated or missing parts of features when there are surviving prototypes, such as porch balustrades or paving materials.



Surviving baluster of terrace that provides a prototype to replace damaged balusters.

not recommended.....

Replacing an entire feature of the building or landscape when repair of materials and limited replacement of deteriorated or missing parts are appropriate.



Chemical reaction between new concrete steps and historic iron railing that causes unsightly appearance.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the building or landscape, or that is physically, chemically, or ecologically incompatible.

Setting **....Replace**

recommended.....

Replacing in kind an entire feature of the building or landscape that is too deteriorated to repair-- when the overall form and detailing are still evident --using the physical evidence as a model to guide the new work.



Deteriorated porch steps and stone garden wall replaced in kind to help unify a streetscape.

If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

not recommended.....

Removing a feature of the building or landscape that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

Design for Missing Historic Features

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

recommended.....

Designing and constructing a new feature of the building or landscape when the historic feature is completely missing, such as row house steps, a porch, a streetlight, or a terrace. It may be a restoration based on documentary or physical evidence; or be a new design that is compatible with the historic character of the setting.

not recommended.....

Creating a false historical appearance because the replaced feature is based on insufficient documentary or physical evidence.

Introducing a new building or landscape feature that is out of scale or otherwise inappropriate to the setting's historic character, e.g., replacing picket fencing with chain link fencing.

Alterations/Additions for the New Use

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of rehabilitation projects and should only be considered after the preservation concerns listed above have been addressed.

recommended.....

Designing required new parking so that it is as unobtrusive as possible, thus minimizing the effect on the historic character of the setting. "Shared" parking should also be planned as that several businesses can utilize one parking area as opposed to introducing random, multiple lots.

Designing and constructing new additions to historic buildings when required by the new use. New work should be compatible with the historic character of the setting in terms of size, scale design, material, color, and texture.

Removing nonsignificant buildings, additions or landscape features which detract from the historic character of the setting.

not recommended.....

Placing parking facilities directly adjacent to historic buildings which

cause damage to historic landscape features, including removal of plant material, relocation of paths and walkways, or blocking of alleys.

Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the setting.

Removing a historic building, building feature or landscape feature that is important in defining the historic character of the setting.



Urban setting marred by inappropriately altered house on right, now clad in vinyl siding.

Home | Next | Previous

Technical Preservation Services

Energy Efficiency

SEARCH | LINKS | E-MAIL
< | HOME | >

Standards
Guidelines

Masonry
Wood
Metals

Roofs
Windows
Entrances/Porches
Storefronts

Structural Systems
Spaces/Features/Finishes
Mechanical Systems

Site
Setting

Energy
New Additions
Accessibility
Health/Safety

Some features of a historic building or site such as cupolas, shutters, transoms, skylights, sun rooms, porches, and plantings also play a secondary energy-conserving role.



Traditional canvas awning that reduces heat gain.

Therefore, prior to retrofitting historic buildings to make them more energy efficient, the first step should always be to identify and evaluate existing historic features to assess their inherent energy-conserving potential. If it is determined that retrofitting measures are necessary, then such work needs to be carried out with particular care to ensure that the building's historic character is retained.

Note: Although the work in this section is quite often an important aspect of rehabilitation projects, it is usually not part of the overall process of preserving character-defining features (identify, protect, repair, replace); rather, such work is assessed for its potential negative impact on the building's historic character. For this reason, particular care must be taken not to obscure, radically change, damage, or destroy character-defining features in the process of rehabilitation work to make the building more energy efficient.

Energy Efficiency ....Masonry/Wood/Architectural Metals

recommended.....

Installing thermal insulation in attics and in unheated cellars and crawlspaces to increase the efficiency of the existing mechanical systems.

Installing insulating material on the inside of masonry walls to increase energy efficiency where there is no character-defining interior molding around the window or other interior architectural detailing.



Insulating attic and installing replacement composition roof on 1920s house.

not recommended.....

Applying thermal insulation with a high moisture content into wall cavities which may damage historic fabric.

Installing wall insulation without considering its effect on interior molding or other architectural detailing.

Energy Efficiency **....Windows**

recommended.....



Well-maintained louvered shutters allow for ventilation and privacy.

Utilizing the inherent energy conserving features of a building by maintaining windows and louvered blinds in good operable condition for natural ventilation.

Improving thermal efficiency with weatherstripping, storm windows, caulking, interior shades, and if historically appropriate, blinds and awnings.

Installing interior storm windows with air-tight gaskets, ventilating holes, and/or removable clips to insure proper maintenance and to avoid condensation damage to historic windows.

Installing exterior storm windows which do not damage or obscure the windows and frames.



Storm doors added on inside of historic doors.

not recommended.....

Removing historic shading devices rather than keeping them in an operable condition.

Replacing historic multi-paned sash with new thermal sash utilizing false muntins.

Installing interior storm windows that allow moisture to accumulate and damage the window.



Historic windows (left) on primary elevation inappropriately replaced with tinted glazing (right). Photo: Mike Jackson.

Installing new exterior storm windows which are inappropriate in size or color.

Replacing windows or transoms with fixed thermal glazing or permitting windows and transoms to remain inoperable rather than utilizing them for their energy conserving potential.

Energy Efficiency **....Entrances and Porches**

recommended.....

Maintaining porches and double vestibule entrances so that they can retain heat or block the sun and provide

natural ventilation.



Porch that reduces heat gain from sun.

not recommended.....

Changing the historic appearance of the building by enclosing porches.

Energy Efficiency **....Interior Features**

recommended.....



Operable over-the-door transom providing cross ventilation.

Retaining historic interior shutters and transoms for their inherent energy- conserving features.

not recommended.....

Removing historic interior features which play a secondary energy conserving role.

Energy Efficiency **....Mechanical Systems**

recommended.....

Improving energy efficiency of existing mechanical systems by installing insulation in attics and basements.

not recommended.....

Replacing existing mechanical systems that could be repaired for continued use.

Energy Efficiency **....Building Site**

recommended.....

Retaining plant materials, trees, and landscape features, especially those which perform passive solar energy functions such as sun shading and wind breaks.



Lush vegetation that mitigates warm climatic conditions. Photo: Courtesy, Olmsted NHS.

not recommended.....

Removing plant materials, trees, and landscape features, that perform passive solar energy functions.

Energy Efficiency **....Setting (District or Neighborhood)**

recommended.....



Trees planted to shade historic property. Courtesy, Olmsted NHS.

Maintaining those existing landscape features which moderate the effects of the climate on the setting such as deciduous trees, evergreen wind-blocks, and lakes or ponds.

not recommended.....

Stripping the setting of landscape features and landforms so that effects of the wind, rain, and sun result in accelerated deterioration of the historic building.

Energy Efficiency **....New Additions to Historic Buildings**

recommended.....

Placing a new addition that may be necessary to increase energy efficiency on non-character-defining elevations.

not recommended.....

Designing a new addition which obscures, damages, or destroys character-defining features.

Home | Next | Previous

Technical Preservation Services

Historic Buildings New Additions

SEARCH | LINKS | E-MAIL
< | HOME | >

Standards
Guidelines

Masonry
Wood
Metals

Roofs
Windows
Entrances/Porches
Storefronts

Structural Systems
Spaces/Features/Finishes
Mechanical Systems

Site
Setting

Energy
New Additions
Accessibility
Health/Safety

An attached exterior addition to a historic building expands its "outer limits" to create a new profile.

Because such expansion has the capability to radically change the historic appearance, an exterior addition should be considered only after it has been determined that the new use cannot be successfully met by altering non-character-defining interior spaces.



Compatible new addition on rear elevation of historic building.

If the new use cannot be met in this way, then an attached exterior addition is usually an acceptable alternative. New additions should be designed and constructed so that the character-defining features of the historic building are not radically changed, obscured, damaged, or destroyed in the process of rehabilitation. New design should always be clearly differentiated so that the addition does not appear to be part of the historic resource.

Note: Although the work in this section is quite often an important aspect of rehabilitation projects, it is usually not part of the overall process of preserving character-defining features (identify, protect, repair, replace); rather, such work is assessed for its potential negative impact on the building's historic character. For this reason, particular care must be taken not to obscure, radically change, damage, or destroy character-defining features in the process of constructing a new addition.

Historic Buildings ....New Additions

recommended.....

Placing functions and services required for the new use in non-character-defining interior spaces rather than installing a new addition.

Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.

Locating the attached exterior addition at the rear or on an inconspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.

Designing new additions in a manner that makes clear what is historic and what is new.



Contemporary addition (left) to historic library appropriately placed on secondary side elevation.



Small glass connector between two historic buildings with appropriate setback. ....

the appearance of other buildings in the historic district or neighborhood. Design for the new work may be contemporary or may reference design motifs from the historic building.

In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.

Placing new additions such as balconies and greenhouses on non-character-defining elevations and limiting and size and scale in relationship to the historic building.

Designing additional stories, when required for the new use, that are set back from the wall plane and are as inconspicuous as possible when viewed from the street.

not recommended.....



Changing the historic character of the streetscape with additions to rooftop and bay.

Expanding the size of the historic building by constructing a new addition when the new use could be met by altering non-character-defining interior space.

Attaching a new addition so that the character-defining features of the historic building are obscured, damaged, or destroyed.

Designing a new addition so that its size and scale in relation to the historic building are out of proportion, thus diminishing the historic character.

Duplicating the exact form, material, style, and detailing of the historic building in the new addition so that the new work appears to be part of the historic building.

Imitating a historic style or period of

architecture in new additions, especially for contemporary uses such as drive-in banks or garages.

Designing and constructing new additions that result in the diminution or loss of the historic character of the resource, including its design, materials, workmanship, location, or setting.

Using the same wall plane, roof line, cornice height, materials, siding lap or window type to make additions appear to be a part of the historic building.

Designing new additions such as multi-story greenhouse additions that obscure, damage, or destroy character-defining features of the historic building.

Constructing additional stories so that the historic appearance of the building is radically changed.



Rooftop addition that dramatically changes the appearance of the historic building.

Home | Next | Previous

Technical Preservation Services

Accessibility

SEARCH | LINKS | E-MAIL
< | HOME | >

Standards
Guidelines

Masonry
Wood
Metals

Roofs
Windows
Entrances/Porches
Storefronts

Structural Systems
Spaces/Features/Finishes
Mechanical Systems

Site
Setting

Energy
New Additions
Accessibility
Health/Safety

It is often necessary to make modifications to a historic building so that it will be in compliance with current accessibility code requirements.



Attractive plantings and fencing that minimize visibility of access ramp to large-scale historic building.

Accessibility to certain historic structures is required by three specific federal laws: the Architectural Barriers Act of 1968, Section 504 of the Rehabilitation Act of 1973, and the Americans with Disabilities Act of 1990. Federal rules, regulations, and standards have been developed which provide guidance on how to accomplish access in historic areas for people with disabilities. Work must be carefully planned and undertaken so it does not result in the loss of character-defining spaces, features, and finishes. The goal is to provide the highest level of access with the lowest level of impact.

Note: Although the work in this section is quite often an important aspect of rehabilitation projects, it is usually not part of the overall process of preserving character-defining features (identify, protect, repair, replace); rather, such work is assessed for its potential negative impact on the building's historic character. For this reason, particular care must be taken not to obscure, radically change, damage, or destroy character-defining features in the process of rehabilitation work to meet accessibility requirements.

Considerations **....Accessibility**

Identify, retain and preserve recommended.....

Identifying the historic building's character defining spaces, features, and finishes so that accessibility code-required work will not result in their damage or loss.

Complying with barrier-free access requirements, in such a manner that character-defining spaces, features, and finishes are preserved.



Compatible lift for historic foyer using "like" materials.



Historic threhold made accessible with 1/2" wood bevel.

Working with local disability groups, access specialists, and historic preservation specialists to determine the most appropriate solution to access problems.

Providing barrier-free access that promotes independence for the disabled person to the highest degree practicable, while preserving significant historic features.

Designing new or additional means of access that are compatible with the historic building and its setting.



Entrance made accessible by adding inconspicuous ramp.

not recommended.....

Undertaking code-required alteration before identifying those spaces, features, or finishes which are character-defining and must therefore be preserved.

Altering, damaging, or destroying character-defining features in attempting to comply with accessibility requirements.



Large wood ramp incompatible with building's historic character.

Making changes to buildings without first seeking expert advice from access specialists and historic preservationists, to determine solutions.

Making access modifications that do not provide a reasonable balance between independent, safe access and preservation of historic features.

Designing new or additional means of access without considering the impact on the historic property and its setting.

Home | Next | Previous

Technical Preservation Services

Health & Safety

SEARCH | LINKS | E-MAIL
< | HOME | >

Standards
Guidelines

Masonry
Wood
Metals

Roofs
Windows
Entrances/Porches
Storefronts

Structural Systems
Spaces/Features/Finishes
Mechanical Systems

Site
Setting

Energy
New Additions
Accessibility
Health/Safety

In undertaking rehabilitation work on historic buildings, it is necessary to consider the impact that meeting current health and safety codes (public health, occupational health, life safety, fire safety, electrical, structural and building codes) will have on character-defining spaces, features, and finishes.



Enclosure that preserves decorative staircase and also meets safety code.

Special coordination with the responsible code officials at the state, county or municipal level may be required. Securing required building permits and occupancy licenses is best accomplished early in work project planning. It is often necessary to look beyond the "letter" of code requirements to their underlying purpose; most modern codes allow for alternative approaches and reasonable variance to achieve compliance.

Some historic building materials (insulation, lead paint, etc.) contain toxic substances that are potentially hazardous to building occupants. Following careful investigation and analysis, some form of abatement may be required. All workers involved in the encapsulation, repair, or removal of known toxic materials should be adequately trained and should wear proper personal protective gear. Finally, preventive and routine maintenance programs for historic structures known to contain such materials should also be developed to include proper warnings and precautions.

Note: Although the work in this section is quite often an important aspect of rehabilitation projects, it is usually not part of the overall process of preserving character-defining features (identify, protect, repair, replace); rather, such work is assessed for its potential negative impact on the building's historic character. For this reason, particular care must be taken not to obscure, radically change, damage, or destroy character-defining features in the process of rehabilitation work to meet health and safety code requirements.

Considerations **....Health & Safety**

Identify, retain and preserve recommended.....

Identifying the historic building's character-defining spaces, features, and finishes so that code-required work will not result in their damage or loss.

Complying with health and safety codes, including seismic code requirements, in such a manner that

character-defining spaces, features, and finishes are preserved.

Removing toxic building materials only after thorough testing has been conducted and only after less invasive abatement methods have been shown to be inadequate.

Providing workers with appropriate personal protective equipment for hazards found in the worksite.



Small, compatible stairtower on rear elevation.

Working with local code officials to investigate systems, methods, or devices of equivalent or superior effectiveness and safety to those prescribed by code so that unnecessary alterations can be avoided.



Worker using poultice to remove lead paint safely.

Upgrading historic stairways and elevators to meet health and safety codes in a manner that assures their preservation, i.e., so that they are not damaged or obscured.

Installing sensitively designed fire suppression systems, such as sprinkler systems that result in retention of historic features and finishes.

Applying fire-retardant coatings, such as intumescent paints, which expand during fire to add thermal protection to steel.

Adding a new stairway or elevator to meet health and safety codes in a manner that preserves adjacent character-defining features and spaces.

Placing a code-required stairway or elevator that cannot be accommodated within the historic building in a new exterior addition. Such an addition should be on an inconspicuous elevation.

not recommended.....

Undertaking code-required alterations to a building or site before identifying those spaces, features, or finishes which are character-defining and must therefore be preserved.

Altering, damaging, or destroying character-defining spaces, features, and finishes while making modifications to a building or site to comply with safety codes.

Destroying historic interior features and finishes without careful testing and without considering less invasive abatement methods.

Removing unhealthful building materials without regard to personal and environmental safety.

Making changes to historic buildings without first exploring equivalent health

and safety systems, methods, or devices that may be less damaging to historic spaces, features, and finishes.

Damaging or obscuring historic stairways and elevators or altering adjacent spaces in the process of doing work to meet code requirements.

Covering character-defining wood features with fire-resistant sheathing which results in altering their visual appearance.

Using fire-retardant coatings if they damage or obscure character-defining features.



Large incompatible stairtower on highly visible elevation. Photo: Martha L. Werenfels, AIA.

Radically changing, damaging, or destroying character-defining spaces, features, or finishes when adding a new code-required stairway or elevator.

Constructing a new addition to accommodate code-required stairs and elevators on character-defining elevations highly visible from the street; or where it obscures, damages, or destroys character-defining features.

Home | Next | Previous