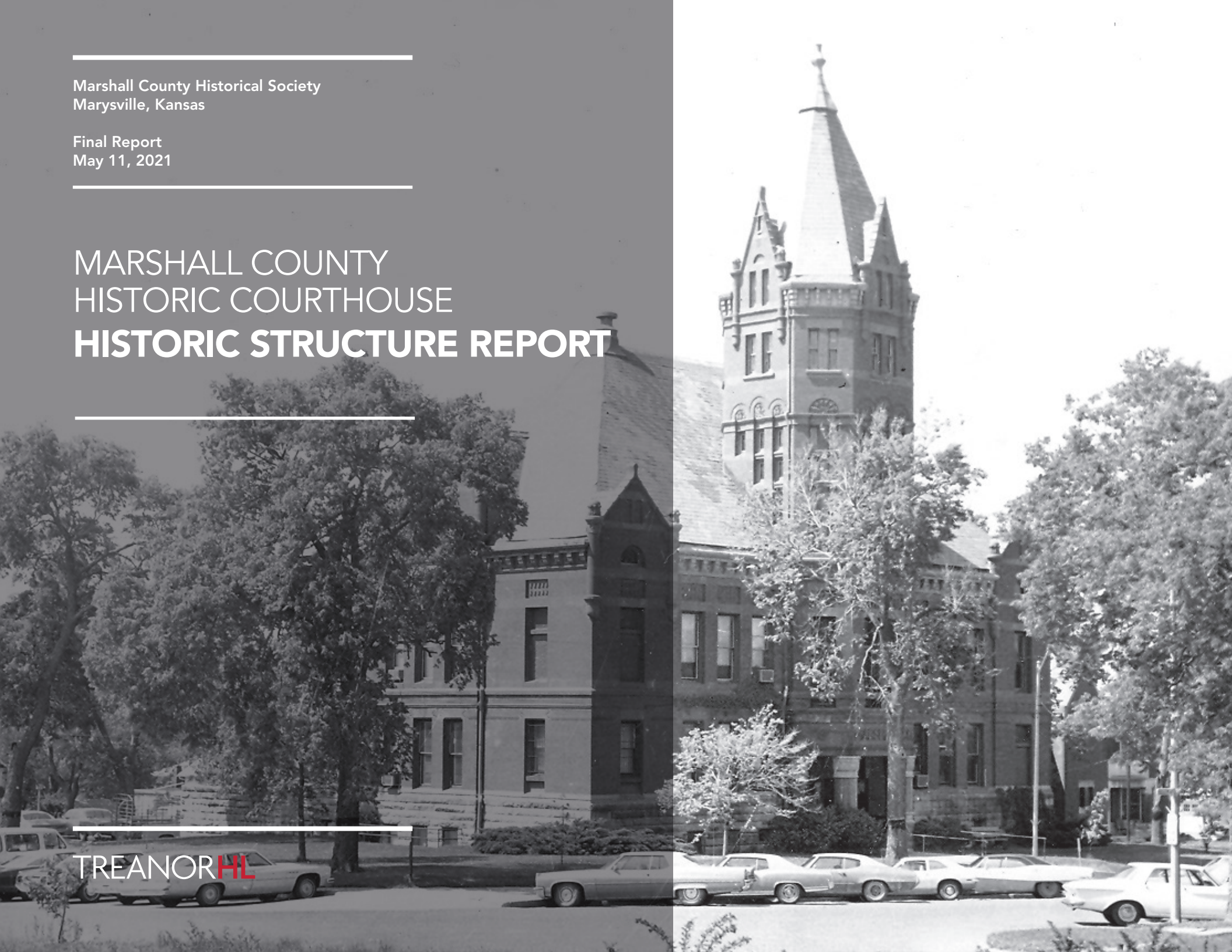
Marshall County Historical Society
Marysville, Kansas

Final Report
May 11, 2021

MARSHALL COUNTY HISTORIC COURTHOUSE
HISTORIC STRUCTURE REPORT



TREANORHL

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MARSHALL COUNTY HISTORIC COURTHOUSE
HISTORIC STRUCTURE REPORT

INTRODUCTION



TREANORHL

1. INTRODUCTION

Purpose

This Historic Structure Report is intended to provide the Marshall County Historical Society with a guide for the future rehabilitation and maintenance of the Marshall County Historic Courthouse.

This report includes:

- A narrative history of the building, including social history and context
- Period of significance
- A chronology of construction
- An architectural evaluation, including exterior and interior building descriptions and conditions
- Exterior, site, and room-by-room treatment guidelines, following the Secretary of the Interior's Standards for Rehabilitation
- Historical drawings and photos
- Plans showing historical development of the building
- Plans showing levels of significance and integrity

METHODOLOGY

MCHS staff and volunteers conducted the historical research beginning with the fire that destroyed the previous courthouse December 30, 1890. Research Assistant Kay Nester and volunteers Beth Skinner, Luann Kongs and Sharon Vogelsberg researched the history of the Historic Courthouse and the involvement of the historical society with the building. Sources for information were local newspapers, MCHS Board minutes, newsletters, and other documents. Photographs were selected from the society's collection. The focus was on activities such as repairs, painting projects, and changes to the interior or exterior of the building. Also included were significant events that happened in or around the courthouse. A chronology of these activities and events was written, along with a historical narrative about the building.

TreanorHL, Bob D Campbell, Latimer Sommers, and Terracon staff visited the Marshall County Historic Courthouse in January and February of 2021 in preparation for this report. Staff included Joy Coleman, preservation architect, Janet Getz, preservation architect, Richard Crabtree, structural engineer, William Bassette, mechanical and electrical engineer, and Paul Fowler, asbestos and lead group leader. During the visits, staff conducted a room-by-room survey, recording all features on project specific survey forms, taking photos, readings, and samples. The exterior was similarly surveyed, with features and conditions annotated on survey sheets.

The assessment staff primarily evaluated the exterior conditions from the ground, using a drone to gather images and video of the roof, gutters, flashings, and rooftop features.

EVALUATION SYSTEM

HISTORIC VALUE

In evaluating the Marshall County Historic Courthouse, TreanorHL used a four-tiered historic value rating system. Historic value rating entails a professional judgment of the historic significance of each component based upon research of historical documents and on-site observation. The ratings are as follows:

Very Significant – The space or components are central to the building's architectural and historic character. In addition, the space or components display a very high level of craftsmanship, or are constructed of intrinsically valuable material, or are a unique feature. These spaces or components shall not be altered or removed under any condition.

Significant – The space or components are associated with the qualities that make the building historically significant. They make a major contribution to the structure's historic character. In addition, they display a high level of craftsmanship. These spaces or components shall not be altered or removed.

Contributing – The space or components may not be extraordinarily significant as isolated elements but contain sufficient historic character to play a role in the overall significance of the structure.

Non-contributing – The space or components fall outside of the building's period of significance or are historic but have been substantially modified. Little or no historic character remains.

PHYSICAL CONDITION

In evaluating the Marshall County Historic Courthouse, TreanorHL used a three-tiered condition rating system. Condition value rating entails a professional judgment of the physical condition of each component based upon visual observation. The ratings are as follows:

Good Condition – An element, feature, or space is evaluated to be in good condition when it meets the following criteria:

- The element is intact, structurally sound and performing its intended function.
- There are few to no cosmetic imperfections.
- No repairs are needed and only minor or routine maintenance.

Fair Condition – An element, feature, or space is evaluated to be in fair condition when one or more of the following criteria are present:

- There are early signs of failure or deterioration, though the element is structurally sound and performing its intended purpose.
- There is a failure of a sub-component of the feature or element.
- Replacement of a defective sub-component of the feature or element is required.
- Replacement of up to 25% of the element or feature is required.

Poor Condition – An element, feature, or space is evaluated to be in poor condition when the following is evident:

- The element is no longer performing its intended purpose.
- The element or feature is missing.
- The element or feature shows signs of imminent failure.
- Deterioration and/or damage affects more than 25% of the feature or element and cannot be adjusted or repaired.
- Major repair or replacement is required.

REPAIR PRIORITY

In evaluating the Marshall County Historic Courthouse, TreanorHL is recommending a three-tiered repair priority system. These priorities relate to the condition value rating and entail a professional judgment of when the repair should be done based on each component's physical condition and its position in the building. The ratings are as follows:

Priority 1 – First priority repairs are those that should be undertaken in the next 6-18 months, they involve repairs to items that have a life-safety concern. A life safety concern is where a deteriorated condition could cause failure or where an element could be considered detrimental to the life, safety or welfare of its occupants.

Priority 2 – Second priority repairs are primarily concerned with water infiltration issues and the work should be undertaken in the next 18-36 months. Second priority repairs, if not undertaken in the near future may develop into life safety risks. Water infiltration mitigation is necessary where a deteriorated condition is subject to active moisture and leading to a life safety issue.

Priority 3 – Third priority repairs are those that do not currently involve water infiltration or life-safety risks but do affect the overall historic value or performance of the building. While these are not urgent, they deserve attention in the next 3-5 years. Serviceability – where a condition is beginning to deteriorate and leading to an active moisture issue.

Administrative Data

CURRENT NAME

Marshall County Historic Courthouse

HISTORIC NAME

Marshall County Courthouse

LOCATION

1207 Broadway St, Marysville, KS 66508

HISTORIC RESOURCE STATUS

Individually listed as Marshall County Courthouse on the National Register of Historic Places (11/05/1974) and listed on the Register of Historic Kansas Places (07/01/1977).

SQUARE FOOTAGE

12,870 net square feet

17,295 gross square feet

DATE OF CONSTRUCTION

1892

PERIOD OF SIGNIFICANCE

1891-1892 (Under Criterion A & C)

Project Team

MARSHALL COUNTY HISTORICAL SOCIETY BOARD

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Dixie Talbot

Luann Kongs

Gary Howland

Lou Wassenberg

Jim Schramm

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ACKNOWLEDGEMENTS

Scott D. Weaver Photography LLC, FAA 107 Certified Drone Pilot

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PROJECT LOCATION MAP



MARSHALL COUNTY HISTORIC COURTHOUSE
HISTORIC STRUCTURE REPORT

HISTORICAL BACKGROUND & CONTEXT



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2. HISTORICAL BACKGROUND & CONTEXT

HISTORIC CONTEXT[1]

Constructed in 1891-1892, the two-story Romanesque style Marshall County Historic Courthouse in Marysville was Marshall County's third courthouse. The first courthouse was a wood frame building that had been used briefly as a church. The building was too small to include a courtroom, so the County held court in rented spaces elsewhere, eventually settling on a large upstairs room in a nearby business building, Waterson Hall.

In 1871, a newspaper article stated that "a handsome and commodious Court House will soon take the place of the rickety, dilapidated structure that has long been a disgrace to our town and our county."[2] John Waterson, the owner of the building being used for a courtroom, donated lots in the 1200 block of Broadway, and here the County's second courthouse, a two-story brick building, was built in 1874 at the cost of $15,000. It was at the same location as the historic courthouse of today. On December 30, 1890, the building caught fire. By the time the fire was discovered, it had gained such headway that it was impossible to save the building, and the fire department and willing bystanders concentrated on saving county records from the vaults. Marysville residents raised funds in a few weeks, presenting $15,000 in cash and $25,000 in bonds to the county commissioners, which was sufficient to pay for a new courthouse at no cost to the rest of the county.

The credentials of nine architectural firms from four states were reviewed for the new courthouse, finally settling on architect H. C. Koch of Milwaukee, Wisconsin. Koch visited Marysville for the first time in mid-April 1891; his plans for the new building arrived on the afternoon train nine days later and were approved after a brief inspection and sent back to Milwaukee on a later train the same day. Twelve firms submitted bids for the construction, and the contract went to Groves & Hackett of St. Joseph of Missouri.

It was considered important that the work should proceed quickly. The contract required completion by January 1, 1892. By the end of May, excavating for the foundation was being "pushed as fast as teams [of horses] and men can do the work."[3] In mid-summer, the work was described as progressing rapidly, with about 60 men employed. The cornerstone was dedicated on July 23, 1891, with a major event organized by the local Masonic lodge. Numerous documents and a wax cylinder voice recording of the ceremony were placed in a box and sealed in the cornerstone.

The new building was described by one of Marysville's local newspapers as follows:

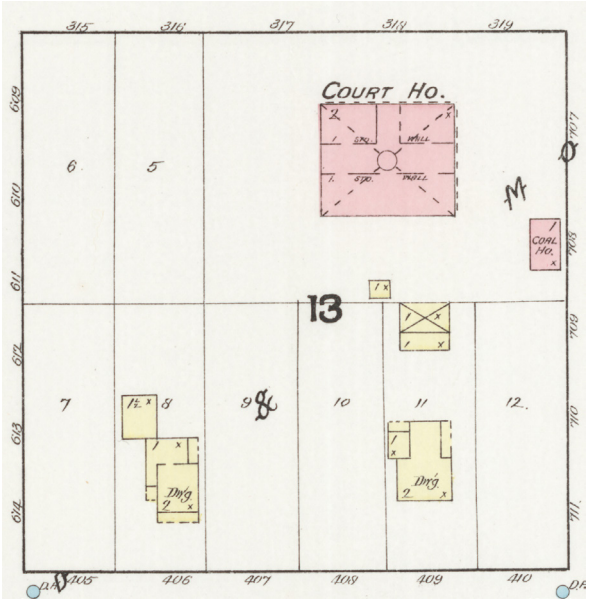


Figure 2-1. 1889 Sanborn map showing the second courthouse (Library of Congress).

"When completed [it] will be of grand proportions. The dimensions will be 90 feet by 60 feet. It will be 104 feet to the base of the flagstaff on the tower. The basement will be nine feet clear. Offices in the lower story will be twelve feet high. On the upper floor they will be sixteen feet clear, while the arched ceiling of the courtroom will rise twenty-three feet above the floor. All lobbies and corridors will be floored with

1 This section is summarized from the "General Building History" and "Chronology" compiled by the Marshall County Historical Society. The full history and the detailed chronology are in the Appendix.
2 *Marysville Locomotive,* November 30, 1871.
3 *Marshall County Democrat*, May 29, 1891, page 5.



Figure 2-2. The courthouse in 1892 (Marshall County Historical Society).

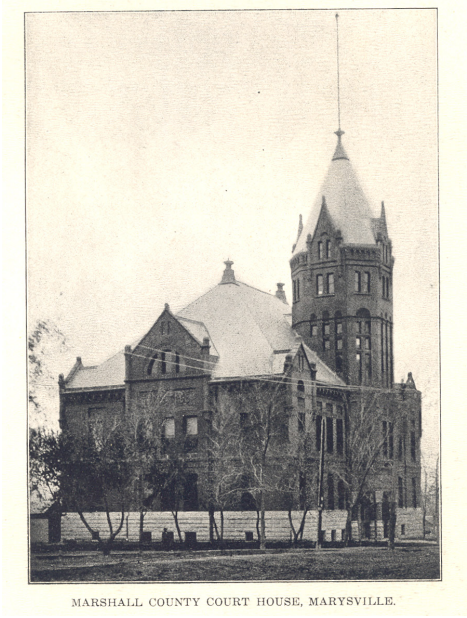


Figure 2-3. Looking southwest at the historic courthouse, no date (Marshall County Historical Society).

> tiling. The wainscoting of [the] main corridor and stairs will be of enameled brick, which costs $100 per thousand. The stairs will be of iron with slate treads. Columns in front are of polished red granite. Exterior brick is St. Joseph hydraulic pressed brick. The roof will be of slate entirely, excepting points of the tower and ventilators where copper will be used. Nearly a million bricks will be put in the walls. The estimate for iron alone is over $9,000. The building will be fireproof throughout."[4]

According to the local newspapers, the bricks used in the building's interior were to be supplied by Thomas Cooper's brickyard in Marysville; the foundation was to be of Indiana limestone and Missouri sandstone; the columns in front were to be of red granite. The oak furniture was ordered from Conant Brothers of Toledo, Ohio, and the Office Specialty Company of Chicago supplied the fireproof steel vaults.

Community interest in the project was intense. One newspaper reported that "The workmen on the new courthouse are hindered by spectators so much that it has become necessary to post notices, warning them to keep off the grounds."[5] In December 1891, the tower had been completed, and by February, the new furniture was in place.

The County formally accepted the building on February 28, 1892. The total payment to the contractors was reduced by a token amount because they had failed to complete the work by the contract date of January 1. Public pride in the new building was immense, and the local newspapers often described it as one of the finest courthouses in northeastern Kansas.

In 1902, a detached red-brick jail was completed on the lot west of the courthouse. In 1933, a concrete-block annex with a flat roof was constructed at the southeast corner. During World War II, local draft boards were required to arrange a preliminary physical examination for men being called up for military service. From March 1942 to January 1944, physical exams for Marshall County men took place in the Historic Courthouse courtroom and the adjoining jury rooms.

By the 1950s, criticisms began to appear in print regarding the courthouse: it needed air conditioning and an elevator; it was hard to hear in the courtroom; large courtrooms were no longer needed to accommodate the crowds that once had attended trials; the jail was outmoded and unsafe. The County began to consider replacements and passed a mill levy in 1959 to gradually raise funds to construct a new courthouse and jail. In 1969, the levy was extended for another ten years.

The Marshall County Historical Society (MCHS), established in 1971, nominated the Marshall County Courthouse to the National Register of Historic Places (NRHP), and the building was officially listed on November 5, 1974.

In the fall of 1976, the County was planning to have the public vote to build a new administration building and a new jail while also renovating the existing courthouse and using it for court facilities. But shortly before the November election, the judge of the district court held in Marysville declared the courtroom

4 *Marshall County Democrat*, July 24, 1891.
5 *Marshall County Democrat*, July 31, 1891.

unfit for trials and issued a restraining order preventing the ballot issue, ordering that plans for a new facility should be submitted.

In February 1977, the commissioners moved ahead with the construction of an "administration and courts building" and a new jail while planning to continue to use some space in the old courthouse for supportive services such as veterans' affairs. The old jail was demolished, and by September 1977, construction of the new administration building to the west of the historic courthouse was underway. The new jail was constructed to the south of the historic courthouse. In June 1979, both buildings were dedicated and put in service.

Meanwhile, the County was to receive $60,000 through federal revenue-sharing funds and another $60,000 through a grant from the Kansas Historical Society for repairs to the historic courthouse. In June 1979, the County decided to deed the courthouse to the MCHS, conditional on some of the repairs being carried out. By that fall, the County completed masonry repair, tuckpointing, window repairs, removed concrete block additions behind the building, and planned to install a new roof. The transfer of ownership from the County to the MCHS took place in December 1979. Terms of the deed gave the County the right to take back the building if the MCHS abandoned it, and the County had the right to review any changes to the exterior of the building.

The MCHS established a trust fund in April of 1979 to be used only to maintain the building. They rented out rooms in the historic courthouse to businesses until 1992 while shaping unused rooms as future museum spaces. As the last renters vacated the building in 1992, MCHS planned to use the historic courthouse as a museum and set up a research library. The building received additional interior and exterior repairs from the 1990s through the 2010s.

Below is a detailed construction chronology of the courthouse.

CONSTRUCTION CHRONOLOGY[6]

Dec. 1890	The former courthouse was destroyed by fire.
April 1891	Architect H.C. Koch of Milwaukee was hired.
June 1891	Groves & Hackett of St. Joseph, Missouri, was awarded the contract to build the courthouse.
July 1891	The cornerstone was laid.
Feb. 1892	The new courthouse was formally approved and accepted.
1899	Some arches under the courthouse and the cistern were fixed; roof repairs; brick repointing.
1900	Masonry repointing.

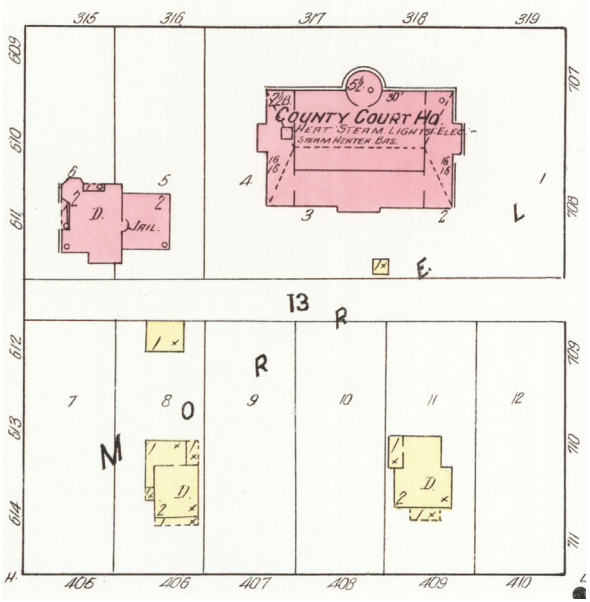


Figure 2-4. 1911 Sanborn map showing the historic courthouse and the jail (Library of Congress).



Figure 2-5. The courthouse and the jail to the west in the 1900s (Marshall County Historical Society).

6 This section is summarized from the "General Building History" and "Chronology" compiled by the Marshall County Historical Society. The full history and the detailed construction chronology are in the Appendix.



Figure 2-6. The courthouse staff at the main entrance, early 1900s (Marshall County Historical Society).



Figure 2-7. The courthouse in the 1950s (Marshall County Historical Society).

1902	A new jail was constructed on the southwest corner of the courthouse parcel.
1907	The courthouse was repainted and decorated by A. A. Nork and crew.
1916	A room at the basement was set up to be used as laboratory and storage.
1921	Interior painting by A. A. Nork.
1927	Roof repairs and yard work.
1928	The courtroom was redecorated in a gray color scheme; multiple rooms were painted by W. W. Warren.
1933	The southeast annex was constructed.
1935	New offices, a new stairway, and restrooms were added in the basement.
1940	The rooms on the first and second floors were redecorated.
1941	The courtroom was improved with new interior wall material to resolve acoustical issues.
1941	A women's restroom was constructed adjacent to the jury room by dividing the men's restroom.
1942	Roof repairs, sheet metal.
1947	The floors were refinished.
1953	A laboratory was built at the basement.
1958	The slate roofing was damaged, and the heavy metal decorative cones were displaced due to a windstorm.
1966	The top half of the chimney at the southwest corner was removed.
1971	Windstorm damage at the tower (missing slate shingles and damaged spire) was repaired.
1974	Handrail was installed from sidewalk to marble columns; 12 concrete slabs at the front were repaired.
1979	Exterior repairs at the roof, masonry walls, and windows. East slope of the roof was repaired, other slopes were replaced with new slate; sheet metal portions were repaired. Majority of windows were repaired, repainted and new glass installed; the stained-glass windows were re-leaded and repaired.
1985	New outside doors were installed.
1987	New windows were installed at the tower.
1987	New protective windows were installed over existing wood frames.

1991 – 1993	Mortar repairs were made to the exterior of the tower. The interior was not repaired.1994 The ridge cap on roof was repaired.
1995	The red oak doors for the south basement entrance were installed (refinished in 1998).
1996 – 1997	Roof repairs (re-slating).
1998	The flat roof of the southeast annex was patched.
1999	Interior plaster repairs and painting.
2000	Front door repairs.
2001	Two storm windows were installed in the courtroom.
2003	Storm windows were installed at the basement; new double-pane windows were installed in the furnace room.
2003	Temporary repairs at the main roof and the tower due to a windstorm.
2003	The slate roof and the copper valleys at the tower were replaced; missing slate on the main roof was replaced.
2005	At the west basement storage room, the plaster was repaired and repainted.
2006	Sidewalk repairs.
2007	A new roof at the southeast annex.
2008	Wind damage at the tower (missing slate shingles and downspout) was repaired.
2009	A number of windows in the tower and attic were repaired. Storm windows were installed at the tower.
2011	New steel doors were installed on the south basement entrance.
2011 – 2012	Storm windows were installed on the first floor, second floor, and the tower.
2012	The attic was insulated.
2014 & 2017	Roof repairs.
2018	Chimney repairs.
2018	The front doors were refinished; the glazing on stained glass windows above front door were replaced.
2019	The south and west elevations were repaired (tuckpoint, remove and replace all mortar between bricks, replace broken bricks with matching brick, remove existing caulking patch work and repair, wash and seal brick wall with a water repellant).
2019	Roof repairs.



Figure 2-8 . Windstorm damage in 1971 (Marshall County Historical Society).



Figure 2-9. The historic courthouse in 2005, the new courthouse building is to the right (Marshall County Historical Society).

STATEMENT OF SIGNIFICANCE

The Marshall County Courthouse was listed on the National Register of Historic Places in 1974. The building was found significant under Criterion A "to the people of the county for its long usage as the seat of county government and as a symbol of law and justice." The large Romanesque-style brick building was also found significant under Criterion C as a fine example of 19th-century courthouse architecture in Kansas.[7] The style was frequently used in the construction of Kansas courthouses in the late 19th century.

The period of significance under Criterion A would be from 1892, when the building was completed, to 1979 when the County moved its services to the new courthouse. The period of significance under Criterion C would be 1892, when the building was completed.

INTEGRITY

The Marshall County Courthouse retains the integrity of location for its period of significance since the building's site remains unchanged. The former courthouse building retains sufficient integrity of design, materials, and workmanship. Despite the alterations the building received over time, the historic courthouse still reflects its 19th-century aesthetics. It retains its key features and materials from its period of significance. The alterations made do not detract from the overall integrity of feeling with the property's period of significance. The integrity of setting has been diminished over time. The building's immediate setting has been significantly altered with the demolition of the 19th-century dwellings to the south and construction of the new courthouse to the west and the new jail to the south. The neighborhood setting, featuring dwellings to the south and the city's commercial center to the west, has remained mostly unaltered. The building has not been used as a courthouse or any other government function since 1979, so the integrity of association is diminished. Overall, the Marshall County Courthouse retains sufficient integrity to communicate its significance for its defined period of significance.

CHARACTER-DEFINING FEATURES

EXTERIOR

- Two-story massing with a five-story octagonal tower
- Hipped roof with intersecting gables at the main building, an eight-sided pyramid roof with four intersecting gables at the tower
- Romanesque architectural style
- Red brick construction with terra cotta trim and stone basement walls
- Polished red granite columns with gray granite pedestals and elaborate capitals at the main entrance
- Red sandstone caps and cornices at the tower's foundation
- Decorative brick treatments, especially above the second story windows and on the tower
- Large ornate lettering in terracotta above the second-floor windows of the east and west facades, reading "JUSTICE"
- "MARSHALL CO," in raised letters above the main entrance at the base of the tower
- Ornamental iron at the cornice and the tower roofline
- Copper ornaments and decorative colonnettes at the top of the intersecting gables
- Simple rectangular windows
- Two stained glass windows at the main entrance
- Arched openings at some of the first-floor windows and the gable ends

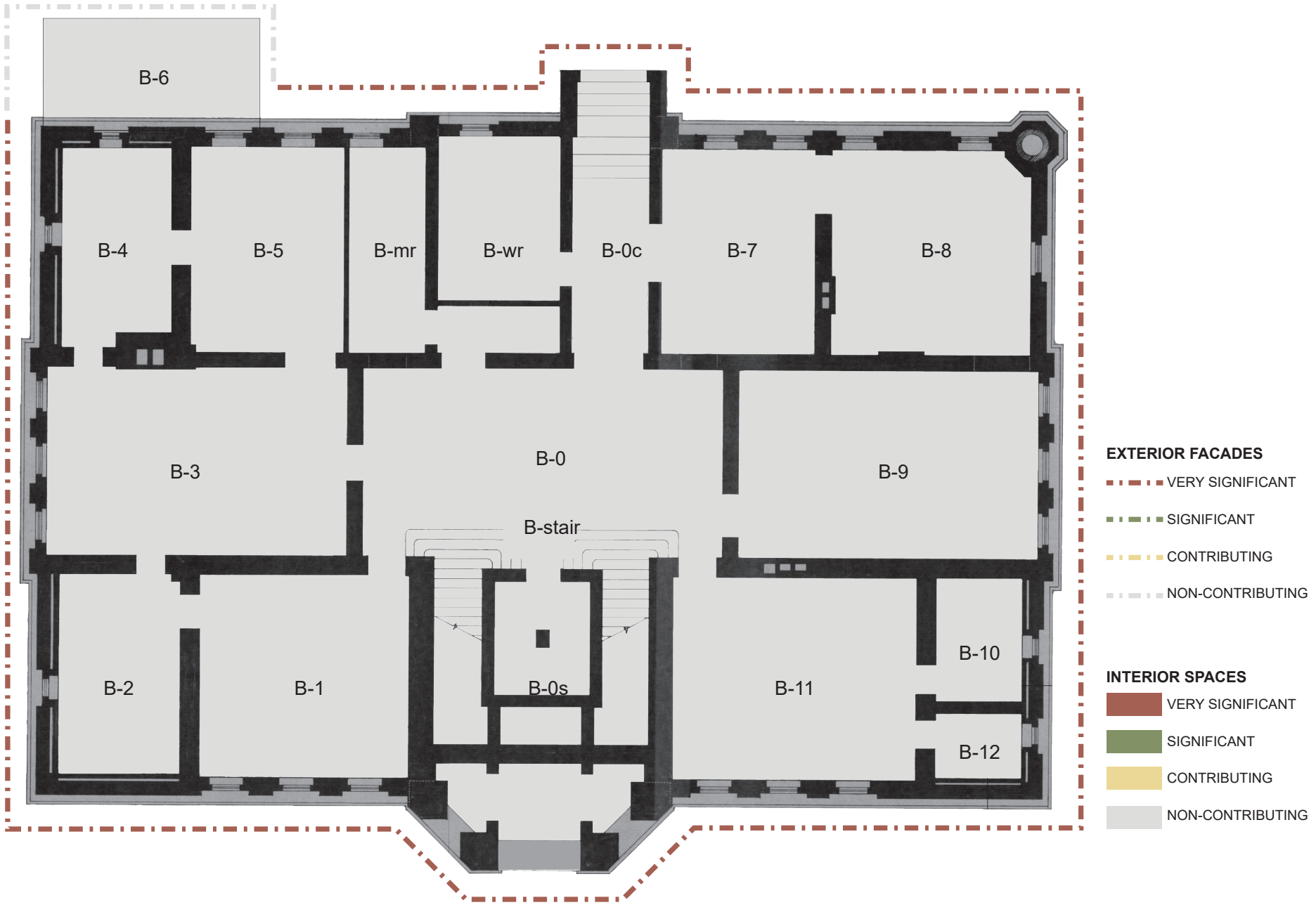
INTERIOR

- Oak finished interiors
- Joliet stone at the tower floor
- Enameled brick-clad corridors and stairways
- Iron stairs with slate treads
- Tile floors at the corridors
- Vaulted plaster ceilings
- Double stairway to the former courtroom
- Eight stained glass windows in the courtroom
- Courtroom: arched ceiling, massive oak judge's bench with a carved front, the oak panel with carvings and the inscription "Fiat Justicia," and oak chairs with decorative carvings, folding seats, and a rack under each seat to hold a gentleman's hat

SIGNIFICANCE DIAGRAMS

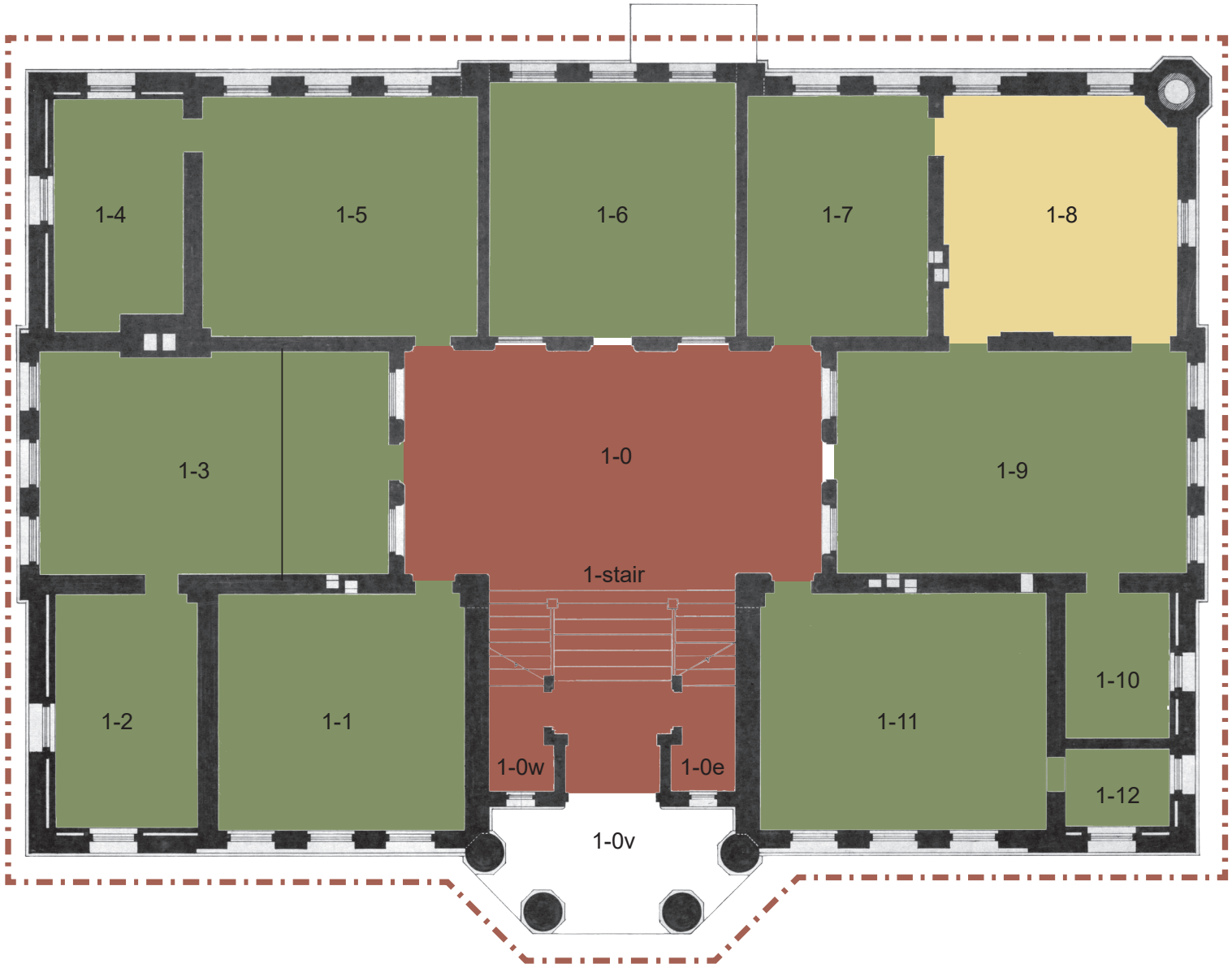
The following pages display the significant spaces on each floor of the courthouse.

7 Richard Pankratz, Kansas State Historical Society, *National Register of Historical Places Inventory-Nomination From, Marshall County Courthouse* (1974).



SIGNIFICANCE DIAGRAM: BASEMENT
NOT TO SCALE

MARSHALL CO. HISTORIC
COURTHOUSE HSR



EXTERIOR FACADES

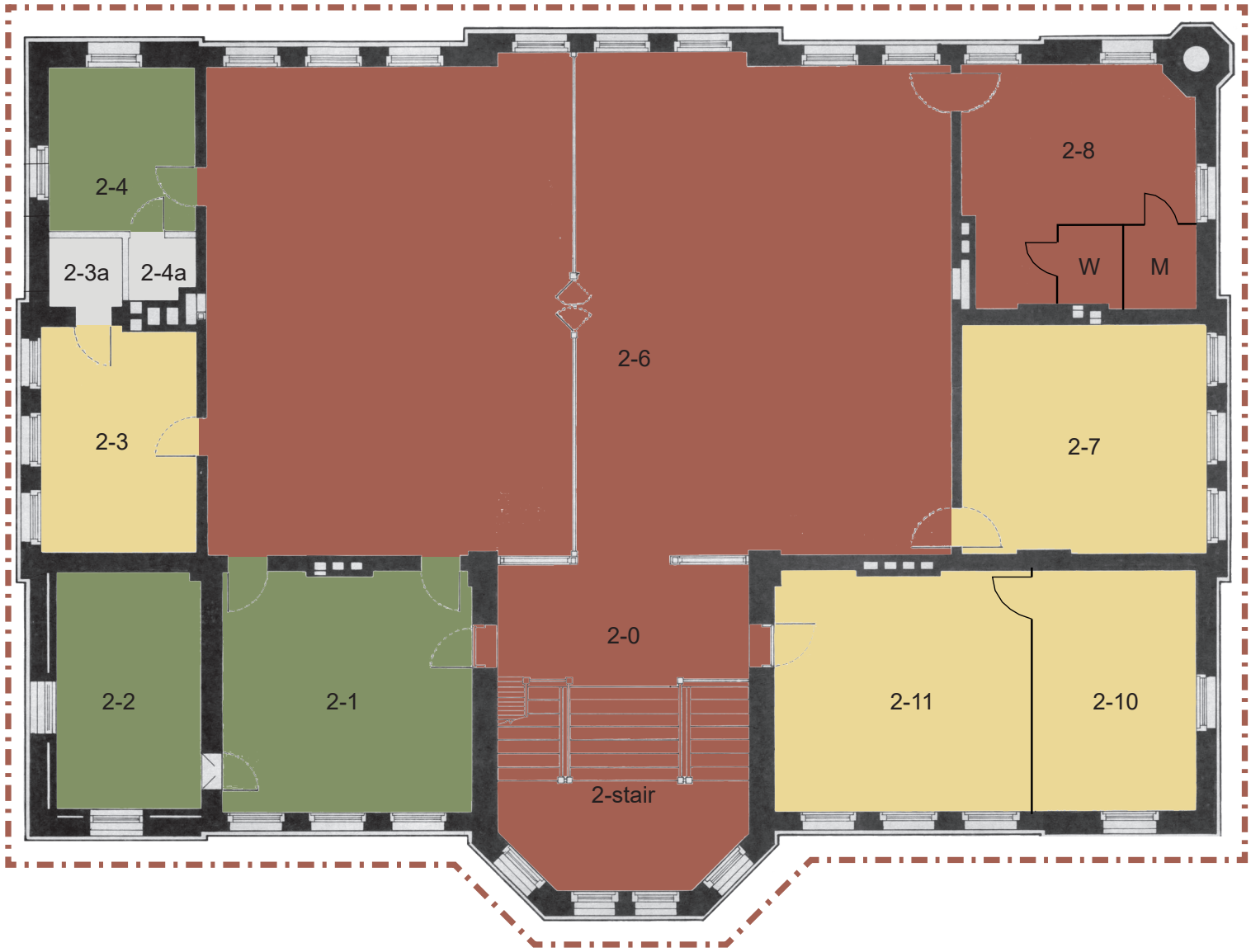
- VERY SIGNIFICANT
- SIGNIFICANT
- CONTRIBUTING
- NON-CONTRIBUTING

INTERIOR SPACES

- VERY SIGNIFICANT
- SIGNIFICANT
- CONTRIBUTING
- NON-CONTRIBUTING

SIGNIFICANCE DIAGRAM: FIRST FLOOR
NOT TO SCALE

MARSHALL CO. HISTORIC
COURTHOUSE HSR



EXTERIOR FACADES

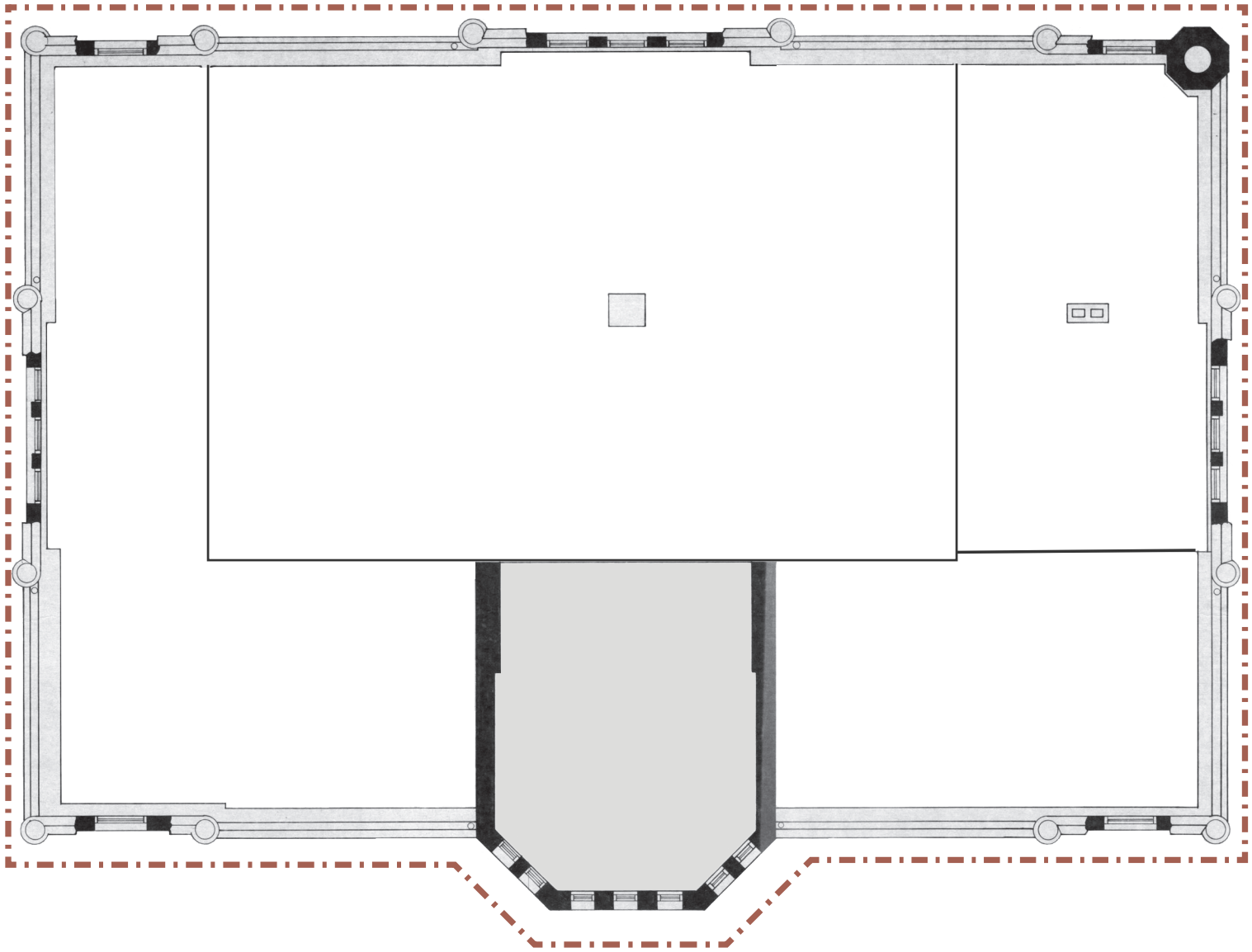
- VERY SIGNIFICANT
- SIGNIFICANT
- CONTRIBUTING
- NON-CONTRIBUTING

INTERIOR SPACES

- VERY SIGNIFICANT
- SIGNIFICANT
- CONTRIBUTING
- NON-CONTRIBUTING

SIGNIFICANCE DIAGRAM: SECOND FLOOR
NOT TO SCALE

MARSHALL CO. HISTORIC COURTHOUSE HSR



EXTERIOR FACADES

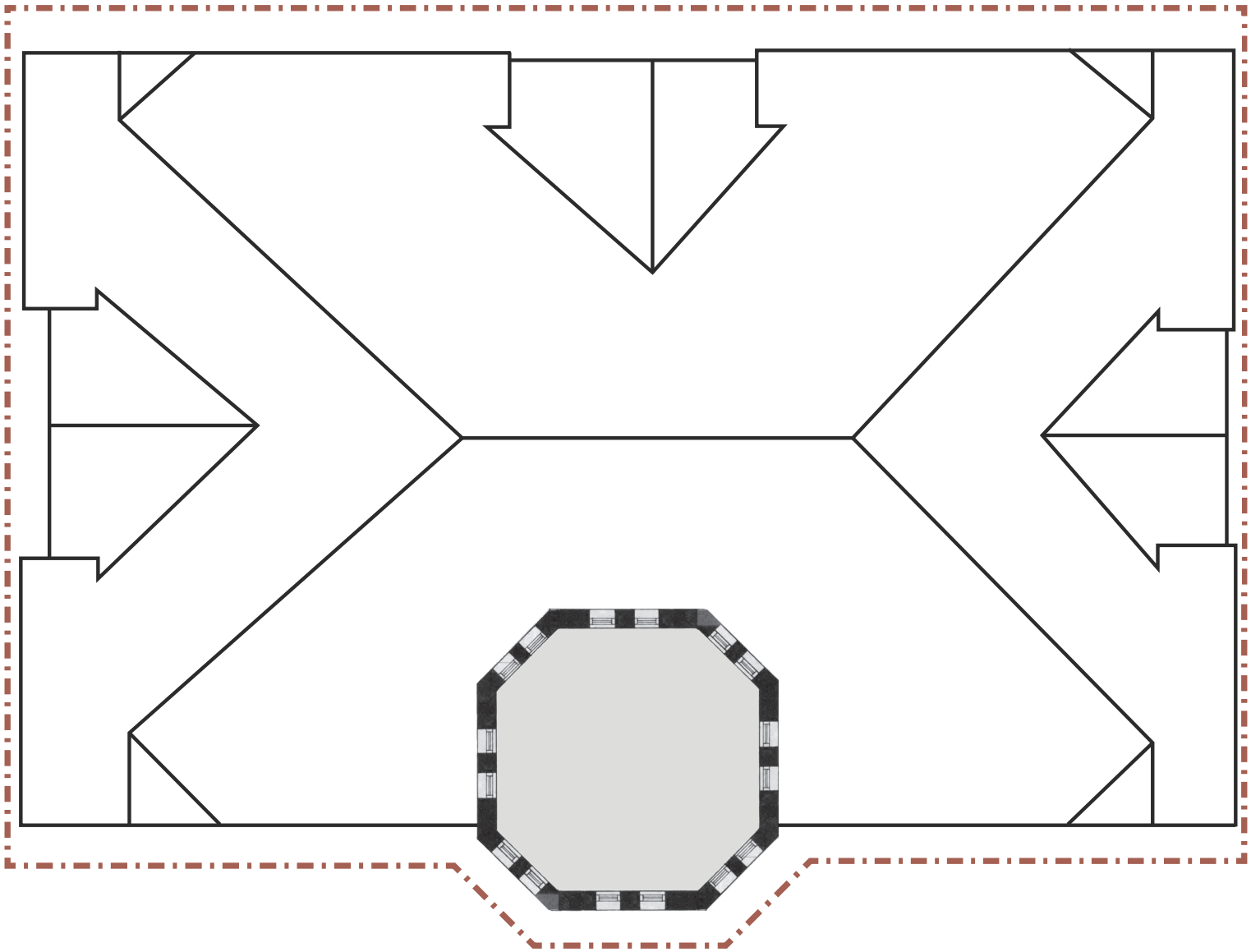
- VERY SIGNIFICANT
- SIGNIFICANT
- CONTRIBUTING
- NON-CONTRIBUTING

INTERIOR SPACES

- VERY SIGNIFICANT
- SIGNIFICANT
- CONTRIBUTING
- NON-CONTRIBUTING

SIGNIFICANCE DIAGRAM: ATTIC
NOT TO SCALE

MARSHALL CO. HISTORIC
COURTHOUSE HSR



EXTERIOR FACADES

- VERY SIGNIFICANT
- SIGNIFICANT
- CONTRIBUTING
- NON-CONTRIBUTING

INTERIOR SPACES

- VERY SIGNIFICANT
- SIGNIFICANT
- CONTRIBUTING
- NON-CONTRIBUTING

SIGNIFICANCE DIAGRAM: HIGH ATTIC
NOT TO SCALE

MARSHALL CO. HISTORIC
COURTHOUSE HSR

MARSHALL COUNTY HISTORIC COURTHOUSE
HISTORIC STRUCTURE REPORT

ARCHITECTURAL INVENTORY & ASSESSMENT



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3. ARCHITECTURAL INVENTORY & ASSESSMENT

SITE & CONTEXT

The Marshall County Historic Courthouse stands on the main east-west running Broadway Street, about three blocks east of the central business district and one block south of the Pony Express Highway. The historic courthouse occupies the northeast corner of the block bounded by Broadway Street to the north, 12th Street to the west, Elm Street to the south, and 13th Street to the east. On the same block, the current county courthouse is to the west and the county jail to the south, both constructed in 1978. Surrounded by lawn and large trees on all sides, the historic courthouse's front facade is set back approximately 30 feet from the Broadway sidewalk. The southern quarter of the block is a paved parking lot; parking on Broadway Street is angled, while on 13th Street it is perpendicular. The neighboring blocks to the south mostly consist of detached single-family houses.

EXTERIOR DESCRIPTION

The Marshall County Courthouse is a two-story Romanesque style structure with a tower that rises on the north facade. The building is comprised of red brick with a stone base. According to the NRHP nomination form, the dimensions of the building are 90 feet long, 60 feet wide, 68 feet to the top of the roof, and 104 feet to the top of the tower roof. The exterior of the building is of St. Joseph hydraulic pressed brick with terra cotta trim. The basement walls are of native rock up to the surface of the ground; the first course above ground is of Bedford, Indiana limestone and the rest of the stonework, including the cornerstone, is of Warrensburg, Missouri sandstone.[1] Decorative bands and panels of terracotta accent the red brick. The hipped roof with intersecting gables is clad in slate. The main entry to the building faces north on Broadway Street and is dominated by an eight-sided tower. The slate-clad tower roof is an eight-sided pyramid with four intersecting gabled dormers. Ornamental iron graces the building's cornice and the tower's roofline. The roofs of the main building and the tower are topped by copper ornaments at their peaks and flanked by decorative colonettes.

Most of the windows on the structure are simple rectangular openings. Arched openings are found at the gable ends and on some of the first-floor windows on the south elevation.



Figure 3-1. The aerial photograph of the Marshall County Historic Courthouse (Google Earth, imagery date July 2019).



Figure 3-2. An aerial view of the courthouse, looking at the north and east elevations (Marshall County Historical Society).



Figure 3-3. Looking southwest at the historic courthouse (Marshall County Historical Society).

1 Richard Pankratz, Kansas State Historical Society, *National Register of Historical Places Inventory-Nomination Form, Marshall County Courthouse* (1974).



Figure 3-4. The main entrance on the north elevation.



Figure 3-5. The main entrance on the north elevation, date unknown (Marshall County Historical Society).

Basement windows are metal replacements with aluminum storm windows. Some basement windows have a sill height just above grade on the exterior. Others, with lower sills, have areaways constructed of stone retaining walls, concrete floors, and concrete caps.

The one-story addition on the south facade of the building at the east end is constructed with a flat roof and limestone walls that emulate the stone at the base of the building.

NORTH ELEVATION

Dominated by an eight-sided tower, the north elevation faces Broadway Street and functions as the primary facade. The symmetrical facade is divided into five bays. The outermost bays topped with gable ends project slightly forward, and the central bay, which features the tower, projects even farther. The stone-clad basement level is topped with a course of sandstone and has partially visible windows. From east to west, the first and fifth bays each have a rectangular opening on the first and the second floors (partially infilled) and a semicircular attic window at the gable ends. A pair of small rectangular recessed brick panels are above the attic windows. The gables are flanked by decorative colonettes and topped with a finial. The second and fourth bays have three rectangular windows on each floor. The windows of the first floor have flat terra cotta lintels with floral motifs at the corners. The windows on the second floor feature a continuous terra cotta lintel course with brick ornamentation above each window. The continuous terra cotta sill course at the second floor wraps around the building and forms the belt course. A profiled sheet metal cornice runs at the roofline between the gable ends and the central tower.

The third (central) bay is dominated by the eight-sided tower over the main entrance. The main entryway is flanked on either side by two polished red granite columns on gray granite pedestals and topped with elaborate gray granite capitals. Resting on these columns are massive red sandstone caps and cornices that provide the foundation for the tower's brickwork. "MARSHALL CO," appears in raised letters on the sandstone above the main entrance. The construction date is inscribed on the sandstone on each side as "18" and "91" inside a wreath. Bordered with glazed white brick and flanked by a rectangular window on each side, the recessed main entrance consists of wood-sash glazed double doors with a stained-glass transom. The upper levels of the tower above the first floor have multiple narrow rectangular windows.

TOWER

Centrally located on the north facade, the eight-sided tower has a pyramidal roof that extends approximately one story above the main roof. Decorative red brick and terra cotta are capped with a painted sheet metal cornice and gutter, matching that on the main roof. Flanked by decorative colonettes, steeply pitched gabled dormers occupy each of the four cardinal elevations. The peaks are topped with finials. Above, the eight-sided roof rises another 22 feet, terminating at a copper finial. Each side of the tower features rectangular windows, although, on each floor, the proportions and decorative elements differ. On the second floor, geometric brick ornaments are placed above the flat terra cotta lintels. On the third floor, floral terra cotta decorations framed within brick arches crown the profiled lintels. On the attic level, a profiled sill and a flat lintel course wrap around the building, and at the high attic, a brick arch rises above the flat lintel.

EAST ELEVATION

The symmetrical east elevation is divided into three bays. The outer bays feature one window on each floor, the basement one being partially below ground. Similar to the north elevation, the first-floor windows have flat terra cotta lintels with floral ornaments, while the second-floor windows have geometric brick decorations above. The sheet metal cornice marks the roofline of these outer bays. The central cross-gabled bay projects slightly forward. Three rectangular windows punctuate both the first and second floors of the central bay. The large ornate lettering in terra cotta above the second-floor windows reads "JUSTICE." Flanked by decorative colonettes and topped with a finial, the gable end features a large semicircular window divided in three. A pair of small rectangular recessed brick panels tops the elevation.

SOUTH ELEVATION

The south elevation is divided into five bays. A one-story stone addition with a flat roof sits at the east end. Although similar to the front facade, this elevation is less adorned. The stone-clad basement level has a projecting double door exit, consisting of a glazed metal-sash double door roughly centered on the facade. The outermost and central bays topped with gable ends project slightly forward. The gables at the first, third and fifth bays, the central one being grander, are topped with a finial and flanked by decorative colonettes (except for the west end where the chimney is located). A profiled sheet metal cornice runs along the roofline between the gables. From west to east, the first and fifth bays each have a rectangular window on the first and second floors and a



Figure 3-6. The east elevation.



Figure 3-7. The south and east elevations.



Figure 3-8. The west elevation.

semicircular attic window capped with a pair of small rectangular recessed brick panels. The second, third, and fourth bays have three windows on each floor. The first-floor windows are arched, while the second-floor windows are rectangular. The continuous terra cotta lintels and sills are flat. The first-floor windows at the first and fifth bays have floral decorations on the lintels. Two second-floor windows to the west have brick decorations above. At the attic level, the central gable has a semicircular arched window divided in three. The one-story addition at the east end has two square windows facing south.

WEST ELEVATION

The west elevation, divided into three bays, is almost identical to the east. The main differences are additional windows at the north bay and the brick chimney at the south bay. The north bay has two rectangular windows on the first floor, both partially infilled with brick, and two windows at the basement level. The octagonal brick chimney, projecting from the southeast corner, rises above the roofline.

ROOF

The hipped roof with intersecting gables is supported by a network of heavy iron trusses with gypsum panels between the trusses and clad in slate. According to the NRHP nomination form, the roofing was asbestos. No wood was used in the roof.[2] The main roof ridge is capped by a painted, decorative ventilator at each end.

INTERIOR DESCRIPTION

The Marshall County Courthouse is a two-story Romanesque style red brick structure with a full basement, attic, and tower. It faces north on Broadway, Marysville's main east-west street, and about three blocks east of the central business district. Throughout the building, little has changed in the building's layout, doors, and windows. The building exists today much as it was originally constructed. The main grand stair, open central gathering space with rooms surrounding has seen few changes over the life of the building. The grand stair is open and connects all levels of the building from the basement to the second floor. In the basement, the finishes are simple, smooth plaster on walls, window jambs, and barrel-vaulted ceilings; wood doors with glass lites over two flat panels; flush-mounted schoolhouse light fixtures at the ceiling; and cast-iron radiators under windows in all spaces except the mechanical and storage rooms. The first-floor layout is very similar to the basement level, but the finishes are more ornate. The second-floor layout is dominated by the courtroom in the center bay, and smaller rooms to the east and west mirror the first floor's arrangement below. The attic is accessed by a steep metal ladder at the top of the grand stair and leads to the interior of the tower and unfinished space above the second-floor courtroom. The inside of the tower has two additional levels, all connected by ladders.

2 Richard Pankratz, Kansas State Historical Society, *National Register of Historical Places Inventory-Nomination From, Marshall County Courthouse* (1974).

BASEMENT LEVEL

The basement level is utilitarian and classified as non-contributing; however, there are elements within the spaces that contribute to the significance of the building.

Additional Contributing Elements:

- Plaster on barrel vault structure
- Flat plaster walls
- Wood mission style three-panel doors with glass top panel and wood casings
- Flush mount schoolhouse light fixtures
- Steel windows in plaster jambs
- Integral Cementitious Base
- Cast iron radiators.

ROOM B-0 – BASEMENT

Rating: Non-Contributing

Description: In the center of the building, this space is at the bottom of the main stair and links to all other basement-level spaces.

ROOM B-0C – HALL

Rating: Non-Contributing

Description: Connects B-0 to south exit doors.

Additional Contributing Elements:

- Doorway opening with plaster jambs and arched top

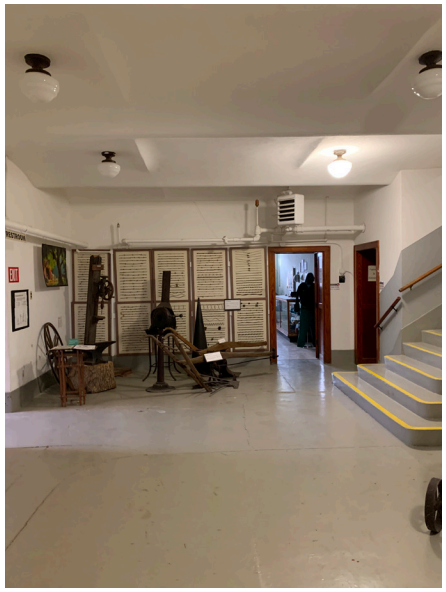


Figure 3-9: Room B-0(5) Plaster on barrel vault structure and schoolhouse light fixtures



Figure 3-10: Room B-0 (4)



Figure 3-11: Room B-0 (6)



Figure 3-12: Room B-0c (52)



Figure 3-13: Room B-0c (55)



Figure 3-14: Room B-E (21) Steel window at basement level from exterior

ROOM B-MR – MENS RESTROOM

Rating: Non-Contributing

Description: South of B-0 and between B-0w and B-5. This room was created in 1935 by sub-dividing room B-5 to create B-WR.

Non-Contributing Elements:

- Painted wood toilet partitions
- Plumbing fixtures



Figure 3-15: Room B-0m (78) Plumbing fixtures in the Men's Room



Figure 3-16: Room B-0m (79)



Figure 3-17: Room B-0m (80)

ROOM B-WR – WOMENS RESTROOM

Rating: Non-Contributing

Description: Between B-0c and B-0m. This room was created in 1935 by sub-dividing the northern part of the room, which is now part of the men's room.

Non-Contributing Elements:

- Painted wood toilet partitions
- Plumbing fixtures



Figure 3-18: Room B-0w (77) Women's Room painted toilet partitions and typical basement door



Figure 3-19: Room B-0w (73)



Figure 3-20: Room B-0w (76)

ROOM B-0S – STORAGE

Rating: Non-Contributing

Description: Under main stair and entry, north of B-0



Figure 3-21: Room B-0s (12)



Figure 3-22: Room B-0s (9)



Figure 3-23: Room B-0s (15)

ROOM B-1 – MUSEUM DISPLAY

Rating: Non-Contributing

Description: On the east side of the main stair, north of B-0

Non-Contributing Elements:

- Vinyl Tile Flooring



Figure 3-24: Room B-1 (113)



Figure 3-25: Room B-1 (115)



Figure 3-26: Room B-1 (114)

ROOM B-2 – BASEMENT

Rating: Non-Contributing

Description: Northeast corner of basement, east of B-1

Non-Contributing Elements:

- Faux Wood Veneer Paneling
- Rubber Base
- Vinyl Tile Flooring



Figure 3-27: Room B-2 (108) Steel window with plaster jambs from interior



Figure 3-28: Room B-2 (109) Flat plaster walls, integral concrete base and radiators



Figure 3-29: Room B-2 (110)

ROOM B-3 – BASEMENT

Rating: Non-Contributing

Description: East side of basement, between B-2 and B-4

Non-Contributing Elements:

- Vinyl Tile Flooring



Figure 3-30: Room B-3 (85)



Figure 3-31: Room B-3 (87)



Figure 3-32: Room B-3 (84)

ROOM B-4 – BASEMENT

Rating: Non-Contributing

Description: Southeast corner of basement, south of B-3

Non-Contributing Elements:

- Faux Wood Veneer Paneling
- Vinyl Tile Flooring



Figure 3-33: Room B-4 (89)



Figure 3-34: Room B-4 (90)



Figure 3-35: Room B-4 (89)

ROOM B-5 – BASEMENT

Rating: Non-Contributing

Description: South of B-3 and west of B-4

Additional Contributing Elements:

- Painted steel vault door

Non-Contributing Elements:

- Vinyl Tile Flooring

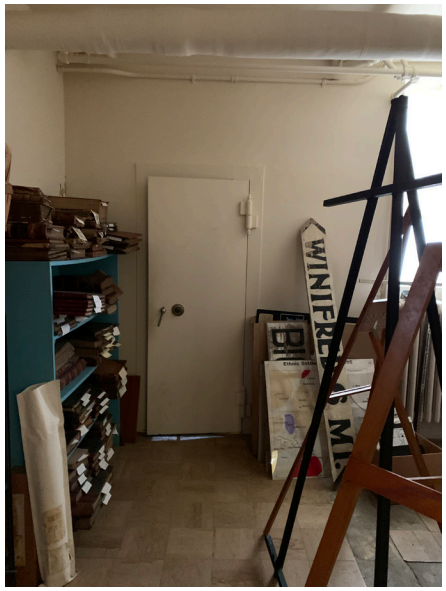


Figure 3-36: Room B-5 (98) Painted steel vault door



Figure 3-37: Room B-5 (99)



Figure 3-38: Room B-5 (97)

ROOM B-6 – BASEMENT

Rating: Non-Contributing

Description: South of B-4 and B-5, this addition was constructed in 1933.

Additional Contributing Elements:

- The plaster ceiling in this addition is flat with square beams

Non-Contributing Elements:

- Flush mounted light fixtures



Figure 3-39: Room B-6 (106) Plastered ceiling and beams of addition



Figure 3-40: Room B-6 (107)



Figure 3-41: Room B-6 (102)

ROOM B-7 – BASEMENT

Rating: Non-Contributing

Maintenance room located south of B-0, accessed from Hall B-0c

Non-Contributing Elements:

- Double door to B-0c



Figure 3-42: Room B-7 (57)

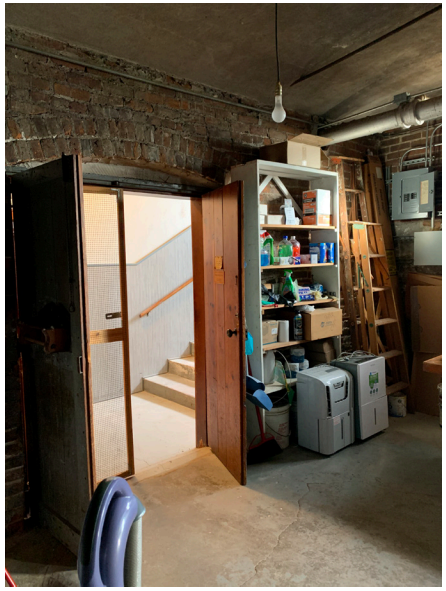


Figure 3-43: Room B-7 (58) Doors and threshold



Figure 3-44: Room B-7 (61)

ROOM B-8 – BASEMENT

Rating: Non-Contributing

Description: Mechanical room in southwest corner of the basement, accessed through maintenance room B-7.



Figure 3-45: Room B-8 (63)


Figure 3-46: Room B-8 (67)


Figure 3-47: Room B-8 (65)

ROOM B-9 – BASEMENT

Rating: Non-Contributing

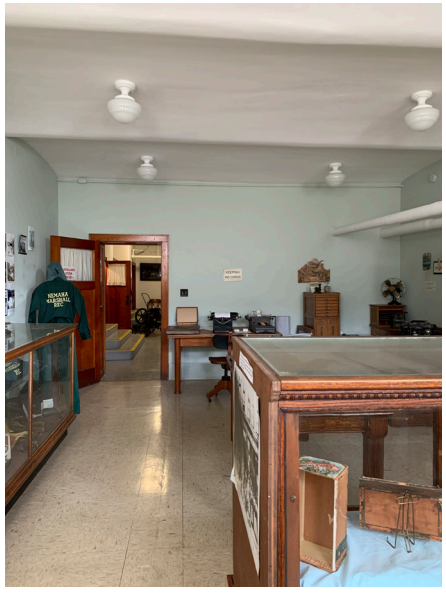
Description: West side of basement, between B-8 and B-10, accessed from B-0

Non-Contributing Elements:

- Vinyl Tile Flooring



Figure 3-48: Room B-9 (47)


Figure 3-49: Room B-9 (50)

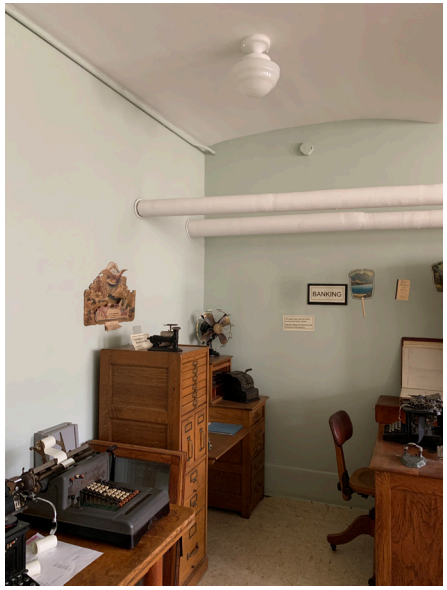


Figure 3-50: Room B-9 (43)

ROOM B-10 – BASEMENT

Rating: Non-Contributing

Description: Northwest area of basement, north of B-9 and accessed from B-11

Additional Contributing Elements:

- Wood 2 panel door with glass top panel, arch top, and wood casings on room side



Figure 3-51: Room B-10 (39) Arched top wood 2-panel door with glass top panel



Figure 3-52: Room B-10 (35)

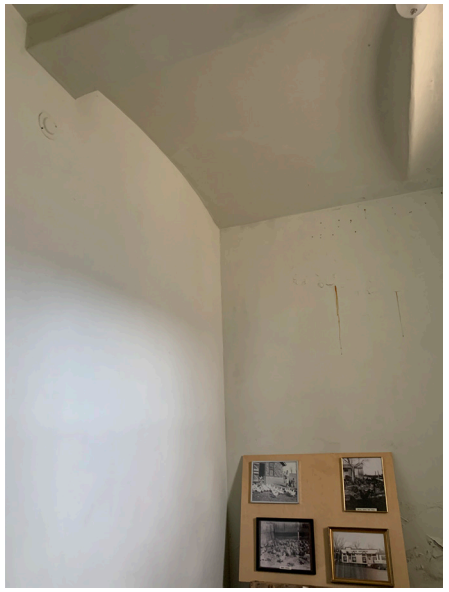


Figure 3-53: Room B-10 (42)

ROOM B-11 – BASEMENT

Rating: Non-Contributing

Description: On the west side of the main stair, north of B-0

Additional Contributing Elements:

- Doorway openings to B-10 and B-12 have plaster arch top and plaster jambs



Figure 3-54: Room B-11 (21) Doorway openings with plaster arch top and plaster jambs



Figure 3-55: Room B-11 (26)



Figure 3-56: Room B-11 (22)

ROOM B-12 – BASEMENT

Rating: Non-Contributing

Description: Vault in northwest corner of basement, accessed from B-11

Additional Contributing Elements:

- Doorway openings to B-11 have plaster arch top and plaster jambs
- Metal vault doors



Figure 3-57: Room B-12 (32) Doorway with plaster arch top

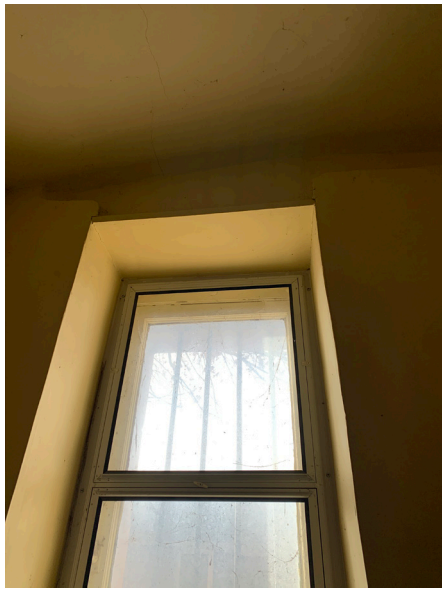


Figure 3-58: Room B-12 (31)

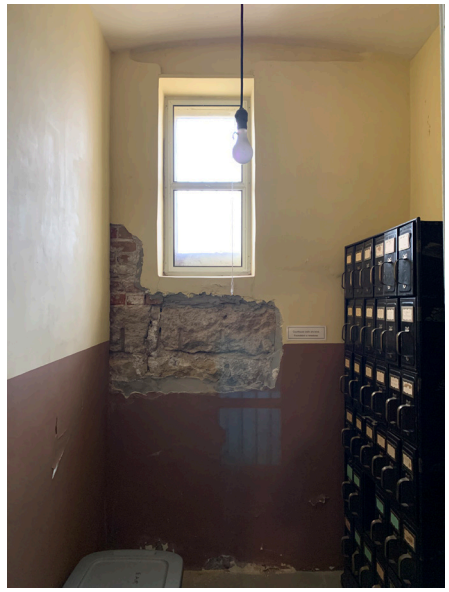


Figure 3-59: Room B-12 (30)

FIRST FLOOR LEVEL

The first-floor level is the main entry level and classified as very significant in the main public circulation areas and significant in the surrounding rooms. Most of the county offices were located on this level when the building functioned as a courthouse. Throughout this level, there are elements within the spaces that contribute to the significance of the building.

Significant Elements:

- Plaster on barrel vault structure
- Wood panel doors with top lite, wood casings and glass transoms
- Schoolhouse light fixtures

Additional Contributing Elements:

- Flat plaster walls
- Wood baseboard
- Wood windows with wood casings and sills
- Cast iron radiators

ROOM 1-0V – VESTIBULE

Rating: Very Significant

Description: This is the main entry vestibule, entering at the main stair landing between the first floor and the basement.

Additional Contributing Elements:

- Glazed Brick walls
- Stained glass transoms on exterior doors

ROOM 1-0E – EAST LANDING

Rating: Very Significant

Description: To the east of the vestibule, the east landing is at the top of the east side of B-stair.

Additional Contributing Elements:

- Integral concrete base

ROOM 1-0W – WEST LANDING

Rating: Very Significant

Description: To the west of the vestibule, the west landing is at the top of the west side of B-stair.

Additional Contributing Elements:

- Integral concrete base



Figure 3-60: Room 1-0v (24) stained glass transom at entry doors

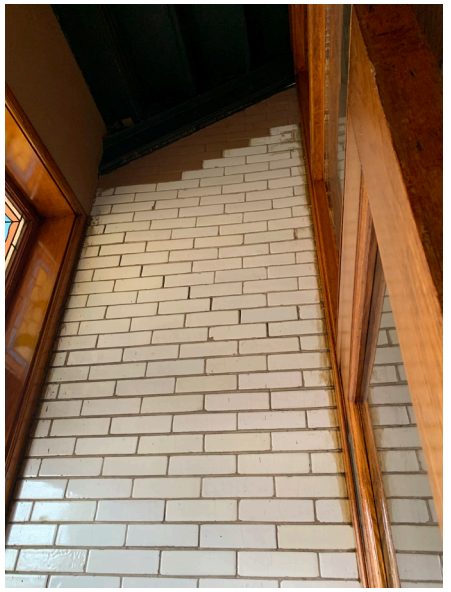


Figure 3-61: Room 1-0v (22)



Figure 3-62: Room 1-0 (17) Cast iron stair railing and newel posts



Figure 3-63: Room 1-0 (15) Glazed brick walls

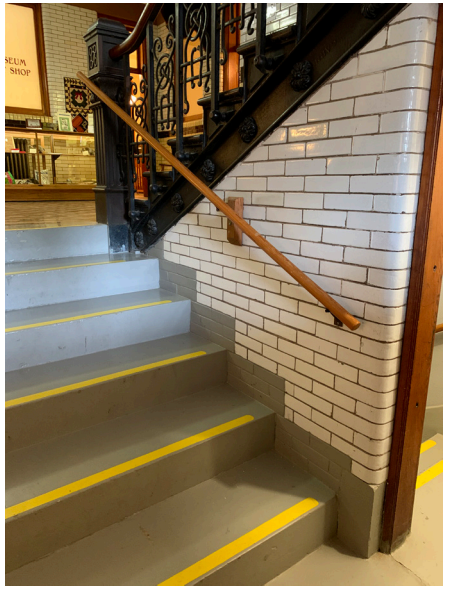


Figure 3-64: Room 1-0 (19)

ROOM 1-STAIR – MAIN STAIR

Rating: Very Significant

Description: The main stair leads from the vestibule to the open center room 1-0. The stair divides to continue up to the second floor.

Significant Elements:

- Glazed brick walls
- Stone treads from 1-0 to 1-0v
- Cast iron treads from 1-0 to 2-stair landing.
- Metal railing with cast iron newel posts and wood top rail

Missing Elements:

- Frieze at top of wall, continuing up the stair to 2-stair landing

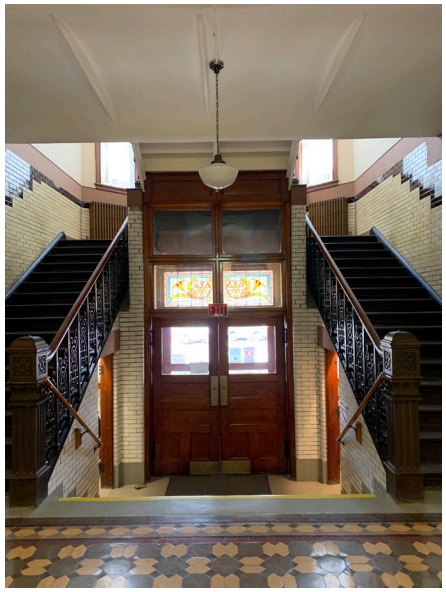


Figure 3-65: Room 1-0 (2) The grand open stair at the main entry



Figure 3-66: Room 1-0 (1) Cast iron stair



Figure 3-67: Room 1-0 (16)

ROOM 1-0 – FIRST FLOOR

Rating: Very Significant

Description: The central open area of the first floor

Additional Contributing Elements:

- Mosaic floor tile
- Wood-framed borrowed light windows

Missing Elements:

- Frieze at top of wall, continuing up the stair to 2-stair landing *(Refer to page 4.17 for more information.)*



Figure 3-68: Room 1-0 (10) School house light fixtures



Figure 3-69: Room 1-0 (12) Cast iron radiators, wood framed windows and doors



Figure 3-70: Room 1-0 (5) Plaster on barrel vault structure

ROOM 1-1 – FIRST FLOOR

Rating: Significant

Description: East of the main stair 1-stair and accessed from 1-0.

Additional Contributing Elements:

- Wood Picture Rail
- Wood Chair Rail
- 6-panel door (no glass and no transom)

Non-Contributing Elements:

- Vinyl Floor Tile
- Wallpaper

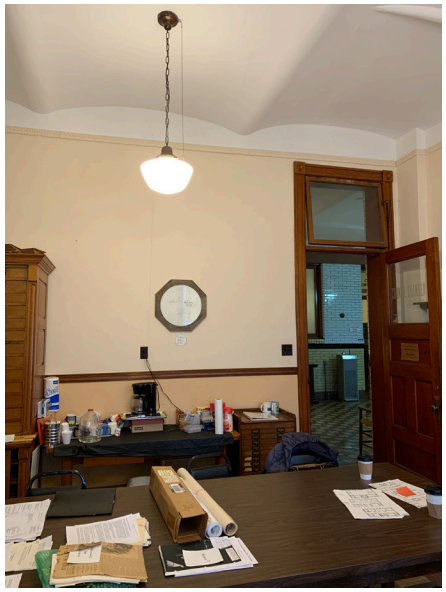


Figure 3-71: Room 1-1 (131)



Figure 3-72: Room 1-1 (133)



Figure 3-73: Room 1-1 (134)

ROOM 1-2 – FIRST FLOOR

Rating: Significant

Description: Northeast corner of first floor, accessed from 1-3. This room was the Register of Deed's vault.

Additional Contributing Elements:

- Mosaic Floor Tile
- Steel window shutters



Figure 3-74: Room 1-2 (149)



Figure 3-75: Room 1-2 (150)



Figure 3-76: Room 1-2 (152)

ROOM 1-3 – FIRST FLOOR

Rating: Significant

Description: Center room on east side of 1-0, was the Register of Deeds office.

Additional Contributing Elements:

- Decoratively painted vault door, frame and casing
- Wood Picture Rail
- Wood Chair Rail
- Mosaic Floor Tile on western third of room

Non-Contributing Elements:

- Vinyl Floor Tile (may contain asbestos) on eastern two-thirds of room



Figure 3-77: Room 1-3 (142)



Figure 3-78: Room 1-3 (143)



Figure 3-79: Room 1-3 (147)

ROOM 1-4 – FIRST FLOOR

Rating: Significant

Description: Southeast corner of first floor, accessed from 1-5. This room was a vault for the County Treasurer.

Additional Contributing Elements:

- Mosaic Floor Tile
- Steel window shutters



Figure 3-80: Room 1-4 (119)



Figure 3-81: Room 1-4 (125) Wood windows have steel shutters in vaults



Figure 3-82: Room 1-4 (126)

ROOM 1-5 – FIRST FLOOR

Rating: Significant

Description: East of center on the south side of the building, this room was the County Treasurer.

Additional Contributing Elements:

- Decoratively painted vault door, frame and casing
- Wood Picture Rail
- Wood Chair Rail

Non-Contributing Elements:

- Vinyl Floor Tile



Figure 3-83: Room 1-5 (108)



Figure 3-84: Room 1-5 (112)



Figure 3-85: Room 1-5 (114)

ROOM 1-6 – FIRST FLOOR

Rating: Significant

Description: In the center of the south side of the first floor, this room was the County Commissioners office.

Additional Contributing Elements:

- Wood Picture Rail
- Wood Chair Rail
- Decoratively painted vault door, frame and casing
- Built-in wood casework

Non-Contributing Elements:

- Vinyl Floor Tile (may contain asbestos)
- Strip pendant light fixtures
- Wood barrier with gate



Figure 3-86: Room 1-6 (101)



Figure 3-87: Room 1-6 (102)

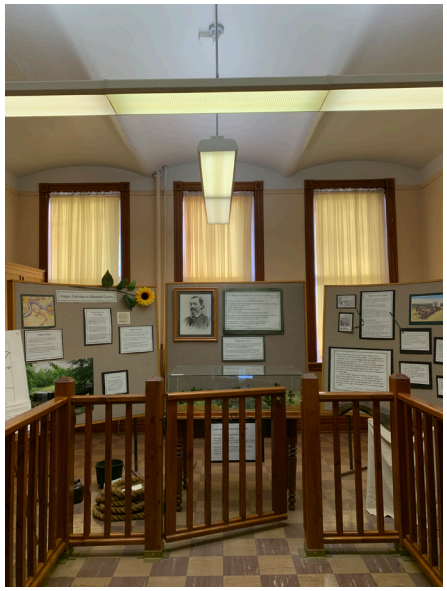


Figure 3-88: Room 1-6 (97)

ROOM 1-7 – FIRST FLOOR

Rating: Significant

Description: West of center on the south side of the building, this room was the County Treasurer Vehicle Department

Additional Contributing Elements:

- Wood Chair Rail
- Wood Picture Rail

Non-Contributing Elements:

- Vinyl Floor Tile (may contain asbestos)



Figure 3-89: Room 1-7 (90)



Figure 3-90: Room 1-7 (93)



Figure 3-91: Room 1-7 (92)

ROOM 1-8 – FIRST FLOOR

Rating: Contributing

Description: Southwest corner of first floor, between the County Treasurer 1-7 and County Clerk 1-9.

Additional Contributing Elements:

- Wood Picture Rail
- Wood Chair Rail
- Wood Floor

Non-Contributing Elements:

- Wallpaper
- Wood barrier with gate



Figure 3-92: Room 1-8 (80)



Figure 3-93: Room 1-8 (84) Wood baseboard, 6 panel doors, transoms and chair rail



Figure 3-94: Room 1-8 (85)

ROOM 1-9 – FIRST FLOOR

Rating: Significant

In the center of the west side of the first floor, this room was the County Clerk.

Additional Contributing Elements:

- Wood Picture Rail
- Wood Chair Rail
- Decoratively painted vault door, frame and casing

Non-Contributing Elements:

- Wallpaper
- Carpet
- Vinyl Floor Tile (may contain asbestos) at vault door



Figure 3-95: Room 1-9 (59)



Figure 3-96: Room 1-9 (68)



Figure 3-97: Room 1-9 (70)

ROOM 1-10 – FIRST FLOOR

Rating: Significant

Description: In the northwest area, this is a vault for the County Clerk accessed from 1-9

Additional Contributing Elements:

- Mosaic Floor Tile
- Steel window shutters



Figure 3-98: Room 1-10 (73)

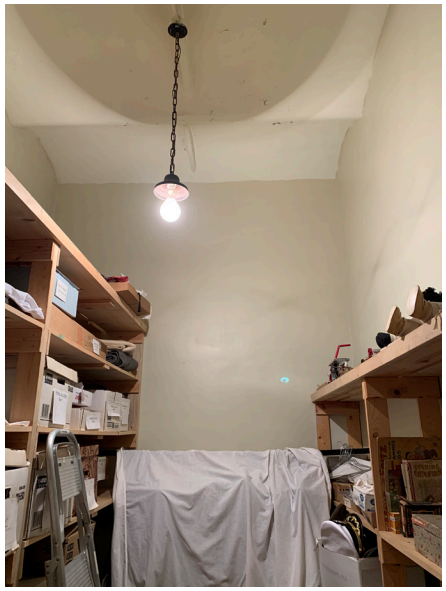


Figure 3-99: Room 1-10 (74)



Figure 3-100: Room 1-10 (76)

ROOM 1-11 – FIRST FLOOR

Rating: Significant

West of the main stair, this room was for the County Treasurer Tax Department

Additional Contributing Elements:

- Wood Base
- Wood Picture Rail
- Steel vault door

Non-Contributing Elements:

- Carpet
- Wallpaper
- Wood barrier with gate



Figure 3-101: Room 1-11 (38)



Figure 3-102: Room 1-11 (41)



Figure 3-103: Room 1-11 (47)

ROOM 1-12 – FIRST FLOOR

Rating: Significant

Description: In the northwest corner of the first floor, this was a vault for the County Treasurer Tax Department 1-11

Additional Contributing Elements:

- Mosaic Floor Tile under vinyl floor tile

Non-Contributing Elements:

- Vinyl Floor Tile (may contain asbestos) at vault door



Figure 3-104: Room 1-12 (49)



Figure 3-105: Room 1-12 (51)



Figure 3-106: Room 1-12 (52)

SECOND FLOOR LEVEL

The second-floor level is the upper level of the building and contains the courtroom, the primary public assembly space of the building. It is classified as very significant in the public circulation and courtroom areas and significant in the surrounding rooms. Most of the meeting rooms and offices for the court function were located on this level when the building functioned as a courthouse. Throughout this level, there are elements within the spaces that contribute to the significance of the building.

Significant Elements:

- Plaster on barrel vault structure
- Wood panel doors with top lite, wood casings and glass transoms
- Schoolhouse light fixtures

Additional Contributing Elements:

- Flat plaster walls
- Wood base board
- Wood windows with wood casings and sills
- Cast iron radiators

ROOM 2-STAIR – MAIN STAIR

Rating: Very Significant

Description: The main stair leads from the first floor 1-0 to the second floor. The divided stair from 1-0 has a mid-level landing in the footprint of the tower and merges into a center stair that continues up to the second floor.

Significant Elements:

- Glazed brick wainscot
- Mosaic floor tile on landing
- Cast iron treads
- Metal railing with cast iron newel posts and wood top rail
- Pendant light fixtures have an art deco look

Missing Elements:

- Frieze at top of glazed brick, under the windows

ROOM 2-0 – SECOND FLOOR

Rating: Very Significant

Description: The central open area of the second floor, at the top of the stair and outside of the courtroom

Additional Contributing Elements:

- Mosaic Floor Tile
- Wood framed borrowed light windows
- Marble Wainscot
- Wood Picture Rail
- Metal ladder to attic
- Wood and glass wall between open stair and courtroom



Figure 3-107: Room 2-0 (23)


Figure 3-108: Room 2-0 (30)


Figure 3-109: Room 2-0 (33)


Figure 3-110: Room 2-0 (36)

ROOM 2-1 – SECOND FLOOR

Rating: Significant

Description: East of main stair, accessed from main stair with two doors to courtroom, this was the Clerk of District Court.

Additional Contributing Elements:

- Wood Chair Rail
- Doors to courtroom do not have transoms
- Decoratively painted vault door, frame and casing
- Built-in wood clerks cabinet



Figure 3-111: Room 2-1 (44)



Figure 3-112: Room 2-1 (50)

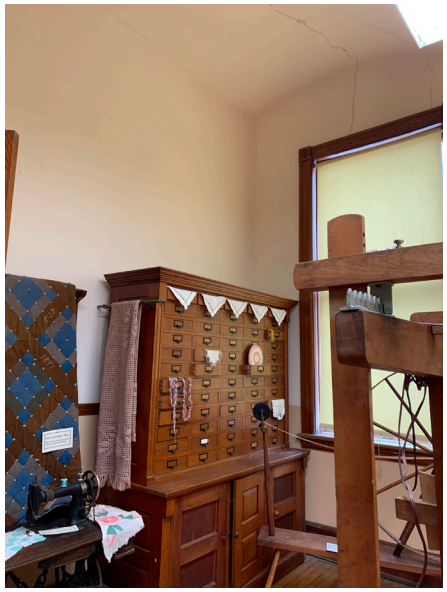


Figure 3-113: Room 2-1 (47)

ROOM 2-2 – SECOND FLOOR

Rating: Significant

Description: In the northeast corner of the second floor, this was the vault for the Clerk of District Court.

Additional Contributing Elements:

- Mosaic Floor Tile
- Steel window shutters

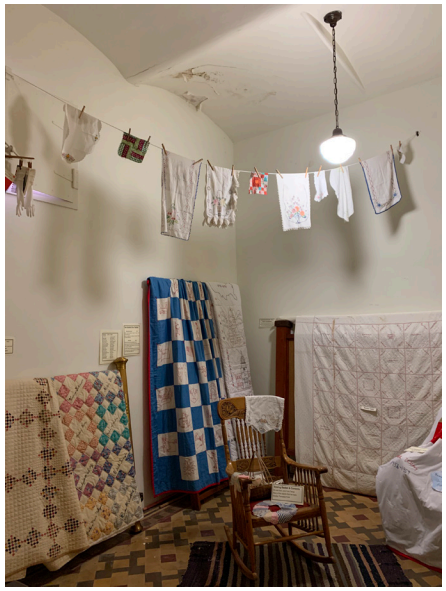


Figure 3-114: Room 2-2 (54)

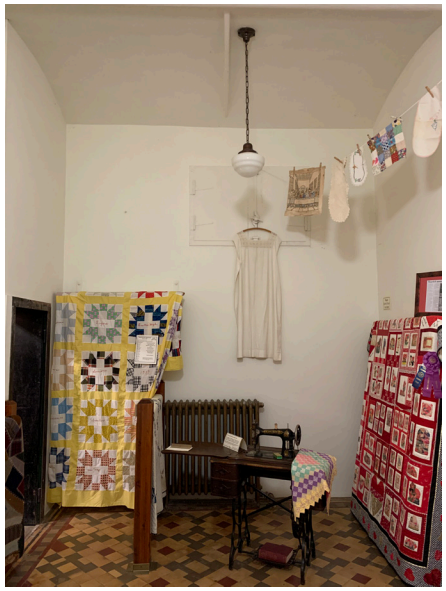


Figure 3-115: Room 2-2 (59)

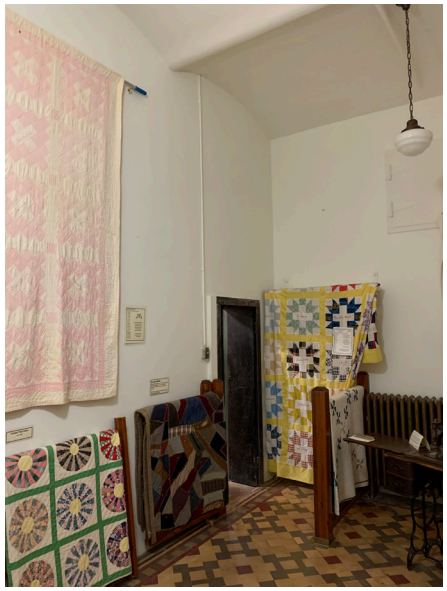


Figure 3-116: Room 2-2 (58)

ROOM 2-3 – SECOND FLOOR

Rating: Contributing

Description: In the center on the east side, this room is accessed through the courtroom and may have been a judge's office. Research reference from 1940 states when"carpet was laid back of the rail, and in the judge's and attorneys' rooms."

Additional Contributing Elements:

- Wood Chair Rail
- Decorative metal ventilation air grille

Non-Contributing Elements:

- Acoustical Tile Ceiling
- Wood wall shelving
- Wood Veneer Paneling
- Carpet



Figure 3-117: Room 2-3 (61)



Figure 3-118: Room 2-3 (63)



Figure 3-119: Room 2-3 (62)

ROOM 2-3A – SECOND FLOOR

Rating: Non-Contributing

Description: South of room 2-3, this is a private restroom, added after the building was constructed (exact date unknown) and was possibly a larger room, as room 2-4A appears to have been added after 2-3A

Additional Contributing Elements:

- Ventilation window
- Raised wood floor
- Wood Chair Rail

Non-Contributing Elements:

- Water closet, lavatory and toilet fixtures



Figure 3-120: Room 2-3a (69)

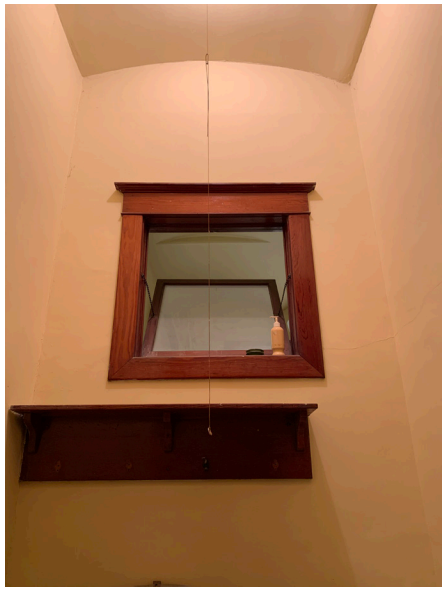


Figure 3-121: Room 2-3a (66)



Figure 3-122: Room 2-3a (67)

ROOM 2-4 – SECOND FLOOR

Rating: Significant

Description: In the southeast corner of the second floor, this room is east of the courtroom and may have been a judge's office. Research reference from 1940 states when"carpet was laid back of the rail, and in the judge's and attorneys' rooms."

Additional Contributing Elements:

- Wood Chair Rail
- Ventilation door

Non-Contributing Elements:

- Carpet



Figure 3-123: Room 2-4 (70)



Figure 3-124: Room 2-4 (73)

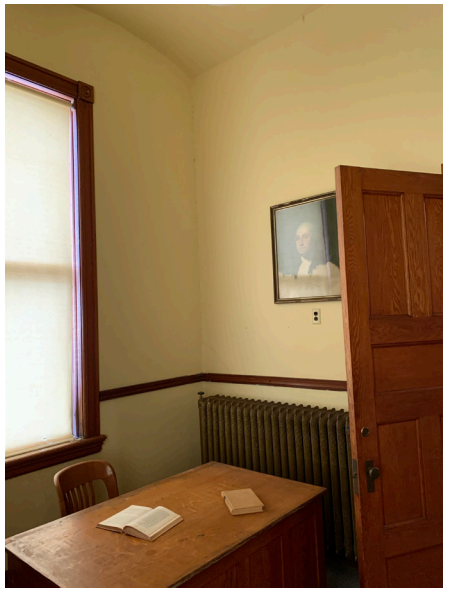


Figure 3-125: Room 2-4 (72)

ROOM 2-4A – SECOND FLOOR

Rating: Non-Contributing

Description: North of room 2-4, this is a private restroom added in after the building was constructed (exact date unknown), and appears to have been added after 2-3A. The style of the casing and trim is different than the rest of the building, and the door is at the level of 2-3A instead of the rest of the second floor level.

Additional Contributing Elements:

- Wood Picture Rail
- Wood raised floor
- Wood Chair Rail

Non-Contributing Elements:

- Water closet, lavatory and toilet fixtures



Figure 3-126: Room 2-4a (77)

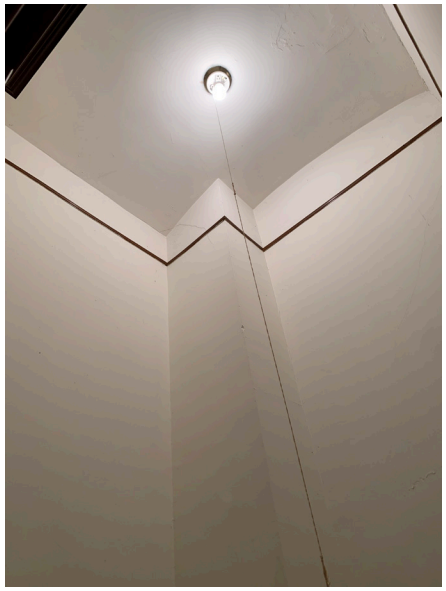


Figure 3-127: Room 2-4a (79)



Figure 3-:128 Room 2-4a (78)

ROOM 2-6 – SECOND FLOOR

Rating: Very Significant

Description: At the top of the main stair, this county courtroom is the largest space in the building. Few changes have occurred over the years. In 1907 "At the back of the judge's seat the wall between the doors leading into the two rooms at the side of which will be two smaller panels decorated with sunflowers. Immediately above this decoration will be a scene of Kansas depicting the state as it appeared in 1861 on the left-hand side and a present-day scene on the other side. Still above this will be the state seal at the side of which will appear wheat and corn on either side of the seal, and in the smaller panels at the sides are to be double hour glasses." In 1941, the acoustics of the courtroom was improved with proper wall material.

Additional Contributing Elements:

- Ornamental Plaster ceiling
- Wood Crown Molding,
- Wood brackets at window tops
- Stained glass windows
- Wood Picture Rail
- Wood and glass wall between open stair and courtroom
- Wood Chair Rail
- Jury Box platform and bench ends and rails

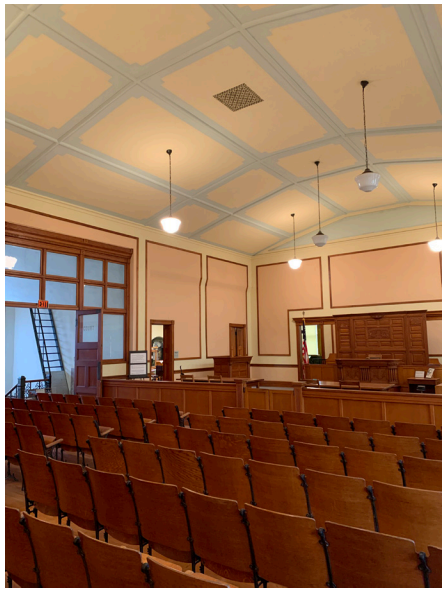


Figure 3-129: Room 2-6 (112)

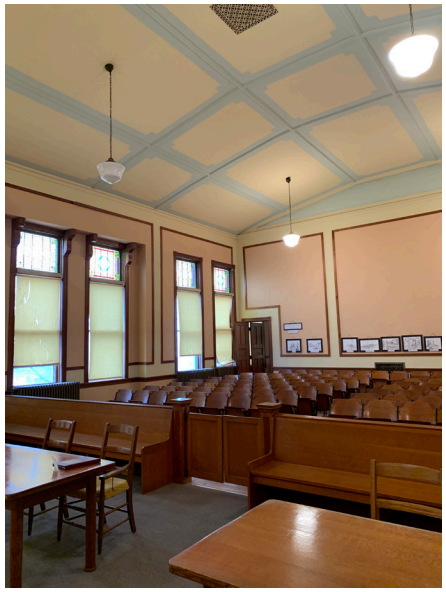


Figure 3-130: Room 2-6 (118)



Figure 3-131: Room 2-6 (122)

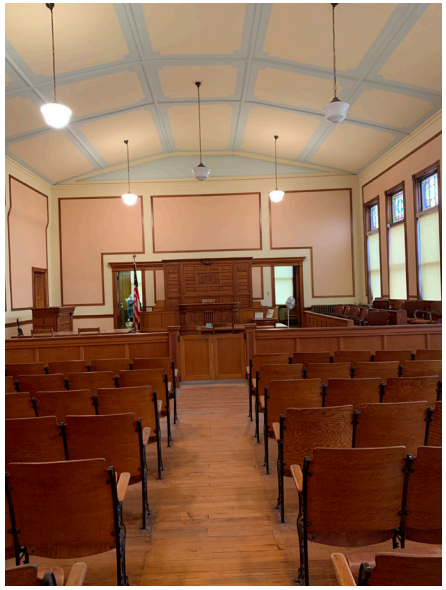


Figure 3-132: Room 2-6 (113)

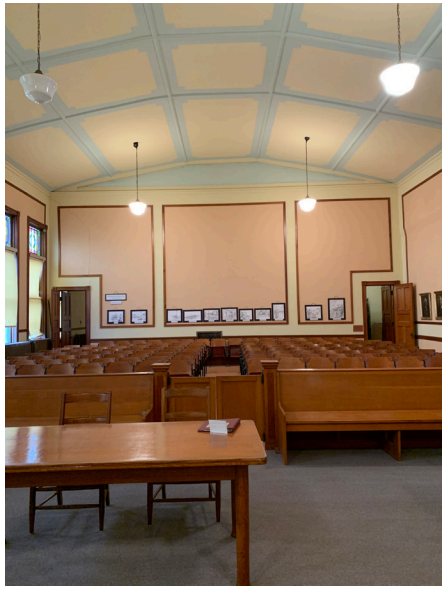


Figure 3-133: Room 2-6 (119)

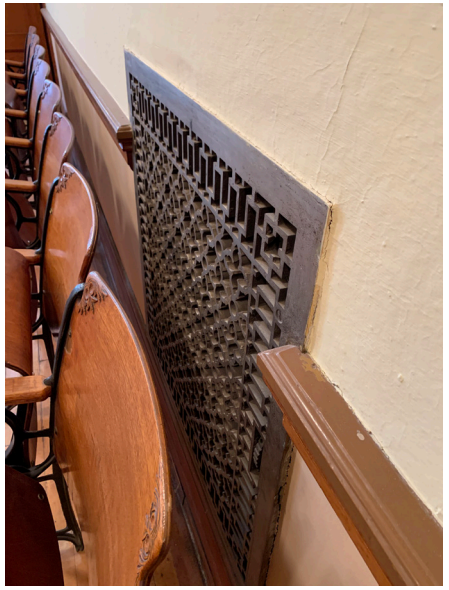


Figure 3-134: Room 2-6 (141)

- Judge's Bench (extensions to either side of judge were added later)
- Lectern
- Rail between audience and well (benches were late addition)
- Audience chairs
- Wood flooring
- Metal ventilation air grille
- Wood panel mold and acoustical wall panels

Non-Contributing Elements:

- Jury chairs
- Carpet



Figure 3-135: Room 2-6 (130)



Figure 3-136: Room 2-6 (117)

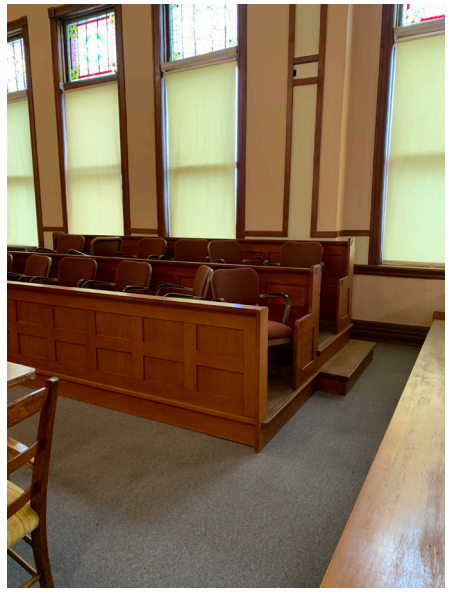


Figure 3-137: Room 2-6 (139)

ROOM 2-7 – SECOND FLOOR

Rating: Contributing

Description: In the center on the west side, this room is accessed through the courtroom and may have been a meeting room.

Additional Contributing Elements:

- Metal ventilation air grille

Non-Contributing Elements:

- Vinyl Tile



Figure 3-138: Room 2-7 (81)



Figure 3-139: Room 2-7 (82)



Figure 3-140: Room 2-7 (87)

ROOM 2-8 – SECOND FLOOR

Rating: Very Significant

Description: In the southwest corner of the second floor, this meeting room is accessed through the courtroom and may have been a jury room.

Additional Contributing Elements:

- Wood Chair Rail
- Wood flooring

Non-Contributing Elements:

- Wallpaper



Figure 3-141: Room 2-8 (100)

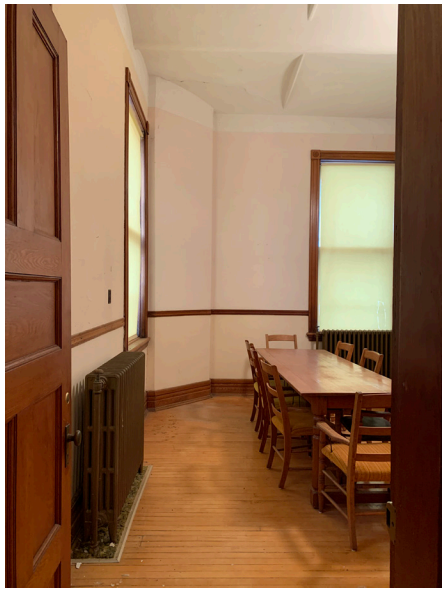


Figure 3-142: Room 2-8 (95)

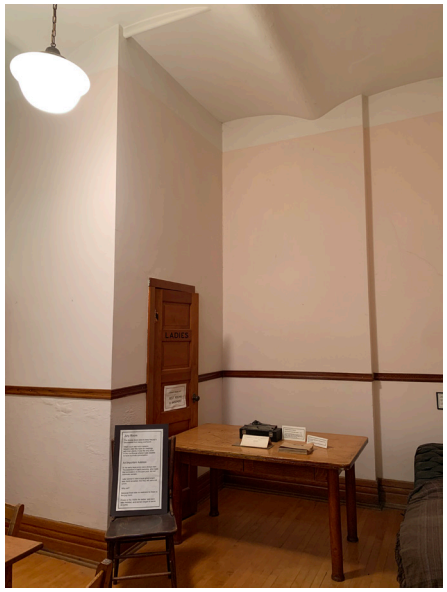


Figure 3-143: Room 2-8 (97)

ROOM 2-8M – SECOND FLOOR

Rating: Very Significant

Description: In the northwest corner of room 2-8, this was the men's room for the jury, added in 1911.

ROOM 2-8W – SECOND FLOOR

Rating: Very Significant

Description: In the northwest corner of room 2-8, this was the women's room for the jury, added in 1941 by dividing the men's restroom



Figure 3-145: Room 2-8 (103)

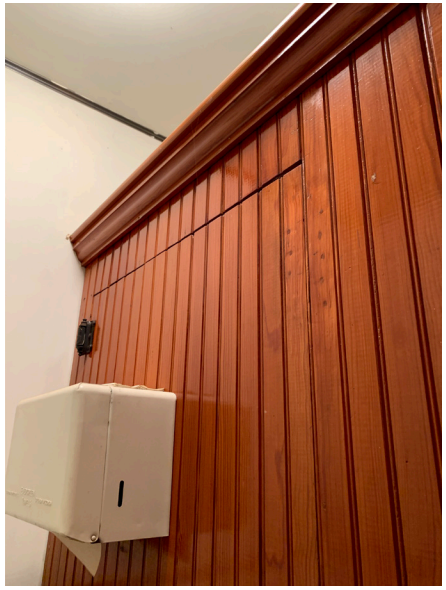


Figure 3-146: Room 2-8 (105)



Figure 3-147: Room 2-8 (111)

ROOM 2-10 – SECOND FLOOR

Rating: Contributing

Description: In the northwest corner of the second floor, rooms 2-10 and 2-11 were originally one room and may have been a small courtroom or commission chamber.

Non-Contributing Elements:

- East wall
- Door frame and casing
- Wood barrier with gate
- Carpet

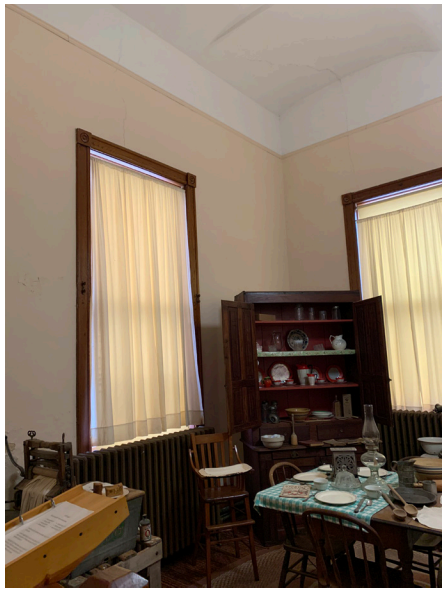


Figure 3-148: Room 2-10 (14)



Figure 3-149: Room 2-10 (18)



Figure 3-150: Room 2-10 (17)

ROOM 2-11 – SECOND FLOOR

Rating: Contributing

Description: West of the main stair, rooms 2-10 and 2-11 were originally one room and may have been a small courtroom or commission chamber.

Non-Contributing Elements:

- West wall
- Wood barrier with gate
- West door frame and casing leading to room 2-10



Figure 3-151: Room 2-11 (1)



Figure 3-152: Room 2-11 (9)

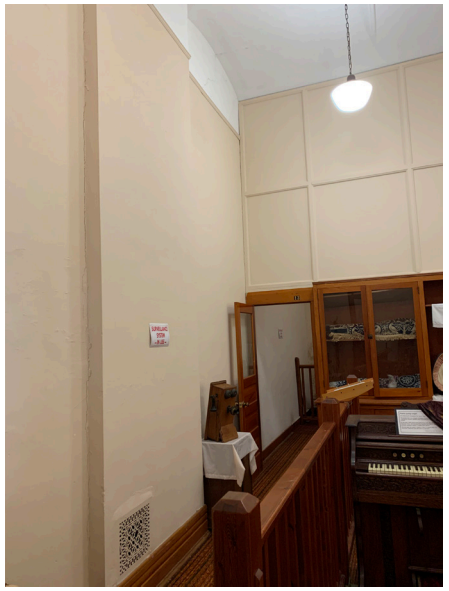


Figure 3-153: Room 2-11 (7)

ROOM 3-0 – ATTIC FLOOR

Rating: Non-Contributing

Description: Above the second floor, most of the attic is within the main roof area, and contains the lowest of the attic levels. The access to the attic is by a metal ship ladder from the main stair, and through the first level of the tower.



Figure 3-154: Room 3-0 (10)



Figure 3-155: Room 3-0 (19)



Figure 3-156: Room 3-0 (20)



Figure 3-157: Room 3-0 (29)



Figure 3-158: Room 3-6

ROOM 4-0 – HIGH ATTIC FLOOR

Rating: Non-Contributing

Description: Above the first level of the tower, and accessed by a metal ladder, this is the second level of the tower.

ROOM 5-0 – UPPER ATTIC FLOOR

Rating: Non-Contributing

Description: Above the second level of the tower, and accessed by a wood ladder, this is the third and top level of the tower

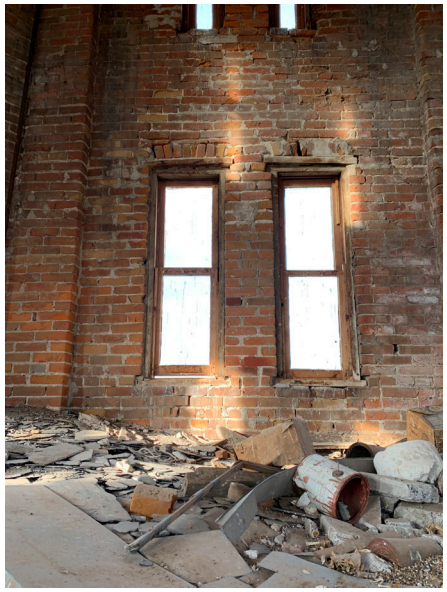


Figure 3-159: Room 4-0 (10)



Figure 3-160: Room 4-0 (2)



Figure 3-161: Room 4-0 (3)



Figure 3-162: Room 5-0 3rd level tower

BUILDING ACCESSIBILITY & CODE REVIEW

The review of an existing, historic building and its adherence to accessibility guidelines and currently adopted life safety and building codes should be approached carefully. Being built prior to the creation of such documents, the historic building is not going to comply with each part of the modern requirements. The historic structure can, however, often meet the intent of the code. Marysville currently has adopted the 2006 family of the International Building Code, which includes the International Existing Building Code. The application of the IEBC along with the IBC allows many of the historic building's existing systems and conditions to remain if they are not considered to be hazardous for the occupants. It is recommended that a qualified restoration architect, who understands how to apply accessibility guidelines, and current building codes, in concert with the Secretary of the Interior's Standards for the Treatment of Historic Properties is engaged before extensive restoration or renovation work occurs. Careful planning will ensure that the building's historic fabric is preserved while modern upgrades attempt to make the building safer for its occupants.

BUILDING ACCESSIBILITY

The following list of accessibility issues shall not be construed as a complete review of all the existing conditions present in the building but shall serve as a general starting point for further assessment. Accessibility of existing buildings, especially if used for public purposes, is a critical component to its future use.

Non-compliant accessibility items:

- Building entrances: there are stairs at the main entrance on the exterior and the interior. There are stairs at the second exit from the basement.
- Accessible route to all areas of the building: there is no elevator connecting the exterior grade to the interior or connecting the three levels of the building.
- Restroom facilities: there are no handicapped accessible toilet stalls or fixtures.
- Handrails: there are no handrails at exterior steps to main entrance. The main interior stair does not have a separate, continuous handrail.
- Door hardware and closers: all the interior doors with latches have round knobs or thumb-turn deadbolts that require tight grasping and turning. The closers on the front entry doors make the doors difficult to open.
- Changes in floor level at door thresholds: a few of the rooms have tall thresholds that exceed ½". The restrooms on the second floor have a full height step at the door to the room.
- Clearances and reach ranges do not comply with current Building Codes and Accessibility requirements
- Audible and visual fire alarms: there are no alarms present.
- Signage: no signage is present.

BUILDING CODE REVIEW

For most historic buildings to comply with the governing life safety and building code, portions of the building usually need to be upgraded in some manner. While this report and scope of work does not include a detailed comprehensive code analysis, the following items would need to be addressed for compliance to the local building codes. In some instances, the non-code-compliant historic conditions may be approved if compliance is gained by another means. A careful, thorough, and comprehensive code analysis should be completed as part of any future rehabilitation project. The following list of code issues shall not be construed as a complete review of all the existing conditions present in the building but shall serve as a general starting point for further assessment.

MODEL BUILDING CODES

2006 International Building Code

USE AND OCCUPANCY

- A-3: Assembly for Museum Spaces
- B: Offices and storage areas

Basement:	Storage (and accessory mechanical use): B-0s, B-6, B-7, B-8, B-10
	Museum space: B-1, B-2, B-3, B-4, B-5, B-9, B-11, B-12
First Floor:	Office (and accessory storage areas): 1-1, 1-2, 1-3, 1-10, 1-12
	Museum space: 1-4, 1-5, 1-6, 1-7, 1-8, 1-9, 1-11
Second Floor:	Office (and accessory storage areas): 2-3, 2-9
	Museum space: 2-1, 2-2, 2-4, 2-6 (east)
	Museum space fixed seating: 2-6 (west)

OCCUPANT LOAD

Calculating the occupant load for an existing historic building should be done with the adopted code of the jurisdiction and in consultation with the building official. The Marshall County historic courthouse building is currently used a historical museum. This occupancy type is defined in the 2006 IBC, but the function and design occupant load is not defined in this version of the code. In the case where the use is not listed in the code, it suggests the building official establishes a use based on a listed use that most closely resembles the intended use. There is also an exception that allows the building official to approve an actual number of occupants that is lower than the number that is calculated by using the square footage of the occupied spaces multiplied by the occupant load factor. This is important when the current exiting capacity is not sized to handle the number of people that could occupy a building.

Regardless of how the occupancy is calculated, the building has only one exit from the second floor to the exterior, and with the historic courtroom on the second floor, that level has the highest potential occupant load. There is also only one exit from the first floor to the exterior, and that level has the second highest potential occupant load. The basement has two exits to the exterior, which is appropriate. Buildings with only one exit above the level of exit discharge are limited to an occupant load of 49.

CURRENT FLOOR AREA

Basement Gross:	4,446 SF
First Floor Gross:	4,021 SF
Second Floor Gross:	4,403 SF

RESTROOM FACILITIES

FACILITIES	REQUIRED	PROVIDED
Water Closets: A-3	1 per 125 men/ 1 per 65 women	3 men/3 women
Lavatories: A-3	1 per 200 men/ 1 per 200 women	1 men/1 women
Drinking Fountain: A-3	1 per 500	1 men/1 women
Service Sinks: A-3	1	1

CODE ITEMS TO BE FURTHER EVALUATED

- A determination of the building's construction type, allowable height, and area, based on use, and occupancy types
- A review of the required number of exits from each floor level based on occupancy
- The maximum travel distance to exits
- The minimum width of the required exits based on occupancy
- The minimum number of required restroom facilities and drinking fountains
- The required number of parking spaces, including accessible spaces

CODE VIOLATION ITEMS

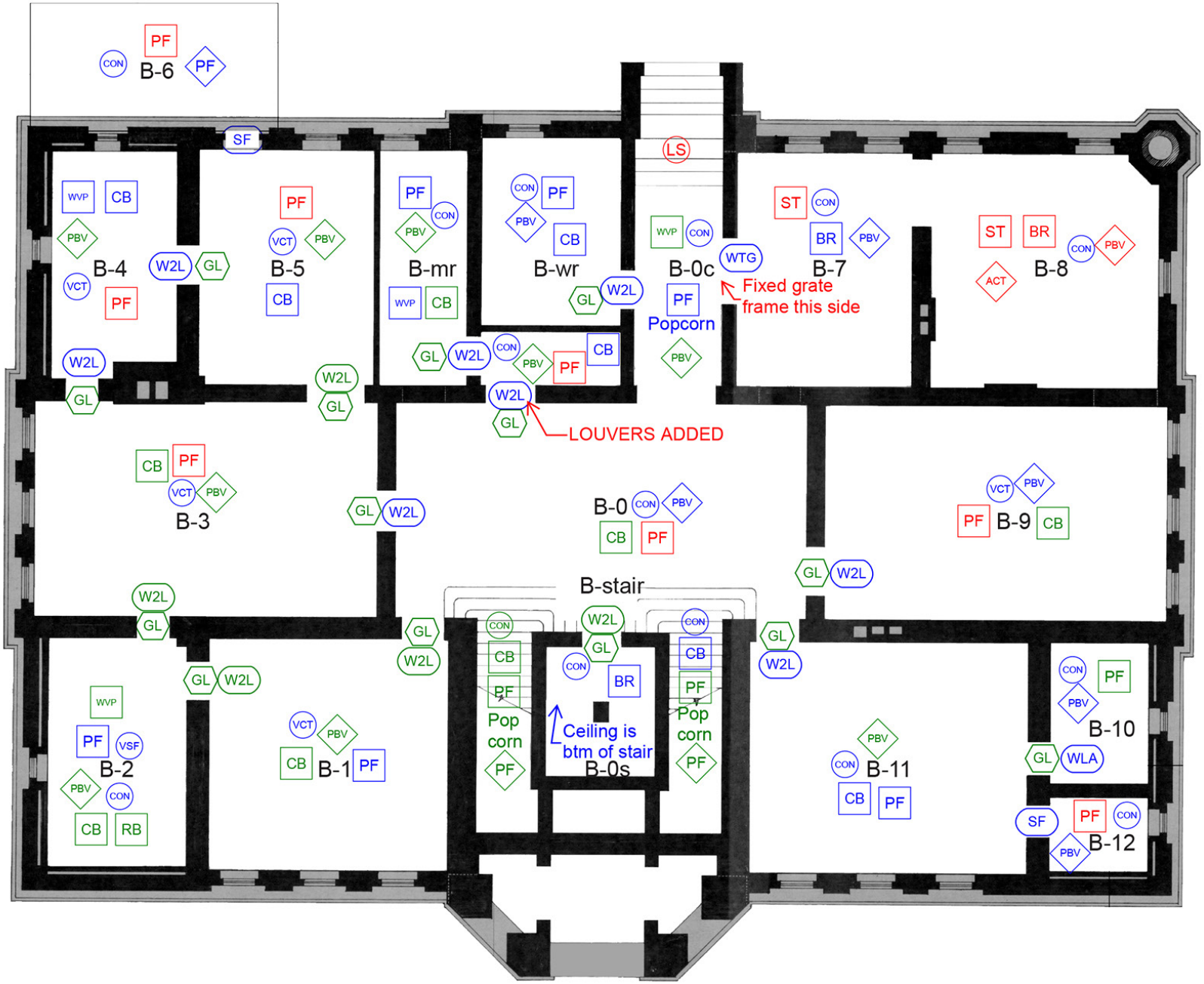
- Number of exits: most buildings require more than one exit from levels above the grade plane. The courthouse has only one exit from the second floor
- Exterior door at south basement level has no panic hardware but has a deadbolt
- Non-compliant vertical egress
    - Non-Compliant Stair No. 1: main stair
        - Risers are 7 ¾" – 7 5/8", max is 7" (bottom riser is 5 ¾")
        - Treads are 8", min. is 11"
        - No rated enclosure: most buildings are required to have vertical exit enclosures, separated from other spaces with 1-hour construction. The main stair is open to all three levels of the building.
        - Guardrail: the main stair guardrail – openings exceed the "4 inch rule" and the height of the top rail is lower than allowed by current code.
        - Handrails: do not comply with the requirement for continuity and extension
        - Only 1 exit at second story: 2 are most likely required based on assembly occupancy in old courtroom.
    - Non-Compliant Stair No. 2: basement to exterior/rear of building
        - Risers are not a consistent dimension: vary from 5 ½ "to 7 ½" tall, the maximum height by code is 7" and the requirement is that all risers are similar in height.
        - Treads are not a consistent dimension: vary from 11" to 22" deep, the minimum tread depth is 11" and the requirement is that all treads are similar in depth.
        - Handrails: there are no handrails
        - Landing depth: at the top of the stair, the landing in front of the exit

door is 24" measured perpendicular to the door. A landing at a door should be at least 60" measured perpendicular to the door in this arrangement.

- Non-existence of required fire-rated construction separations between potential different occupancy types (e.g. mechanical and storage rooms, stairways)
- Non-existence of required emergency egress lighting and signage
- The boiler room in the basement is large enough to require a one-hour fire-rated enclosure.

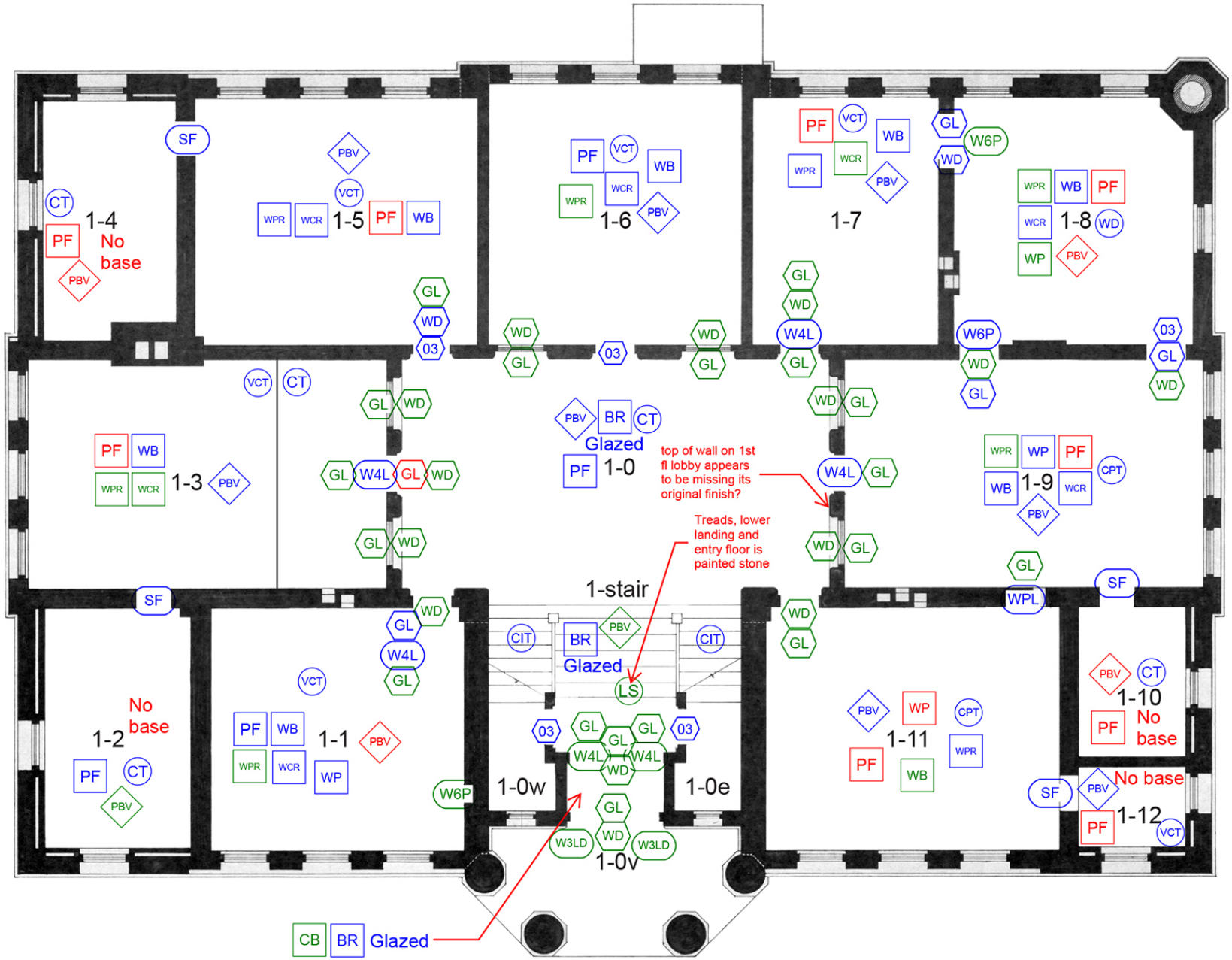
SITE ACCESSIBILITY

The building sits on the northeast corner of the lot and has concrete sidewalks around the building. At the northeast corner of the property, the sidewalk slopes down to meet the street, beside the parking spaces on S 13th Street. The sidewalk along S 13th Street is rather narrow, as the bumpers of the vehicles overhang into the sidewalk. Continuing clockwise around the building, a concrete walk extends to the west, from S 13th Street to the current courthouse, between the historic courthouse and the jail building. This walk is approximately where the alley was located before the construction of the current courthouse and jail buildings. Another concrete walk extends north to the south exit of the historic courthouse. This walk has one step, approximately 10'-0" south of the historic courthouse door. At the western side of the historic courthouse, a sidewalk completes the continuous path, back to Broadway Street. The walk along Broadway is relatively wide, and the parking on Broadway is angled. The sidewalk connecting Broadway to the historic courthouse's main entrance has four steps near the street, one step from the walk to the columned entry under the tower and one step at the door threshold.



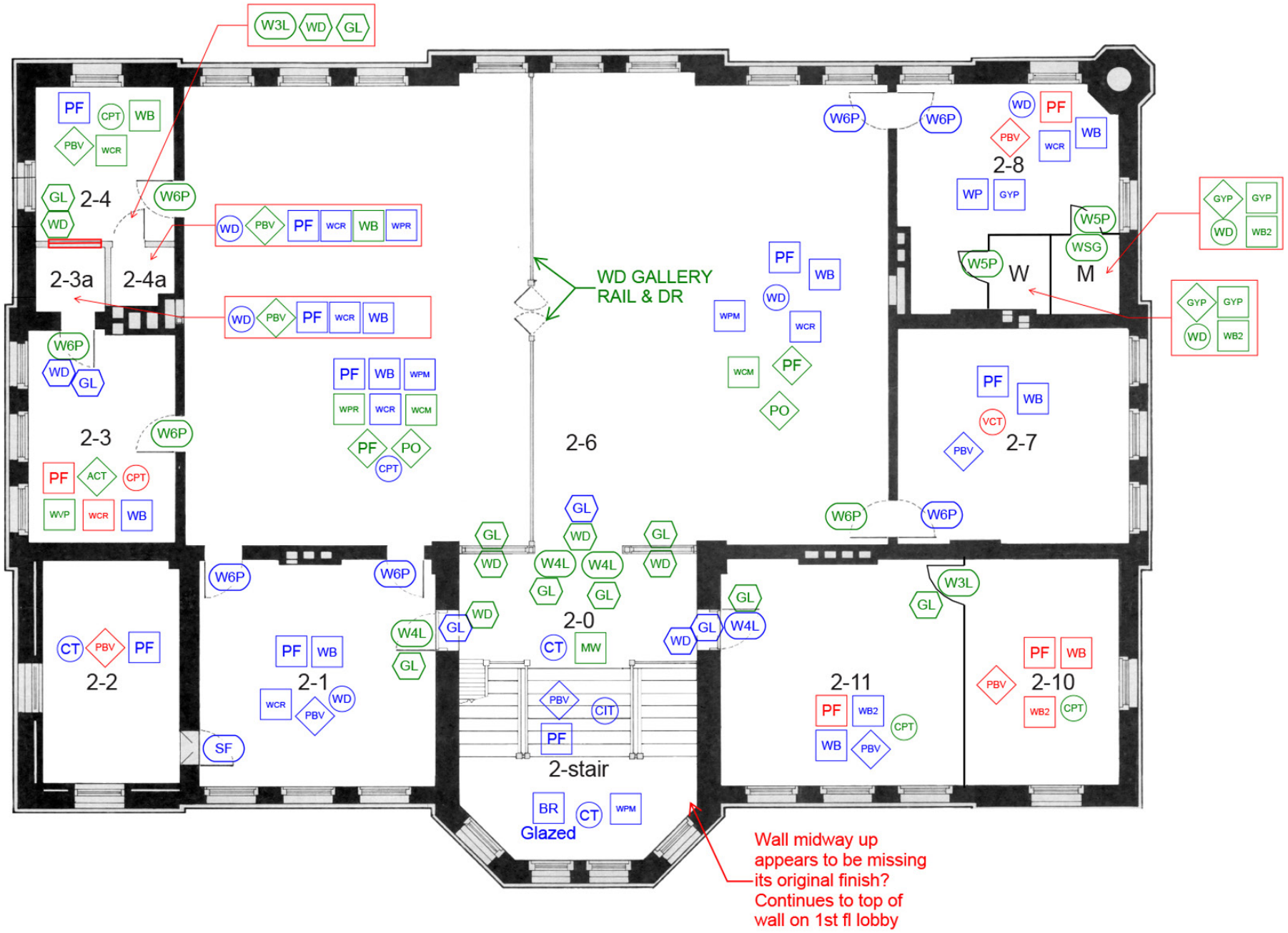
EVALUATION PLAN DIAGRAM: BASEMENT
NOT TO SCALE

MARSHALL CO. HISTORIC COURTHOUSE HSR



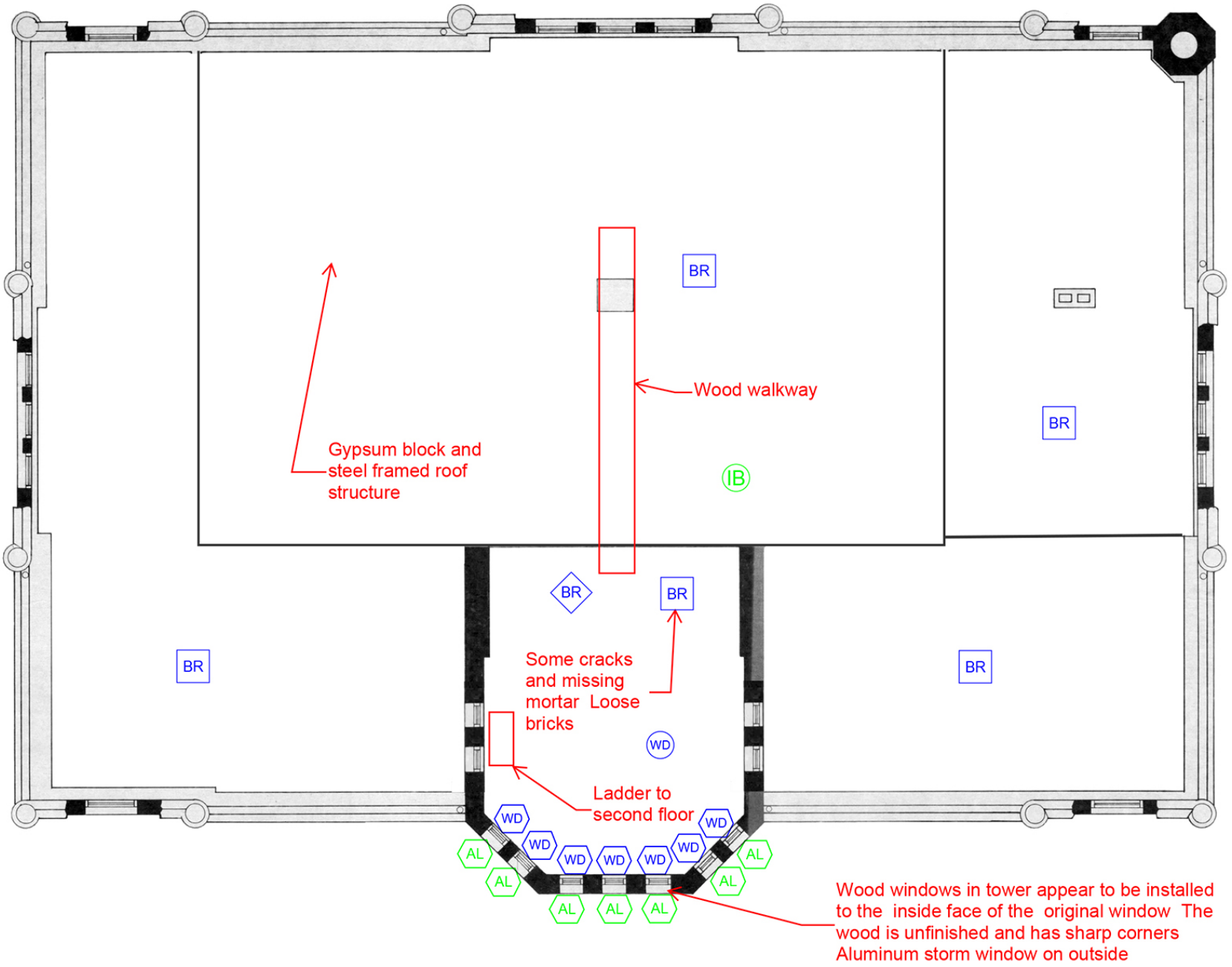
EVALUATION PLAN DIAGRAM: FIRST FLOOR
NOT TO SCALE

MARSHALL CO. HISTORIC COURTHOUSE HSR



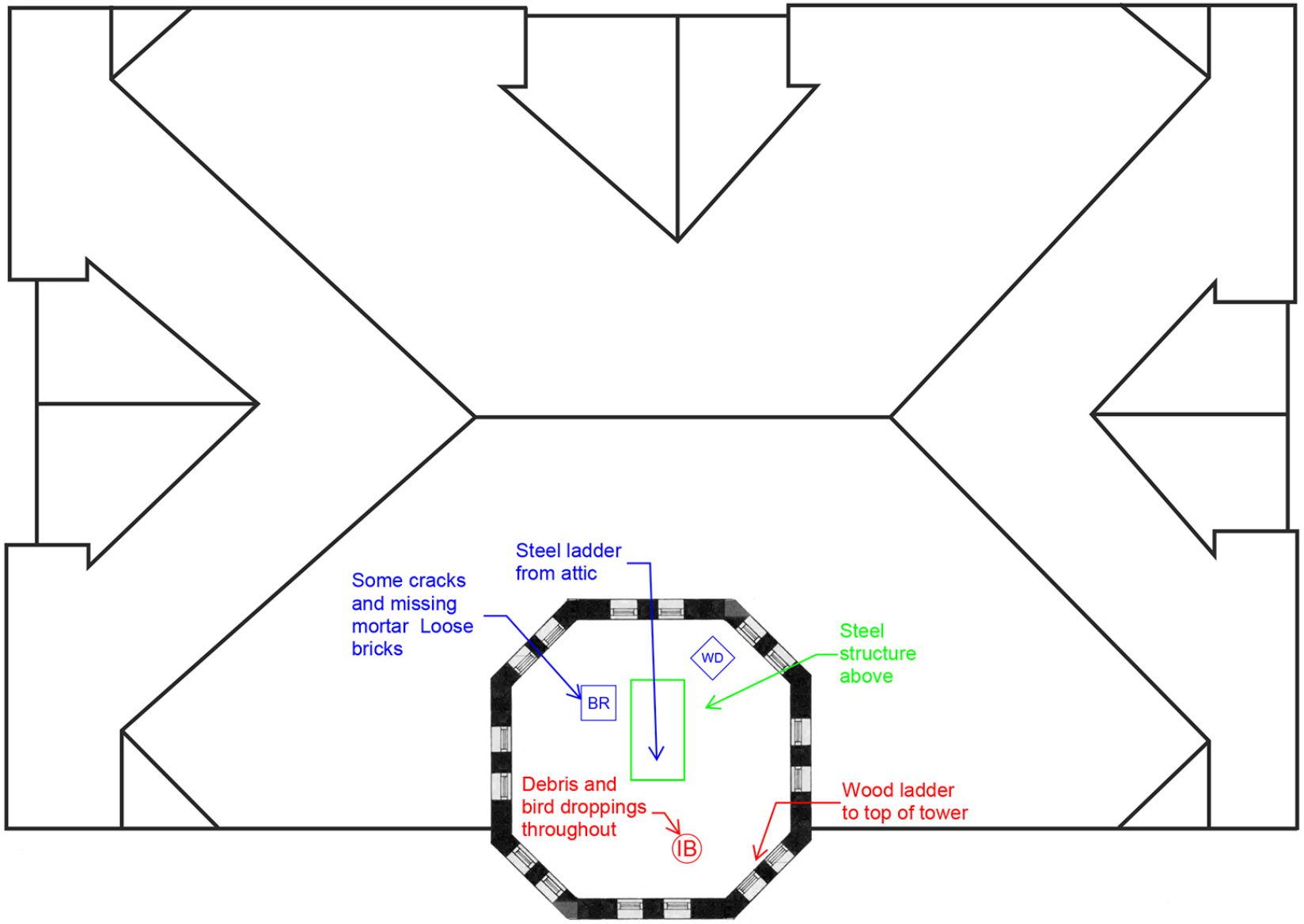
EVALUATION PLAN DIAGRAM: SECOND FLOOR
NOT TO SCALE

MARSHALL CO. HISTORIC
COURTHOUSE HSR



EVALUATION PLAN DIAGRAM: ATTIC
NOT TO SCALE

MARSHALL CO. HISTORIC
COURTHOUSE HSR



EVALUATION PLAN DIAGRAM: HIGH ATTIC
NOT TO SCALE

MARSHALL CO. HISTORIC
COURTHOUSE HSR

SHAPE INDICATES LOCATION

DIAMOND = CEILING

SQUARE = WALL

CIRCLE = FLOOR

OVAL = DOOR

HEXAGON = WINDOW

OUTLINE COLOR INDICATES CONDITION

G = GOOD (GREEN)

F = FAIR (BLUE)

P = POOR (RED)

Keynotes

01 Non-original partition
02 Later addition
03 Door removed
04 Ceiling is bottom of stair above
05 Original wall removed
06 Fence with gate; deadbolt

Ceiling

- GYP — Gypsum Board
- ACT — Acoustical Tile
- PF — Plaster - Flat
- PO — Plaster - Ornamental
- PC — Plaster - Cove
- MTL — Metal
- WD — Wood
- WB — Wood Beam or Coffer
- CON — Concrete
- BR — Brick
- PBV — Plaster on barrel vault structure

Window

- WD — Wood
- ST — Steel
- GL — Glass
- AL — Aluminum

Wall

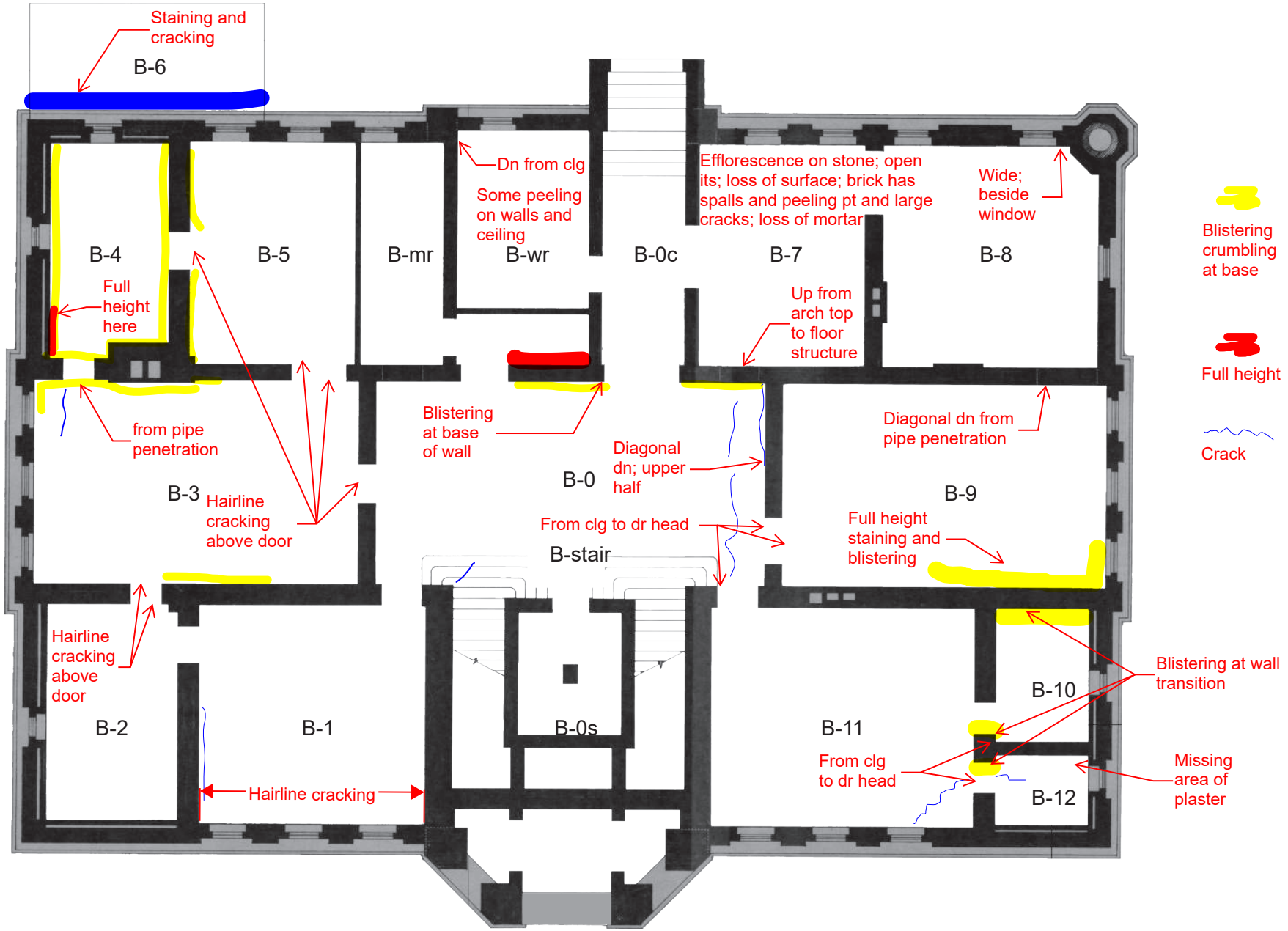
- PF — Plaster - Flat
- MTL — Metal
- CON — Concrete
- GYP — Gypsum Board
- CMU — Concrete Block
- CT — Ceramic Tile
- PO — Plaster - Ornamental
- BR — Brick
- RB — Rubber Base
- WB — Wood Base
- WW — Wood Wainscot
- TB — Terrazzo Base
- WVP — Wood Veneer Paneling
- WB2 — Wood Base (Straight 1x4" w/ 1/4 round)
- RB — Rubber Base
- WB — Wood Base (3-pc historic)
- WW — Wood Wainscot
- TB — Terrazzo Base
- WCR — Wood Chair Rail
- WPR — Wood Picture Rail
- CB — Integral cementitious base
- MW — Marble Wainscot
- WP — Wallpaper
- WCM — Wood Crown Molding
- WPN — Wood (S&R) Panel
- GB — Glazed Brick
- WPM — Wood Panel Mold

Floor

- WD — Wood
- VCT — Vinyl Tile
- CON — Concrete
- CPT — Carpet
- QT — Quarry Tile
- MS — Marble Stone
- TZ — Terrazzo
- CT — Ceramic Tile
- VSF — Vinyl Sheet Flooring
- IB — Insulation Blown-in
- GS — Granite Stone
- CIT — Cast iron tread
- LS — Limestone

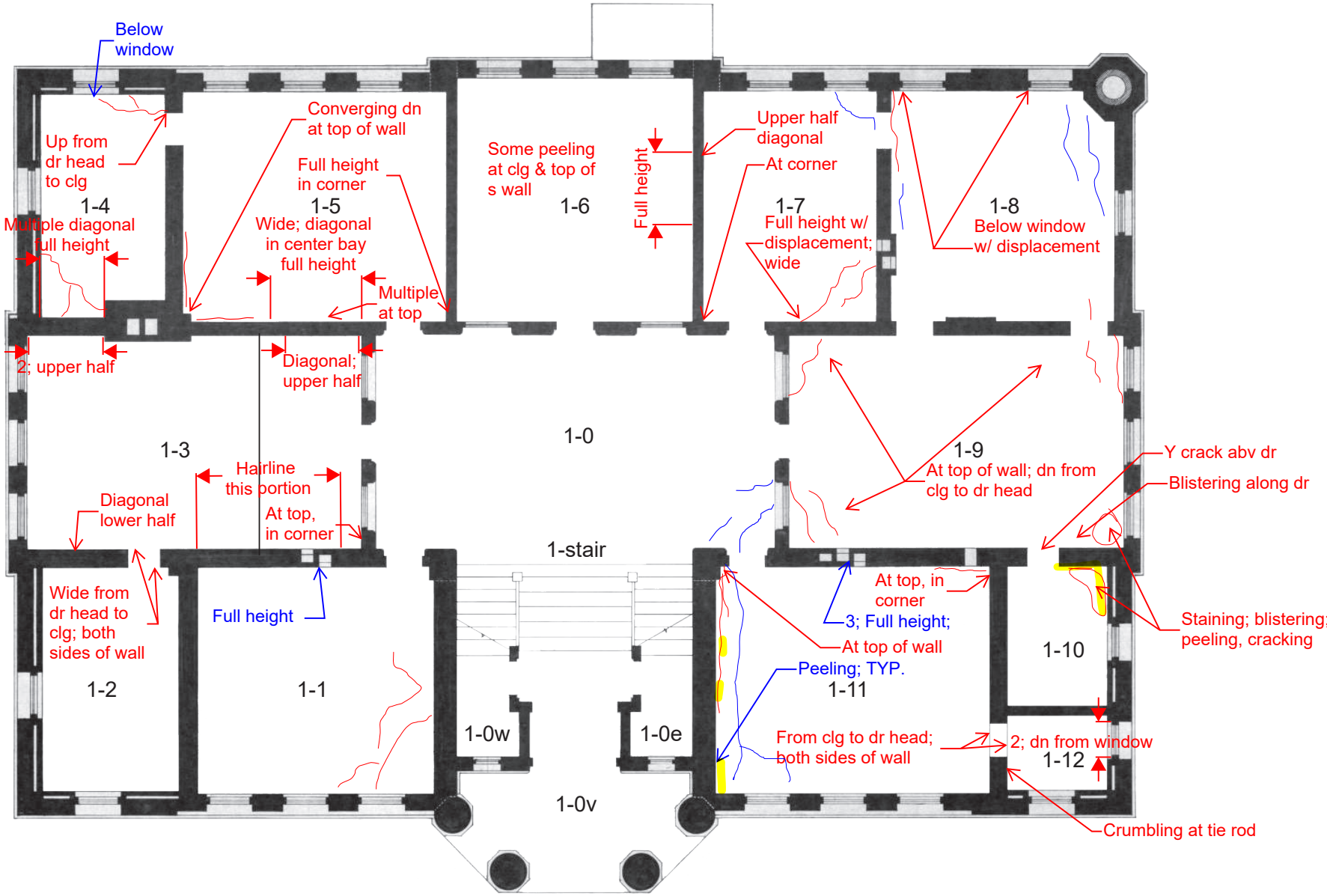
Door

- W1P — Wood - One Panel
- W2P — Wood - Two Panel
- WF — Wood - Flush
- WG — Wood with Glass
- W2L — Wood - 2 panel w/ lite
- S1P — Steel - One Panel
- SF — Steel - Flush
- SG — Steel with Glass
- W6P — Wood - Six Panel
- W4L — Wood - Four Panel W/ Lite
- WLA — Wood - panel w/ lite arched
- WTG — Wood - tongue & groove; vert
- W3L — Wood - Three Panel W/ Lite
- WPL — Wood - paneled w/ half lite
- AG — Aluminum with Glass
- A2P — Aluminum - Panel



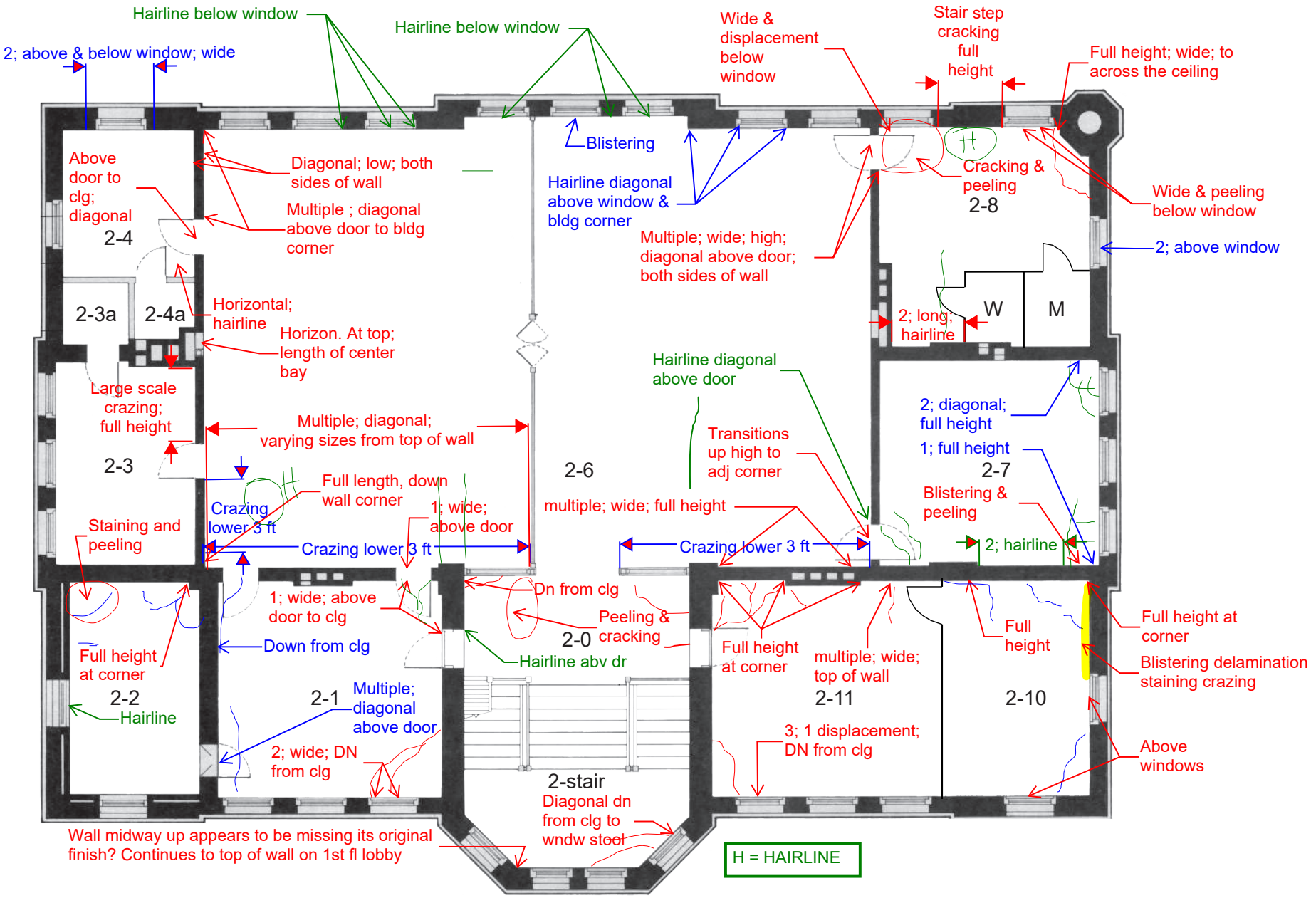
PLASTER DIAGRAM: BASEMENT
NOT TO SCALE

MARSHALL CO. HISTORIC COURTHOUSE HSR



PLASTER DIAGRAM: FIRST FLOOR
NOT TO SCALE

MARSHALL CO. HISTORIC COURTHOUSE HSR



PLASTER DIAGRAM: SECOND FLOOR
NOT TO SCALE

MARSHALL CO. HISTORIC COURTHOUSE HSR



Open stair from Basement to Second Floor

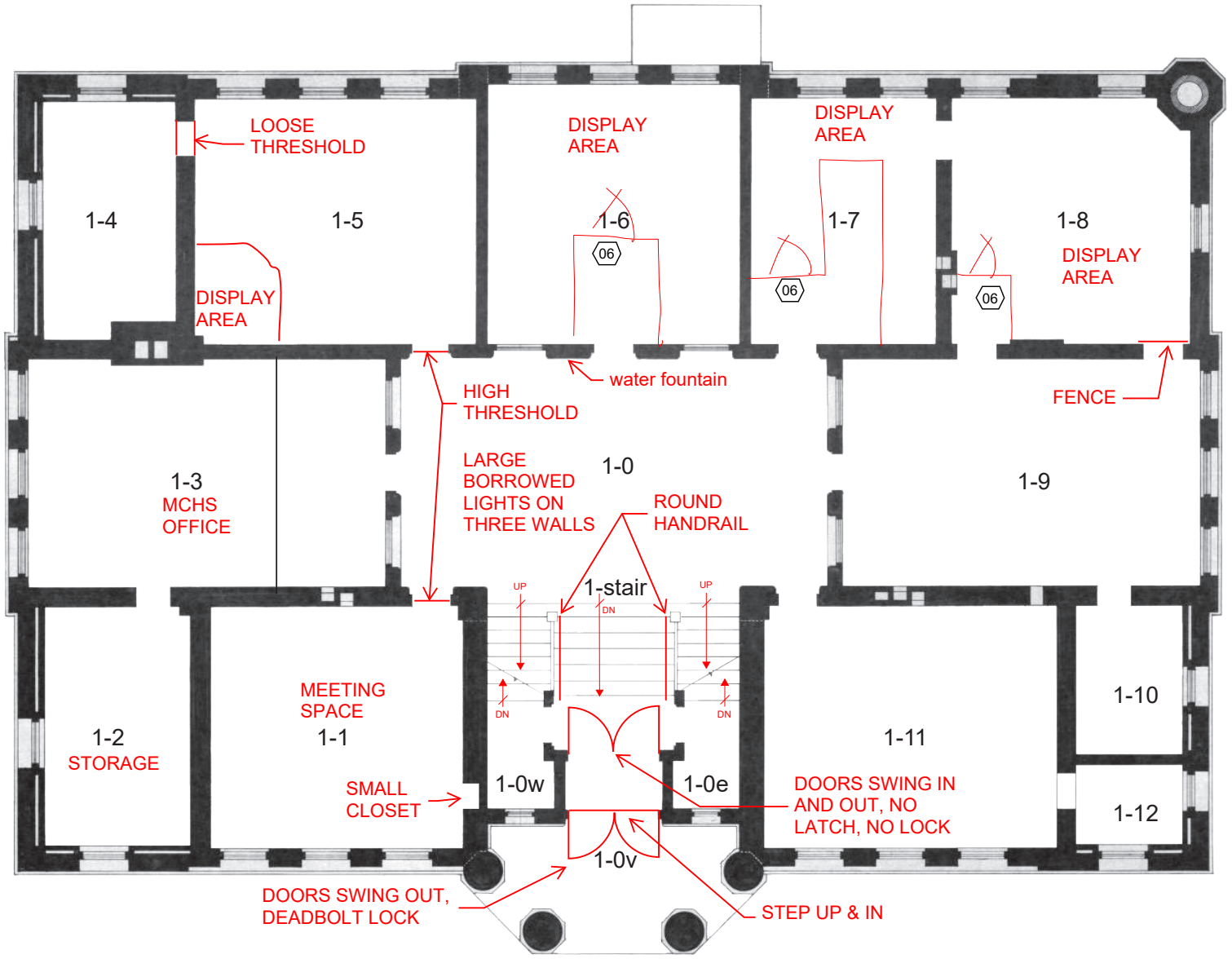
Restrooms do not appear to meet accessibility guidelines

Doors have glass panel, no transom

No visible sprinklers, fire alarms or smoke detectors

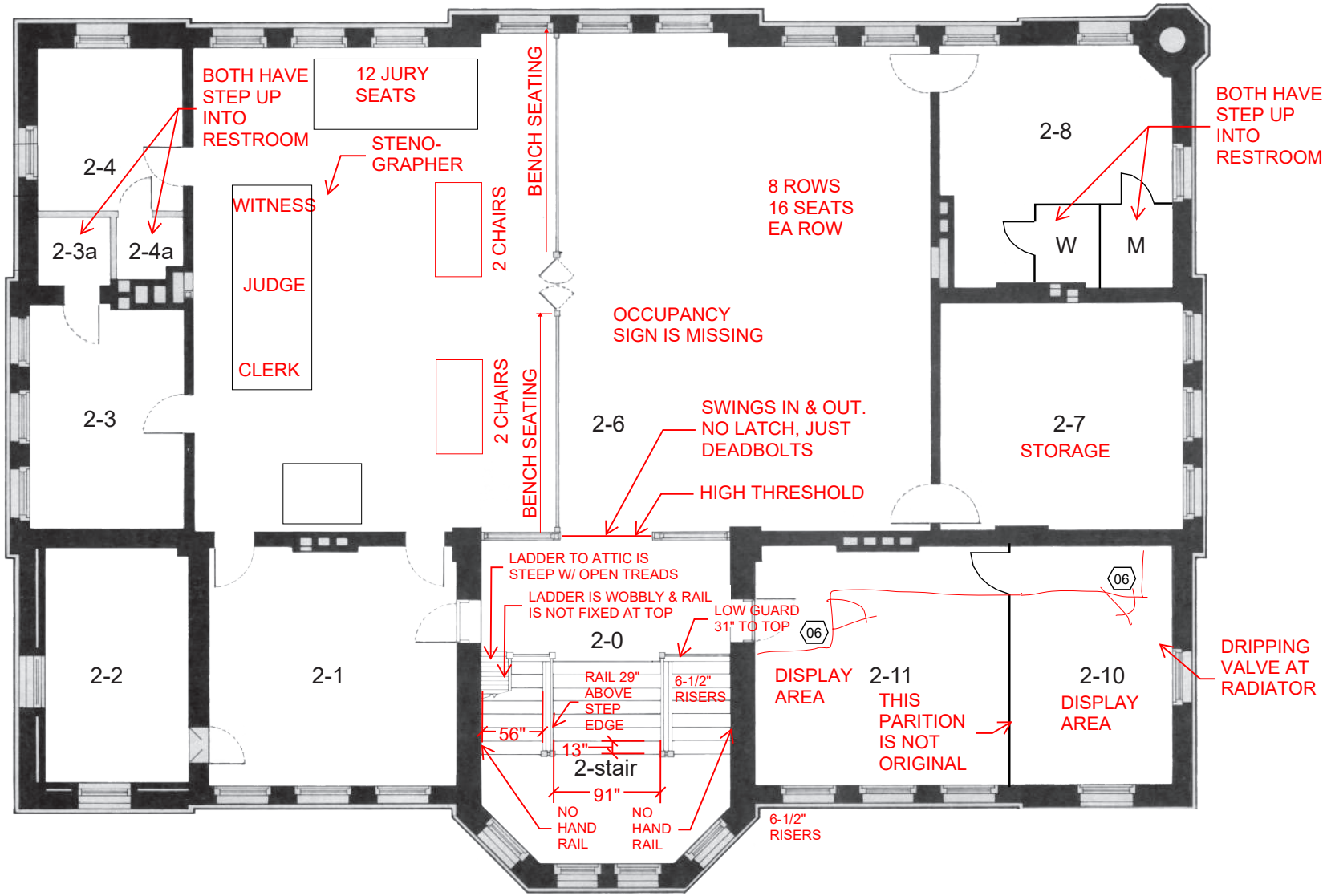
CODE PLAN DIAGRAM: BASEMENT
NOT TO SCALE

MARSHALL CO. HISTORIC COURTHOUSE HSR



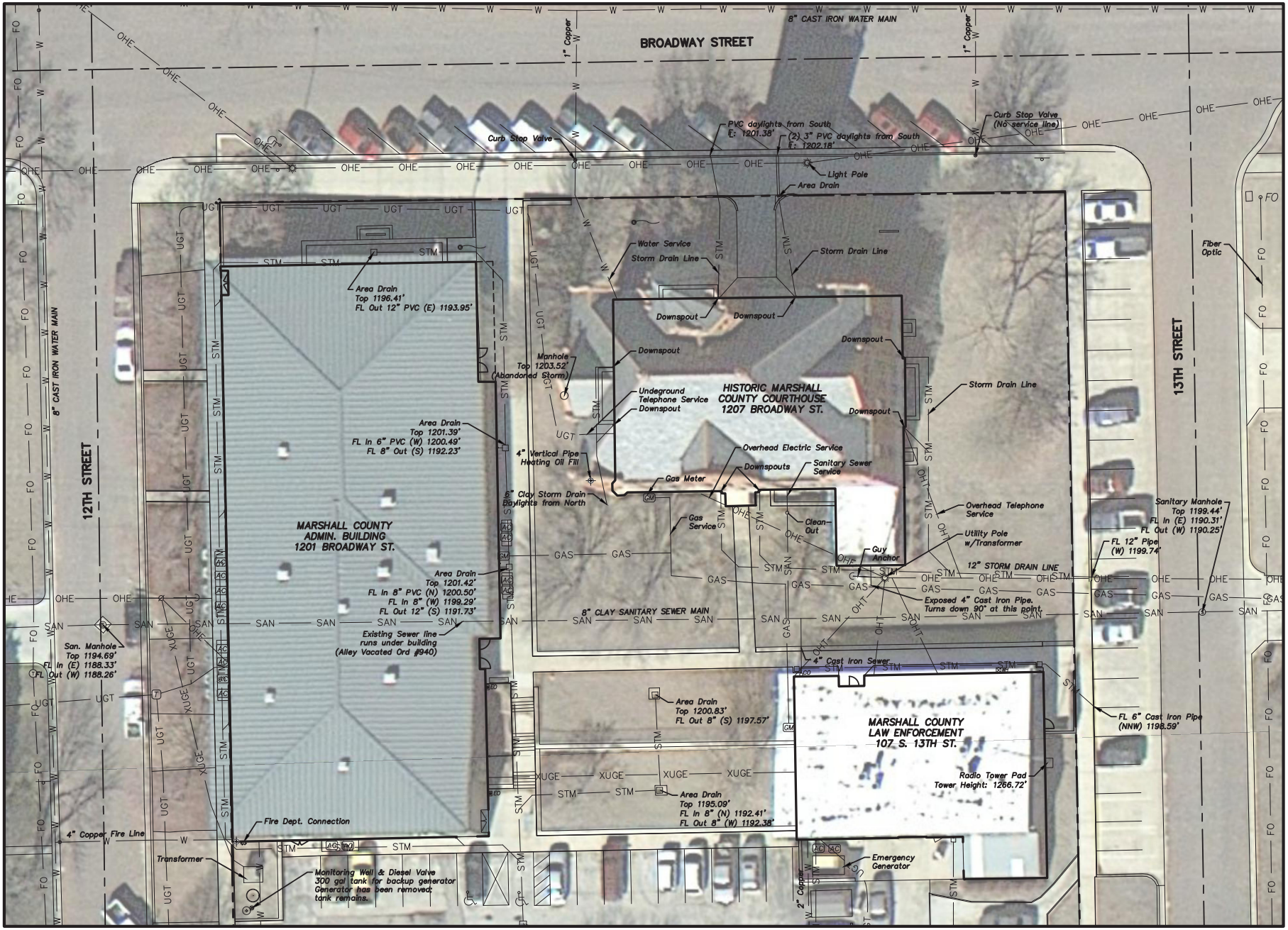
CODE PLAN DIAGRAM: FIRST FLOOR
NOT TO SCALE

MARSHALL CO. HISTORIC COURTHOUSE HSR



CODE PLAN DIAGRAM: SECOND FLOOR
NOT TO SCALE

MARSHALL CO. HISTORIC COURTHOUSE HSR



SITE UTILITIES MAP
SCALE: 1" = 20'

MARSHALL CO. HISTORIC
COURTHOUSE HSR

MARSHALL COUNTY HISTORIC COURTHOUSE
HISTORIC STRUCTURE REPORT

TREATMENT & RECOMMENDATIONS



TREANORHL

4. TREATMENT & RECOMMENDATIONS

APPROACH

Any remedial work to the Marshall County Historic Courthouse should have a minimal impact on the building's historic fabric. Deficiencies that threaten life and safety or cause deterioration must be corrected on a priority basis. The value of any other improvements should be weighed against the value of the building's historic and material integrity. The historic fabric and character-defining features of the building are described in the evaluation sections of this report.

The Marshall County Historical Society currently uses the Marshall County Historic Courthouse as a museum. It was used as the county courthouse prior to the construction of the new county courthouse in 1978. Since the future use is a history museum, treatment should follow the Secretary of the Interior's Standards for Rehabilitation. The Secretary of the Interior defines rehabilitation as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural value. Our specific exterior approach and interior recommendations reflect this context. Rehabilitation will provide for the maintenance of the Marshall County Historic Courthouse's historic character while simultaneously allowing for the widest variety of reuse programs. All proposed work on the structure must comply with the Secretary of the Interior's Standards for Rehabilitation below.

1) A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.

3) Each property will 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 elements from other historic properties, will not be undertaken.

4) Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.

7) Chemical or physical treatments will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8) Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9) New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the historic integrity of the property and its environment.

10) New additions and adjacent or related new construction will 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.

Applicable codes include the International Building Code (IBC) as well as the provisions of the Americans with Disabilities Act (ADA) or the Architectural Barriers Act Accessibility Standard (ABAAS), whichever is more stringent.

GENERAL EXTERIOR RECOMMENDATIONS

MATERIAL REPAIRS

The exterior of the Marshall County Historic Courthouse reflects the natural progression of additions and alterations typical of any county courthouse while maintaining most of its historic character acquired up to the end of the Period of Significance. The impact of any exterior alteration must be carefully analyzed and weighed in terms of the cumulative effect on the historic resource. Long-term preservation and the viability of future use depend upon a sound building envelope. Exterior recommendations are provided to guide rehabilitation work and long-term maintenance efforts.

EXTERIOR CONDITIONS & RECOMMENDATIONS

The exterior of the Marshall County Historic Courthouse retains a high degree of integrity. The impact of any exterior alterations must be carefully analyzed and weighed in terms of cumulative effect on the historic resource. Long-term preservation depends upon a sound building envelope. Exterior recommendations are provided to guide long-term maintenance efforts.

EXTERIOR RECOMMENDATIONS

Survey all exterior materials at close range to identify and locate all deterioration and deficiencies. Stabilize and repair existing historically significant materials. Replace missing components in kind where required. Minimize the impact of visible modifications to the exterior facades.



Figure 4-1: Marshall County Historic Courthouse (Marshall County Historical Society).

ROOF CLADDING

Rating: Significant

Condition: Fair

Priority: 2

Description: Slate roof with copper flashings at tower, roof-to-wall transitions and crickets. The cap flashings at the ridges of the roof are galvanized sheet metal, painted red to match the ventilators and gutters. The finial at the top of the tower is patinated copper. The existing slate roof cladding covers the steeply pitched main roof, pitched gables, sides of the gabled roofs on the east, south and west sides, and the tower's octagonal pyramid roof.

Newspaper articles and MCHS meeting minutes from 1979 describe an exterior restoration project that replaced most of the slate roof. Research into past projects at the courthouse shows the 1979 roof project replaced the original slates with new matching slate on the north, west and south sides of roof. The east was repaired. Pennsylvania Black slate shingles, 12" x18" were used, as it was determined to be the slate that was used originally. This type of slate is one of the softer slates, and its life span ranges from 50 to 80 years, depending on the quality of installation and exposure.

Project drawings dated 1995 appear to be of most recent roofing repair documents, and those drawings indicate that "2 squares of replacement shingles" were in the contract, which is equivalent to 200 square feet of roof surface area. Twenty more were ordered for that project. MCHS meeting minutes from 2003 referred to roof work in that year, indicating that the 1995 project took many years to complete. The current condition of the roof material and weathering does not appear uniform over the entire building suggesting that the project illustrated in the 1995 repair documents was carried out, and approximately 30% of the shingles were replaced.

The southeast annex has a flat roof. Newspaper articles and MCHS meeting minutes from 2005 to 2007 indicate the replacement of the flat roof.

Condition: The roof evaluation was conducted from the ground and with a drone. The two roof scuttles that give access to the top of the tower were not accessible from the Interior. With a camera equipped to the drone, all roof surfaces could be seen and photographed. The slates on the western facing slopes, tower, upper third of the north and upper third of the east appear to be good condition, as if the 1995 roof restoration plans were carried out. The remainder of the roof surfaces and slopes appear to be in fair condition with weathering and minor deterioration consistent with the assumed age of the roof installation. We saw a few loose and broken slates and many discolored slates, indicating they have may be reaching the end of their serviceable life. Water stains and plaster damage was observed at the ceiling and upper wall in some interior areas, but we did not see any breaches in the observable roofing material. We believe that these are the sites of earlier leaks where water damage was not repaired or more likely have come through the walls where mortar is missing than through the roof. No significant recent sign of water intrusion was observed within the building as the direct result of roof cladding failure. Staff who monitor the building reported leaks in June of 2020, and we believe these to be from the tower wall, where mortar is missing and drain leaders are missing. We believe that the roof is nearing the end of its serviceable life and should be inspected by a slate roof consultant before the decision is made to replace it. Also, see the next, related section on drainage.



Figure 4-2: Roll roof cladding



Figure 4-3: Slate roof cladding and flashing damage

Recommendations: A roof is a highly vulnerable element of a structure. It is also the first line of defense against water intrusion. A properly installed and maintained slate roof can last hundreds of years depending on the type of slate used and the quality of its installation. Roll roofing has a much shorter life span. These assemblies will inevitably fail because of normal weather exposure and wear. The following are general recommendations:

- Perform a complete internal and external inspection of the roof, roofing system and related features twice a year, identifying changes and areas of failure. Flashing is a major cause of deterioration, and it should be carefully inspected for poor installation, thermal stress, and metal deterioration. Inspect all sealant joints between unlike roofing materials and in the laps of roll roofing. If the roof structure appears sound, the substrate should be closely examined, particularly around the roof plates, under any exterior patches, at intersections of roof planes, and at vertical surfaces. Water penetration should be readily apparent, usually as a damp spot or stain.
- Check the slopes of existing flat roofs to determine if there is ponding or standing water.
- If 20% or more of any one surface appears to be eroded, cracked, broken, or missing, replacement should be considered. Replacement should also be considered if evidence of pervasive moisture damage is found in the attic, ceilings, or upper wall areas.
- Replace damaged slate shingles with shingles to match size, color, and exposure of original. Slate shingles matching the existing in dimension, thickness, color and exposure with a 50-year life span are recommended. Should entire shingled roof require replacement, careful research, design, specifications and selection of a skilled roofer are necessary. Consult the National Park Service *Preservation Brief #29: The Repair, Replacement and Maintenance of Historic Slate Roofs.*
- Avoid patching deteriorated historic roof gypsum tile underlay with plywood or composite materials. Replace deteriorated substrate in-kind.
- Replace all deteriorated flashings with copper to meet the highest standard. Consult the National Park Service *Preservation Brief #29: The Repair, Replacement and Maintenance of Historic Slate Roofs*, and industry standard resources such as SMACNA and the Copper Development Association.
- Implement a regular maintenance plan to extend the life of the roof. Maintenance should include regular visual inspections and the use of standard repairs.
- When contemplating a roof cladding replacement project, consideration should be given to the substrate diaphragm while the historic roof sheathing is exposed. This is an opportunity to repair any damage or deterioration seen in the gypsum tile underlay, and it should be done in consultation with a structural engineer. It is always preferable to do a comprehensive reroofing project that addresses all roof elements simultaneously. If a phased project is required because of available funding, then a firm schedule should be established to ensure that the project will be completed before the existing roof cladding further deteriorates.



Figure 4-4: Slate roof cladding

ROOF AND SUBSURFACE DRAINAGE

Rating: Replacement components – non-contributing; Original components – significant

Condition: Fair

Priority: 1

Description: A gutter and rain leader system is attached to the main roof and tower, exclusive of the gabled roofs. Each individual gabled roof sheds to the main roof and collected in the gutter, creating the top of the primary facade. The only exception is the flat roof of the southeast annex. This annex has an internal drain system that sheds water into roof drain at a low spot on the south wall. Refer to the mechanical section for more information. The available architectural drawings are schematic in nature, and they do not show the relationship between the roofs, gutters, and rain leaders. Our evaluation indicates a gutter built into the metal cornice, with corregated rain leaders, all painted to match the ventilators and ridge caps. Sheet metal gutters that are integral with the dentilled cornices top the masonry facade, and octagonal tower, appear to be copper at the tower and lined with EPDM on the main roof. The rain leaders expel water directly into the sub-grade drainage system at the base of the building. The extents and condition of this subsurface system are not known, and should be investigated.

Condition: The existing gutter system has areas of deterioration and is contributing to moisture problems on the exterior envelope. Because the gutters that are integral with the cornices were not accessible for direct inspection, they should be surveyed to determine the condition of the interior of the gutter. Project drawings dated 1995 indicate that the gutters were to be lined with EPDM. Where visible from the drone's camera, gutters were found to be filled with debris and holes through the metal were observed on the outside. Several downspouts are detached, falling off or missing, contributing to the washing away of mortar at the masonry wall, staining and biological growth present. The most severe case can be seen on the south side of the tower, above the main roof. The lower part of the west leader and the entire east leader is missing, which allows rainwater to be directed from the gutter system to the wall below. The volume of water that is sheeting over the wall of the tower has washed away the mortar between the masonry units. Lower on the building, poor site drainage has caused the masonry to deteriorate in the basement as evidenced by mortar joint failure, efflorescence, blistering paint, deteriorated plaster, and ponding water on the basement floor.



Figure 4-5: Roll roofing cladding flashing missing

Recommendations: Repair gutters integral to the cornices at the main roof and octagonal tower in a way that preserves the cornice detailing while providing adequate drainage. The repair or replacement procedures should be as follows:



Figure 4-6: Roof drainage areaway and subsurface drainage E(14)

- Survey the gutters for deterioration. Determine if they should be repaired or replaced. Where deterioration is severe, replace with in-kind materials and profiles.
- Remove EPDM and restore original metal gutters.
- Repair any deterioration to the sheet metal cornice, dentils, and gutter with metal. Replace badly deteriorated or missing sections to match original.
- Replace damaged rainwater leaders with new copper units painted to match the

building. New rain leaders should be round, fluted sections to match the original leaders and sized to carry the amount of water shed by the tributary area of the roof.

- Clean and survey the entire gutter system annually as part of the building's regular maintenance. Note leaks and deficient conditions and repair as needed.

There is a limited existing subsurface drainage system, indicated by the presence of drainpipes at the base of the areaways at the basement windows and the rainwater leaders extending into clay pipes at grade. The age of the subsurface drainage system is unknown, and evidence of the system's failure to draw water away from the building adequately can be seen within the building and on the site. In addition to proper drainage, the porosity of the foundation wall should be addressed. See structural section for further information. Site drainage problems must be corrected and maintained so that water flows away from the building. This may be done by implementing some or all the following:

- Re-grade the lawn area to create a positive slope away from the building. It may be possible to remove the existing concrete curb walls at the south and west sidewalks or lower it slightly to gain more fall from the building to the walk. Alternatively, the grade between the building and wall could be lowered to create a swale, with an area drain, catching surface water and drawing it away from the building.
- Inspect and repair connections of all rain leaders to the subsurface drainage system. Confirm the existence of a perimeter drainage system at the lowest level of foundation that will carry all roof and areaway water away from the building to the street.
- Where a perimeter drainage system is not found, excavate that buried portion of the basement walls down to the footings, and install an applied moisture barrier to the brick wall with a drain at the foot of the wall.
- Create a perimeter French drain system embedded in gravel.

As is the case with any proposed ground disturbance in culturally sensitive areas, conduct archeological testing before any excavation.



Figure 4-7: Roof drainage areaway and leader to subsurface drainage E(5)



Figure 4-8: 2 Roof drainage EPDM gutter



Figure 4-9: 2 Roof drainage internal drain



Figure 4-10: 2 Roof drainage; damaged gutter



Figure 4-11: 2 Roof drainage; missing leaders

MASONRY

Rating: Significant

Condition: Good to Poor

Priority: 1 at Tower, 2 Elsewhere

Description: The basement, foundations and exposed exterior base of building is limestone at the lowest course and sandstone up to the first-floor windowsills. The columns at the entry have tall sandstone bases, matching the building stone. The shafts and capitals of the columns are granite. The entablature above the columns is also granite, "Marshall Co." and decorative elements are carved into the front and sides of the entablature. The exterior walls of the southeast annex are sandstone that closely matches the building masonry. Above the first-floor windowsill, to the roof cornice, the facade is made up of red brick masonry, with terracotta banding and decorative units.

Condition: Overall, the condition of the exposed exterior masonry is good, and it appears that the walls are basically sound with minimal visible cracking, but no dislodged units. The condition of the tower portion of the building is fair on the outside and poor on the inside. The tower exhibits vertical cracking that can be seen on the outside surface and the inside exposed brick walls. The cracks are thought to be due to several influencing factors ranging from the original construction method to the lack of maintenance on the interior wythes of brick. Masonry buildings built during this time did not include movement joints that allow contraction and expansion at certain stress points. Instead, the mortar joints in the masonry would take the stress, and crack. The mortar joint is the sacrificial material in the system, meant to be replaced as part of a long-term maintenance plan.



Figure 4-12: Masonry Brick E (97)



Figure 4-13: Masonry Cornerstone E (100)

The terracotta units are in fair condition. Some units are cracked and losing their glaze. A few of the more decorative units are missing, such as the finial pieces at the center and west side of the south gable on the tower.

According to the staff that manages the building, the west and south facades were repointed in 2018 and 2019, respectively. The chimney was repaired in 2017. Project drawings dated 1995 appear to be of the most recent wholistic masonry repair campaign, however meeting minutes from 1997 indicate the masonry scope was removed from the construction. However, the masonry's current condition on the north and east facades and the weathering of some areas of repairs called for in those drawings make it appear that the entire project illustrated in the 1995 repair documents was not carried out. Part of the repair project was the replacement of the windows in the tower with the installation of fixed glass units. Without ventilation, the tower experiences a greater temperature differential than the rest of the building.

The age of the building, method of construction, lack of maintenance, and the unconditioned and unventilated tower interior is the probable cause of the vertical cracking at the tower. The primary cause of masonry deterioration in general at

the Marshall County historic courthouse is water intrusion. The sub-grade conditions are unknown, but there is clear evidence of water intrusion at the uphill perimeter walls, including efflorescence, blistering paint, blistering plaster, and some mortar joint failure. Water intrusion is likely caused by capillary action (wicking) from below and surface water runoff, draining into the walls at grade. The main type of deterioration is in the mortar joints and not the masonry unit.

Recommendations: Because the main cause of masonry deterioration is water intrusion, the presence of water against the walls must be removed to the greatest extent possible. The first step in this process is to point open joints in the masonry exterior on the tower, the north and east elevations, and implement the recommendations listed under the drainage discussion above. When pointing joints, take care to address the vertical cracking. See structural evaluation and recommendations for addressing vertical cracking. After drainage measures are implemented, repair to the masonry should be as follows:

Masonry Repointing: Repoint deteriorated, loose, missing, and improperly installed mortar. The condition of the mortar joints on the entire building should be surveyed, and proper repairs made. Consult the National Park Service Preservation *Preservation Brief #2: Repointing Mortar Joints in Historic Masonry Buildings*. Review specifications for conformance with standards. Recommended repointing sequence is as follows:

- Analyze mortar to determine original composition. Specify repair mortar matching original.
- Rake out all loose or deteriorated mortar. Repoint with new mortar to match original color, texture, and profile.



Figure 4-14: Masonry E (87)



Figure 4-15: Masonry E (95)

- Replace deteriorated elastomeric caulking material between door and window frames and masonry.

Masonry Repair: Brick cracks and spalls are not only unsightly but can allow water to penetrate the units, the wall, structural materials, and interiors. Cracked and spalled brick can be caused by structural movement, but more common is due to the non-structural expansion and contraction of an element that has no other way to expand or contract. Cracks can also be caused by the installation of conduit and other fittings in the face of the brick, rather than at the mortar joint. Surface spalls can be caused by extreme moisture penetration that is trapped within the unit and often occurs years after an incompatible repointing mortar or patch material is used. Repointing mortars shall be compatible and match existing mortar in strength, flexibility, composition, color, and texture. The cause of the cracking should be identified and remedied before proceeding with repairs. Verify that cracked brick does not signify more serious structural damage. For large cracks and spalls, replacement is the preferred method of repair. Repair brick cracks and spalls as follows:

- Hairline Crack (Less than 1/16" wide):
  - Mask and protect adjacent surfaces.

- Remove old material from previously repaired cracks. Remove all loose particles back to sound material.
- Clean crack and prepare surface to accept patch material.
- Patch material shall be compatible and match existing adjacent surface in color and texture.
- Mix patch material to match existing adjacent original surface as recommended by manufacturer.
- Force patch material into crack following manufacturer's application instructions.
- After proper cure, finish to match adjacent surface.

- Large Cracks (1/16" or greater) and Spalls:
  - Mask and protect adjacent surfaces.
  - Remove old material from previously repaired cracks. Remove all loose particles back to sound material.
  - Clean crack or spall and prepare surface to accept patch material.
  - Patch material shall be compatible and match existing adjacent surface in color and texture.
  - Mix patch material to match existing adjacent original surface as recommended by manufacturer.
  - Force patch material into crack following manufacturer's application instructions.
  - After proper cure, finish to match adjacent surface.
  - To replace brick, remove exterior wythe of brick on each side of crack for a width equal to wall thickness.
  - Repair and repoint interior wythe if cracks and/or missing mortar are seen on the interior.



Figure 4-16: Masonry Granite E (1)


Figure 4-17: Masonry Terracotta E (86)

Masonry unit replacement: There are currently no areas of missing brick on the exterior. However, select areas of the tower have dislodged and missing brick. Also, in areas of large cracks and spalls, damaged brick may need replacing. Open areas of missing and damaged brick can allow water to penetrate the wall, resulting in further deterioration within the wall. In addition, areas of previously sandblasted brick may eventually deteriorate to the point where replacement is required. Replace units as follows:

- Fabricate new brick units to match original brick in size, color, and material. Custom brick may be required.
- Remove deteriorated units.
- Lay new brick flush with adjacent surfaces.
- Repoint to match original.

Masonry cleaning: There are areas of biological growth and staining on the exterior masonry that should be cleaned. Follow the National Park Service *Preservation Brief #1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings*.

DOORS

EXTERIOR DOORS

Rating: Original doors: Contributing; Replacement doors: Non-contributing

Condition: Fair

Priority: 3 (door hardware priority 1)

Description: The Marshall County historic courthouse has one main entry and one rear entry. The primary entry occurs between the basement and first floor levels of the open stair at the north elevation. The main exterior doors are stained wood and have stained glass transoms. The style of the doors is consistent with the interior door style. The rear entry door is a metal replacement door from 2011 with a standard arrangement of a glass panel over a metal panel and contemporary push/pull hardware, no latch, and a deadbolt lock.

Condition: According to the building staff, the main entry doors and transom are in fair condition and were last repaired in 2018. The doors appear to have their original locking mechanism and no latch. The doors are heavy, and because there is no latch, the closer does the work of keeping the door shut, and this makes the doors hard to open.

Recommendations: Immediate repair existing wood doors as follows:

- Install lever handle lockset with latch
- Adjust the closer to appropriate tension for door weight and under the limit of lbs of weight for accessibility guidelines.

Recommendations: long-term repair existing exterior wood doors as follows:

- Perform a detailed survey/inspection of all doors to identify specific repair locations.



Figure 4-18: Exterior Doors Metal E (43)



Figure 4-19: Exterior Doors Wood E (101)

- Remove all dirt, debris, and miscellaneous attachments.
- Remove finish if necessary to perform repairs.
- Repair splits and separations with waterproof glue as required.
- Consolidate deteriorated wood with epoxy or perform Dutchman repairs. Replace extensively deteriorated components in kind.
- Install weather-stripping.
- Recondition existing original hardware. Install new hardware, where missing, to match original, with secondary deadbolt hardware to provide security.
- Ensure the smooth operation of all doors.
- Finish doors to appropriate interpretive period.
- Inspect doors regularly for deficiencies of finish and operation.
- Remove contemporary rear entry doors and replace with stained wood doors or alternate material in character with the historic building. These doors should allow free egress with panic hardware to comply with building code egress requirements and accessibility guidelines. This could be achieved with "emergency egress only" hardware that does not allow entry and has an alarm if used.

WINDOWS

WOOD WINDOWS

Rating: Significant

Condition: Fair

Priority: 3

Description: All openings on the first, second, attic and tower levels contain wood windows with aluminum storm windows mounted on the exterior side. The tower windows were replaced in 1995 with wood fixed glass units. It is unknown if the original windows in the tower were fixed or operable. The small annex at the southeast basement has wood windows.

The wood windows on the first and second levels may be original to the building. There are several references to window replacement in the newspaper and MCHS board meeting minutes. See full chronology on page 9.10 for more information. The wood windows in the tower are sympathetic replacement windows and have an exterior appearance consistent with the original windows. All wood windows have contemporary aluminum storm windows that were installed in 2012. The windows are double-hung one over one on the first, second and tower, except the courtroom windows have transoms and most of the attic windows have arched tops. The tower windows were replaced in 2009 and 2010, and although they are not original, they appear to match the original sightlines and configuration, if not operation. There are wood windows in the basement annex.

Condition: The windows are in fair condition. Several operable windows have been fixed in place or have broken. The exterior paint is deteriorated at many of the windows, and joint separation has occurred at some locations. Much of the glazing compound is dried, cracked or missing. In addition to lead in the existing paint, asbestos may be found in the glazing putty. No broken windowpanes were observed. It appears that much of the original hardware is intact, but the actual extent should be determined by a survey.

Recommendations: The aluminum storm windows have extended the life of the original windows, but a complete window restoration project should be done to preserve the windows for the long term. The windows on either side of the main entrance door are clear glass currently, but the photo from the early 1900s shows stained glass in these openings. If a complete building rehabilitation is contemplated, it may be desirable to replace the clear glass windows with stained glass consistent with the original windows. Historic photographs show part of



Figure 4-20: Windows E (85)



Figure 4-21: Windows E (97)



Figure 4-22: Windows

windows at this location, and the stained glass clearly matches the existing stained-glass transom over the main entry doors. Consult the National Park Service *Preservation Brief #9: The Repair of Historic Wooden Windows.*

Repair existing wood windows as follows:

- Survey and examine in detail the existing condition of all wood windows.
- Remove all dirt, debris and miscellaneous attachments.
- Remove paint to obtain clean surface where repairs are required.
- Remove existing glazing putty where it has failed. As the existing putty contains asbestos, follow legal means for handling, removal, and disposal of contaminated material.
- Consolidate, repair, or replace deteriorated wood elements in kind, where necessary.
- Restore window to proper operation.
- Install new hardware, where missing, to match original.
- Install new glazing, where cracked or missing.
- Install new glazing putty.
- Prepare wood surfaces, prime and paint to match historic finishes.
- Replace non-contributing wood windows with new replica windows to match historic window types.
- Install new weather stripping.

It is essential that all wood elements be painted, and that painted areas be rigorously maintained. Paint is designed as a sacrificial coating to protect the wood from insects, fungi, and ultraviolet light and will be instrumental in avoiding future problems.

METAL WINDOWS

Rating: Significant

Condition: Fair

Priority: 3

Description: All but six of the basement windows are original steel single pane units. They have interior storms, presumely from the 1995 project. The windows in the mechanical and janitors room were replaced with Aluminum fixed double pane units.

The full-sized windows in the vaults at each level have metal security bars on the exterior and locking steel shutters on the interior. The windows in first-floor vault at the northwest corner and the second-floor vault at the northeast corner of the building have high windows with specialty glazing over a split-faced brick infill.

Condition: Some rust was observed on the steel windows. The exterior paint is deteriorated at many of the windows, and joint separation has occurred at some locations. Much of the glazing compound is dried, cracked or missing. In addition to lead in the existing paint, asbestos may be found in the glazing putty. No broken windowpanes were observed. It appears that much of the original hardware is intact, but the actual extent should be determined by a survey.

Recommendations: A complete window restoration project should be done to preserve the windows for the long term. Consult the National Park Service *Preservation Brief #13: The Repair and Thermal Upgrading of Historic Steel Windows*

BASEMENT WINDOW AREA WAYS

Rating: Non-Contributing

Condition: Fair

Priority: 3



Figure 4-23: Basement Window Areaway E (4)

Description: The areaways at the basement windows are constructed of concrete and have a horizontal pipe at the bottom of the wall. It is presumed that these pipes connect to a subsurface drainage system. This system is referenced in a newspaper article from 1978 and newsletter from 2009.

Condition: The areaways should be maintained and kept clear of debris, especially near drain pipes.

Recommendations: The areaways should be maintained and kept clear of debris, especially near drain pipes. Dampproofing of basement foundation walls and draintile installation should consider the areaway drains as well as roof leaders.

GENERAL INTERIOR RECOMMENDATIONS

The following elements and features are of historic significance and are described in the Interior Description section. The following recommended approaches for rehabilitating historic interiors are excerpted from the National Park Service *Preservation Brief #18: Rehabilitating Interiors in Historic Buildings: Identifying and Preserving Character-Defining Elements:*

- Retain and preserve floor plans and interior spaces that are important in defining the building's overall historic character.
- Avoid making new cuts in floors and ceilings where such cuts would change character-defining spaces and the historic configuration of such spaces.
- Retain and preserve interior features and finishes that are important in defining the building's overall historic character.
- Retain and preserve visible features of early mechanical systems that are important in defining the overall historic character of the building, such as radiators, vents, fans, grilles, plumbing fixtures, switch plates and lights. If new heating, air conditioning, lighting and plumbing systems are installed, they should be done in a way that does not destroy character-defining spaces, features and finishes. Ducts, pipes, and wiring should be installed as inconspicuously as possible: in secondary spaces, in the attic or basement if possible, or in closets.
- Avoid "furring out" perimeter walls for insulation purposes because it requires unnecessary window trim removal and can change a room's proportions. Consider alternative means of improving thermal performance, such as installing insulation in attics and basements.
- Avoid removing paint and plaster from traditionally finished surfaces to expose masonry and wood. Conversely, avoid painting previously unpainted millwork. Repairing deteriorated plasterwork is encouraged. The use of paint colors appropriate to the period of the building's construction is encouraged.
- Avoid using destructive methods–propane and butane torches or sandblasting–to remove paint or other coatings from historic features. Avoid harsh cleaning agents that can change the appearance of wood.



Figure 4-24: Courthouse employees 1900 (Marshall County Historical Society).

The Marshall County Historic Courthouse's interiors have been altered with small changes and additions over time that reflected the county's momentary programmatic needs and the historical society. Every effort should be made to preserve existing historic fabric. Where modifications must occur, relegate them to non-contributing areas wherever possible. Stabilize and repair existing historically significant finishes and components. Replace missing components in kind when replacement is required. Stabilize and repair existing original materials, components, finishes and spaces.

INTERIOR CONDITIONS & RECOMMENDATIONS

PLASTER

Rating: Contributing

Condition: Fair to Poor

Priority: 3

Description: Flat plaster applied directly to the masonry substrate occurs at basement, first and second floor levels on exterior walls, interior partition walls and barrel-vaulted masonry ceilings. Plaster was applied directly over masonry at the basement of the annex as well. The only notable plastered wall is found at the second floor in the historic courtroom, where the flat plaster follows the shape of the coved ceiling and ornamental plaster runs create a geometric grid. The interior changes made outside of the period of significance (after 1978), for the building's conversion to the museum are non-historic gypsum boards. All plaster is painted.



Figure 4-25: Plaster 1-12 (55)



Figure 4-26: 1 Plaster 1-9 (69)

Condition: The condition of the plaster walls varies from good to poor. The types of deterioration are twofold. First, the basement is mostly below grade. As stated in the Exterior Recommendations sections under Drainage and Masonry, water intrusion from poor surface drainage and rising damp capillary action has caused disintegration, delamination, and de-bonding of the plaster from its substrate. This condition is prevalent at the basement walls and some upper-level walls where roof and wall leaks have occurred at gutter and downspout deficiencies. The second condition is cracking at walls where the plaster is applied directly to the masonry substrate. This is damage from movement over time in a building without control or expansion joints. This does not mean there is an imminent structural failure. It means that the building needs to move, and when it does, the plaster is not flexible enough to move with it. This is visually apparent as long vertical cracks in the walls often starting at door or window heads or near corners. It also occurs at long, unrelieved expanses of plaster that cannot flex with the building's movement. Cracking is prevalent throughout the building on walls and ceilings. In several locations (see specific interior room by room recommendations), early repairs to cracked and de-bonded plaster take the form of adhered canvas. Without repairing the plaster condition, the canvas acted as surface applied reinforcing to prevent large sections of plaster from falling.

Recommendation: Replace missing delaminated or de-bonded flat plaster. Refer to National Park Service *Preservation Brief #21: Repairing Historic Flat Plaster*. Where plaster has deteriorated from water intrusion, eliminate the source of water intrusion before making repairs, and repair as follows:

- Retain as much historic plaster as possible.
- Remove area of deteriorated plaster, cutting back to sound material.

- Undercut sound plaster to accept plaster repair.
- Implement any necessary mortar repairs and clean and prep the masonry substrate.
- Apply repair plaster using the same materials and number of coats as in the historic plaster.

Where plaster is damaged from structural movement, or wear, repair as follows:

- Retain as much historic plaster as possible.
- Repair hairline cracks in sound, adhered plaster with a compatible commercial patching material.
- Where large sections or panels of plaster are de-bonded, tie back to the substrate using through fixtures with the heads countersunk below the finished plaster surface, Fill site of fixture with repair material. Use stainless steel lath fastened to masonry substrate and new 3-coat plaster.
- Cut deteriorated plaster back in larger cracks and around de-bonded areas to sound material.
- Install new plaster using the same materials and number of coats as in the historic plaster. Finish plaster to match existing adjacent surfaces.
- In areas with decorative paint finish over existing plaster, reattach delaminated sections using grout injection. Grout should be compatible with existing plaster.
- Prepare and paint to match adjacent surfaces or historic condition.



Figure 4-27: Plaster 2-10 (20)

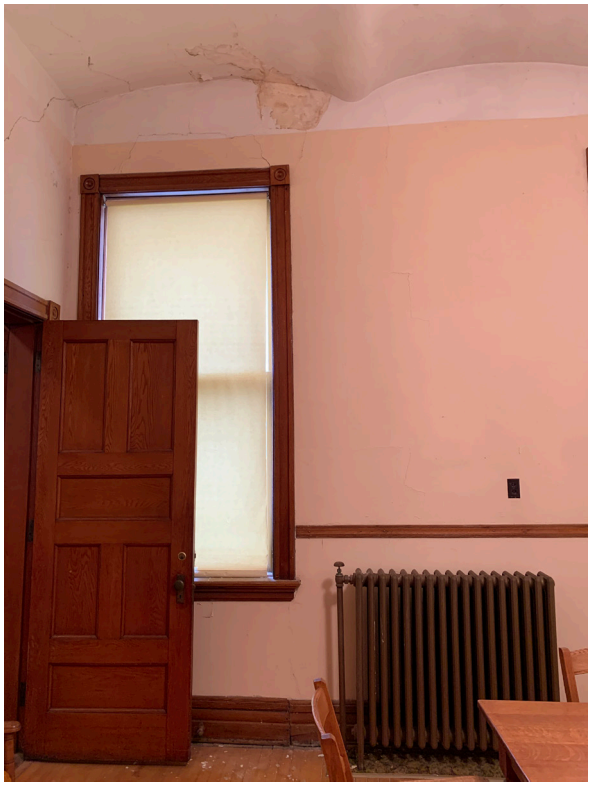


Figure 4-28: Plaster 2-8 (101)

INTERIOR FINISHES

PAINTED SURFACES

Rating: Contributing

Condition: Fair to Poor

Priority: 3

Description: All interior plaster is painted. Painted ceilings are predominantly white throughout the building's main spaces, with the only local color variation in the historic courtroom. Cast iron stairs and railings are painted. Metal vault doors, door surrounds and window shutters in vaults are painted. Most interior woodwork is stained with a clear finish. There is evidence of ornamental painting in the council chamber and clerk's office, revealed when records of the 1907 decoration was found in the county records. More of the ornament likely survive beneath the present layer of paint.

Condition: The interior finishes are in fair to poor condition, showing signs of normal wear and tear such as chipping and scratching. Paint has blistered where water intrusion caused adhesion failure – primarily in the basement.

Recommendations: Following thorough preparation, including the removal of loose, flaking or chalking paint, prime the walls using a high-quality primer. Follow with two coats of quality paint appropriate to its substrate. Since most of the existing paint likely contains lead, follow all worker protection regulations and material disposal. In most cases, well-adhered lead paint may be left in place and encapsulated rather than completed abated. Make every effort to retain and preserve decoratively painted vault doors. Conduct paint analysis for all rooms. Decorative paint at beams and walls should be restored by a professional conservator.



Figure 4-29: Painted surface 1-3 (147)


Figure 4-30: Painted surface Stencils in county clerk office, 1907


Figure 4-31: Painted surface stencil in council chamber, 1907

ENAMELED BRICK CLADDING

Rating: Very significant

Condition: Good

Priority: 3

Description: Enameled brick is the wall surface in the entry foyer, entry stair and main first floor public space and continues up the stair to the second-floor landing below the courtroom. The enamel is cream colored in the wainscot area and at the sills of the borrowed light windows. There is a black band two rows tall at the chair rail location and above are white enameled bricks. Above the white bricks, a brownish red band tops the wall and rises up the stair. This band is rough in texture and is neither enameled brick nor smooth finished plaster. In this band, horizontal and vertical line scars and evidence of raised circles indicate that a material has been removed. It is unknown if this material had any historic significance.

Condition: The bricks are in good condition, with few showing some signs of building movement and stress. The mortar/grout is also in good condition, except for a few areas.

Recommendation: Maintain enameled brick in place. Fill open joints with matching mortar.



Figure 4-32: Enameled Brick 1-0 (11)



Figure 4-33: 3 Enameled Brick 2-0 (31).jpg

EXPOSED BRICK

Rating: Contributing

Condition: Poor

Priority: 1

Description: Within the attic and the tower, the brick masonry walls are uncoated. See Exterior Recommendations Masonry section for description of interior of tower.

Condition: The exposed brick in the attic and tower is in poor condition. The tower area has multiple vertical cracks and large areas of missing mortar.

Recommendation: See See Exterior Recommendations Masonry section for recommendations on repairs to brick masonry. These repairs should be carried out in coordination with exterior repairs.



Figure 4-34: Exposed Brick 3-0 (25)

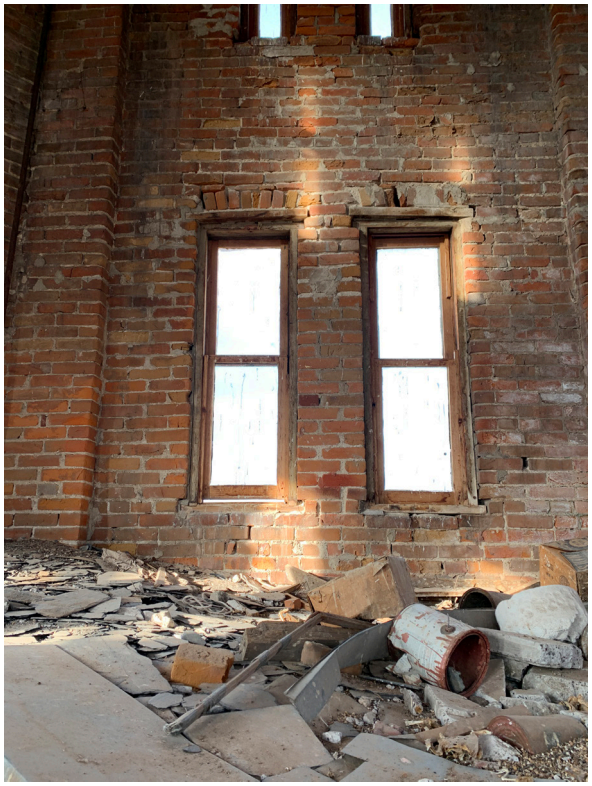


Figure 4-35: Exposed Brick 4-0 (10)

FLOORINGS

CONCRETE

Rating: Contributing

Condition: Fair

Priority: 3

Description: The concrete floors in the basement are painted.

Condition: The basement floors are in fair condition with only minor cracking.

Recommendation: Maintain concrete floors.

CERAMIC MOSAIC TILE

Rating Very Significant

Condition: Good

Priority: 3

Description: Mosaic tile floors of grey, dark reddish-brown, and light yellow-cream are found throughout the courthouse's first and second floors.

- First floor: Mosaic ceramic tile in public circulation space, front of Clerk's office and in vaults. Vault 1-12 has vinyl tile over mosaic tile.
- Second floor: Mosaic ceramic tile in public circulation space at top of stair.

Condition: The tile floors are in good condition where exposed. Condition of tile floors under vinyl tile is not known

Recommendation: Continue to maintain exposed mosaic tile floors. Refer to National Park Service *Preservation Brief #40: Preserving Historic Ceramic Tile Floors.* Remove non-contributing vinyl floor finishes. Repair ceramic



Figure 4-36: Concrete Floor B-0 (7)

tile floors as follows:

- Use the gentlest means possible to remove adhesives from areas beneath the vinyl. Use all legal means in handling and disposal of asbestos-containing materials.
- Use the gentlest means possible to strip paint from painted section of floor.
- Replace missing tiles with matching material, color, shape, size, glazing, and grout color.

Adhesive for the non-contributing vinyl flooring may contain asbestos and painted flooring may contain lead. Follow all regulations for worker protection and material disposal.



Figure 4-37: Mosaic Tile 1-0 (13)



Figure 4-38: Mosaic Tile 1-3 (144)

HARDWOOD

Rating Contributing

Condition: Fair

Priority: 3

Description: The exposed hardwood floors on the first and second floor. Wood flooring beneath modern finish flooring – Contributing.

- First floor: Primarily clear finished tongue and groove wood with some vinyl tile or carpet over wood.
- Second floor: Primarily clear finished tongue and groove wood with some vinyl tile or carpet over wood.

Condition: Condition of exposed wood flooring – Good to Fair. Condition of covered wood flooring – Unknown (currently covered)

Recommendation: Presumably, original wood flooring survives beneath the later vinyl and carpet finishes on the first and second floors. New material overlaying original floor finishes makes it difficult to verify the type of flooring material.

Condition: The first and second floor clear finished wood floors are in fair to good condition, with minor staining and scar trace evident from earlier fixture installations. All non-contributing finish flooring is in fair condition.

The condition of the presumed historic wood flooring beneath the vinyl tile is unknown. The wood flooring beneath the vinyl tile is likely coated with difficult-to-remove adhesive. Additionally, asbestos may be found in the resilient flooring and/or its adhesive.

Recommendation: Remove non-contributing vinyl floor finishes. Repair wood flooring as follows:



Figure 4-39: Hardwood 2-6 (113)

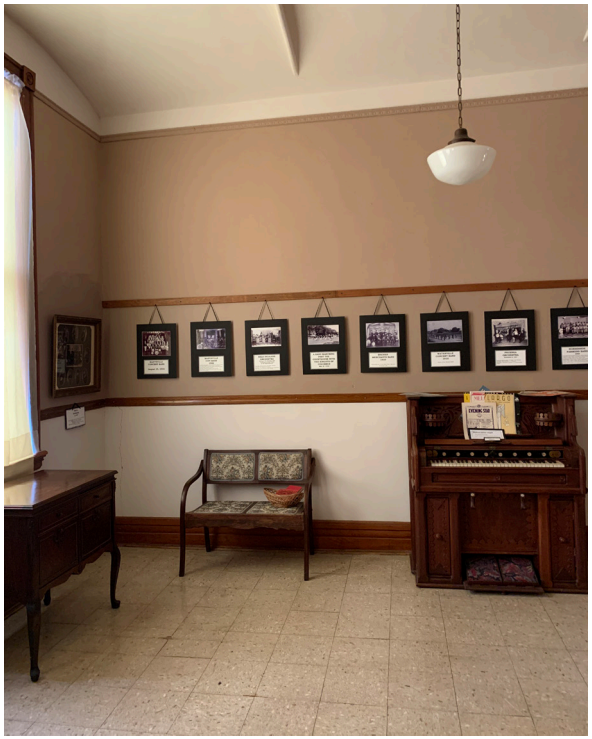


Figure 4-40: Hardwood under Vinyl 1-5 (111)

- Survey floors in detail for damage. Conduct finish analysis on wood floors to determine historic finishes.
- Use the gentlest means possible to remove adhesives from areas beneath the vinyl. Use all legal means in handling and disposal of asbestos-containing materials.
- Repair wood floors. Patch damaged areas in kind (Douglas fir). Clean existing finish if possible, or refinish to match historic treatment. Refinishing should be limited to severely worn areas since excessive refinishing shortens the lifespan of the flooring.
- If wood floors must be removed for the structural upgrade, carefully salvage boards for reuse in the same locations.
- Do not abrade the floor wood material because it contains traces of earlier installations in the form of discoloration and stains that should remain visible for interpretive purposes.
- Refinish floors with a clear coat.

Adhesive for the non-contributing vinyl flooring may contain asbestos, and painted exposed wood flooring may contain lead. Follow all regulations for worker protection and material disposal.

STAIRS AND LADDERS

Rating Significant

Condition: Good to Fair

Priority: 3 (attic ship ladder railing is priority 1)

Description: The structure contains one main stair occupying the center bay of the north side of the building and one set of steps leading from the basement to the rear of the building. The stairs rise three stories from the basement to the second floor. The attic can be reached by a ladder extending from the second-floor landing up to the attic hatch in the ceiling. The entire stair is open. Cased doorways at the entry level show evidence of containing doors at one time, but those are not present today. The run of stairs from basement to entry landing are painted concrete and are divided into two narrower stairs. The run of stairs from the first-floor lobby up to the second floor are cast iron with slate treads. The run of the stair from entry landing to first floor is a wide central run and divides into two again from the first floor to another landing above the entry. The stair joins again from the landing above the entry to second floor proper. The original newel posts at all locations are painted cast iron, as are the guardrails. These guardrails are topped with a stained wood handrail that runs between newel posts. The guardrails have graceful, curved decorative iron panels between vertical posts. The undersides and enclosed stringers are clad in original plaster over lath.

Condition: The stairs appear to generally be in good condition. The stained and clear finished cap rails show some wear, but they appear to be in very good condition as original elements. The metal parts fo the stair have many layers of paint and some staining. Similarly, the original stair treads may show some staining and wear. All stair rails heights are lower than allowed by today's codes.

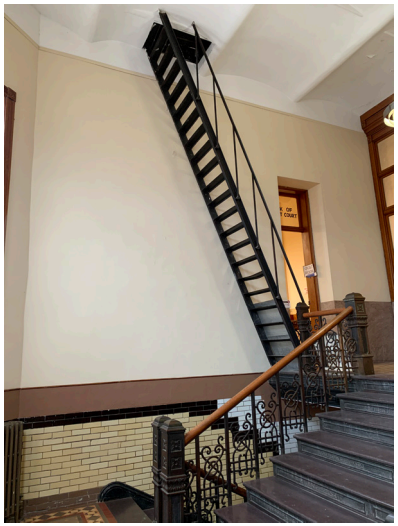


Figure 4-41: Stairs and ladders 2-0 (34)

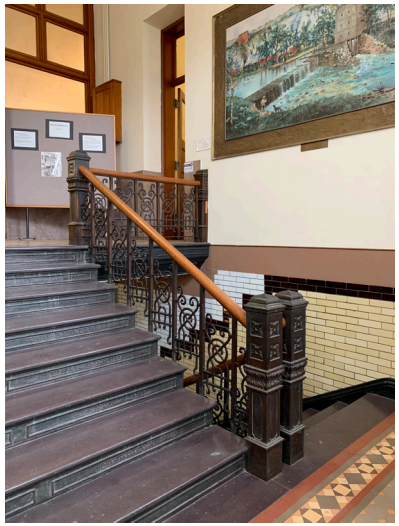


Figure 4-42: Stairs and ladders 2-0 (39)



Figure 4-43: Stairs and ladders 4-0 (1)

Recommendations: Address the stair element conditions and deficiencies as follows:

- Assess the conditions of all elements as exposed and repair damaged or deteriorated elements.
- Use the gentlest means possible to remove paint and stains.
- Use all legal means in handling and disposal of lead and asbestos-containing materials.
- Address the non-code compliant stair railing height with a design solution adhering to the Secretary of the Interior's Standards.
- Reattach the handrail of the ship ladder to the attic.



Figure 4-44: Stairs and ladders 3-0 (20)

DOORS AND WINDOWS

The doors and windows in the building's interior are original to the building, with few exceptions.

WOOD DOORS, TRANSOMS AND BORROWED LIGHT WINDOWS

Rating: Original are Significant

Condition: Fair – Good

Priority: 3

Description: In general, most interior doors, transoms and borrowed light windows appear to be original, with few being the result of early alterations. Much of the hardware on these doors appear to be original. The historic doors are generally paneled wood of the same style. The style is a 6-panel door with a combination of horizontal and vertical panels. On doors with glass, the top two vertical panels are instead one glass panel. There is some variety in door width. On the first floor, the doors have glass top panels and transoms. The basement doors have no transoms and second-floor doors in the courtroom have no glass and no transoms. All the wood doors, transoms and borrowed light windows have a stained finish. At this writing, it is not known if the original finish was a varnish or shellac finish. Rooms B-7, B-10, 1-9, 2-4a, 2-8m, 2-8w, 2-10 have doors that do not match the rest. Room 2-3a has a borrowed light window that does not match the rest

Condition: Most interior doors, transoms and borrowed light windows appear to be in fair to good condition, with normal wear and tear such as finish abrasion or chipping in evidence. Generally, only minor repairs are needed. Much of the original hardware is also in fair condition,



Figure 4-45: Wood Doors Transoms and Borrowed Lights 1-0 (7)

although in most cases in need of reconditioning (see below).

Recommendation: Restore, repair and reuse existing wood doors, transoms and borrow light windows.

- Evaluate the doors listed above as non-matching for historical significance before modifying.
- Reuse existing doors in situ wherever possible. Avoid relocating doors and openings.
- Conduct a detailed, door-by-door survey to document each door's condition and determine, on an individual basis, required repairs and hardware upgrades.
- Fully utilize alternative door width standards available under the Americans with Disabilities Act and the Building Code.
- Replace non-historic doors with period-appropriate door types that are compatible with, but distinct from, the historic doors.
- Painted signs on doors transoms and windows should remain

METAL VAULT DOORS AND WINDOW SHUTTERS

Rating: Decoratively Painted vault doors are Significant; window shutters are Contributing

Condition: Fair – Good

Priority: 3

Description: The vault doors in rooms 1-2, 1-5 (door painting is fading), 1-10, and 2-2 are decoratively painted with multiple colors and the manufacturer's name. The vault doors in rooms B-6 and 1-12 are painted a single color. B-12's door is a metal door, but not of the same weight, style and quality as the others. Metal shutters on the exterior windows in the vaults are painted a single color and are of the same style as door B-12.

Condition: The decoratively painted vault doors, frames and casings are in good condition, although it is not known if the locking mechanisms are still functional. Door 1-5 paint is in poor condition, as if it had been stripped or otherwise damaged in the past. Window shutters are in good condition.

Recommendation: The decoratively painted vault doors, frames and casings should maintained in place. Care should be taken with the paint to retain the colors, text, symbols and drawings.



Figure 4-46: Metal Vault Door 1-11 (45)



Figure 4-47: Metal Vault Door 2-1 (50)



Figure 4-48: Window Shutter 1-4 (126)

ATTIC HATCH

Rating Non-Contributing

Condition: Poor

Priority: 1

Description: The access to the attic, from the second floor, occurs through a wood door, laid flat on the floor of the attic. This door is framed out at the second floor ceiling, above the stair.

Condition: The door has one small metal hinge that is still attached, and another hinge location that has no hinge. One must ascend the metal ship ladder to operate the door and push the door up and open.

Recommendation: At a minimum, the hinges should be reattached to the door. Ultimately, the hatch door should be replaced with a proper hatch door that is thermally insulated and has compression spring operators enclosed in telescopic tubes.



Figure 4-49: Attic Hatch 3-0 (27)

WOOD CASINGS AND TRIM

Rating Contributing

Condition: Fair – Good

Priority: 3

Description: The wood trim in the Marshall County Historic Courthouse includes: chair rails, baseboards, picture rails, door casings, and window surrounds, all of which are important character-defining features. Original trim is mostly flat with profiled, beaded cap or edge, at the baseboards and window trim. Door and window casings have square blocks with rosettes at the top corners of the casing. Borrowed light windows also have these square blocks at the bottom corners of their casing. Doors have plinth blocks at the bottom, where the baseboard meets the casing. Wood door jambs are flat in corridor doors and paneled on doors connecting rooms. Wall trim in the courtroom surrounding the acoustical panels was installed before the end of the period of significance (1941) is generally flat.

Condition: Interior wood elements generally appear in fair to good condition with minor repairs needed, including repairing splits and filling in missing pieces. Some rooms have an additional flat board installed above the chair rail but below the picture rail and that is thought to be non-contributing. The spans of baseboard, wood chair rails and picture rails are mostly intact. However, some areas show separation at joints and minor modifications to accommodate vertical plumbing or electrical lines. All wood trim is stained.

Recommendation: Retain, repair and reuse original wood trim components.



Figure 4-50: Wood Casings and Trim 1-6 (102)



Figure 4-51: Wood Casings and Trim 1-6 (95)

Restore deteriorated or damaged wood elements as follows:

- Repair any splits, gouges, or large chips. Use Dutchman patches rather than putty to repair large damaged or missing flat areas.
- Carefully remove, salvage, label and store any components that must be removed for other work. Return these elements to their original locations when work is finished.
- Replace missing trim that has been removed during alterations. Match original with respect to profile, wood type and finish.
- Replace wood trim elements damaged or destroyed by water intrusion only after the source of water is eliminated.



Figure 4-52: Wood Casings and Trim 1-9 (61)

CASEWORK

Throughout the building, there are casework items that appear to be of the age and construction type to be original or early additions to the building. The courtroom casework is discussed below.

COURTROOM

Rating Historic elements – significant; non-historic elements – non-contributing

Condition: Good

Priority: 3

Description: It appears that most of the courtroom gallery seating is original. The center portion of the judge's bench, the gallery rail and parts of the jury box are original. Additions to the sides of the judge's bench were added sometime after the original, but evidence of that date has not been found. At the same time, benches were added to the well side of the gallery rail. The sides, back and guardrail of the jury box are consistent with the center portion of the judge's bench and are presumed to have been benches, prior to the installation of the individual chairs

Condition: The casework and seating in the courtroom are in good condition.

Recommendation: Maintain casework and follow instructions above regarding wood casings and trim when repairs are needed.



Figure 4-53: Casework 1-1 (130)



Figure 4-54: 13 Casework 1-9 (72)



Figure 4-55: Casework 2-6 (126)



Figure 4-56: 13 Casework 2-6 (130)



Figure 4-57: Casework 1-11 (47)

RESTROOM PARTITIONS

Rating: Contributing

Condition: Good

Priority: 3

Description: The toilet partitions in the basement are consistent in style and are made of painted wood with louvered doors.

Condition: The painted wood partitions are in fair condition.

Recommendation: Adjust hardware for smooth operation. Modify at least one stall in each restroom for handicap accessibility, using existing component as much as possible.



Figure 4-58: Restroom Partition B-0w (72)



Figure 4-59: Restroom Partitions B-0m (80)



Figure 4-60: Schoolhouse Lights 1-2 (152)

OTHER SIGNIFICANT ELEMENTS

The following are contributing elements to the historic character of the building, and the comments below regard those elements as such. For more information on the care and maintenance of the elements, refer to the MEP section of this report.

SCHOOLHOUSE LIGHT FIXTURES

Rating Historic elements – contributing

Replacement elements – non-contributing

Condition: Good

Priority: 3

Description: It appears that most of the existing light fixtures in the building are original, or at least most of the parts of the light fixtures are original. Existing light fixtures include single bulb schoolhouse style fixtures, pendant mounted on chains on the upper levels, and flush-mounted in the basement. Some rooms have ceiling-mounted fluorescent light fixtures and track lighting used for exhibit illumination.

Condition: The light fixtures are in fair condition.

Recommendation: Replace inappropriate fixtures with schoolhouse fixtures that are historically compatible with the existing fixtures and building's historic character. If a future project replaces the fluorescent and track lighting, consider selecting new fixtures that will meet the Secretary of the Interior's Standards for Rehabilitation.

- Remove non-contributing fluorescent and track light fixtures.
- Retain the identified surviving historic fixtures.
- Select new fixtures based upon research, including historic photographs and other documentation.
- Custom fixtures may be required in areas to be restored. In areas to be rehabilitated, contemporary but compatible fixtures are acceptable.



Figure 4-61: Schoolhouse Lights 1-5 (107)

- Balance energy conservation with building conservation and the sympathetic treatment of interior spaces. Research federal energy requirements for historic buildings.

RADIATORS AND VENTS

Rating Historic elements – contributing

Condition: Good

Priority: 3 (unless leaking, then priority 1)

Description: It appears that most of the original radiators are existing and operational in the building.

Condition: The radiators are in good condition, with the exception of one leaking at the shutoff.

Recommendation: Maintain in good repair. Replace leaking or broken components in kind.



Figure 4-61: Radiator 2-10

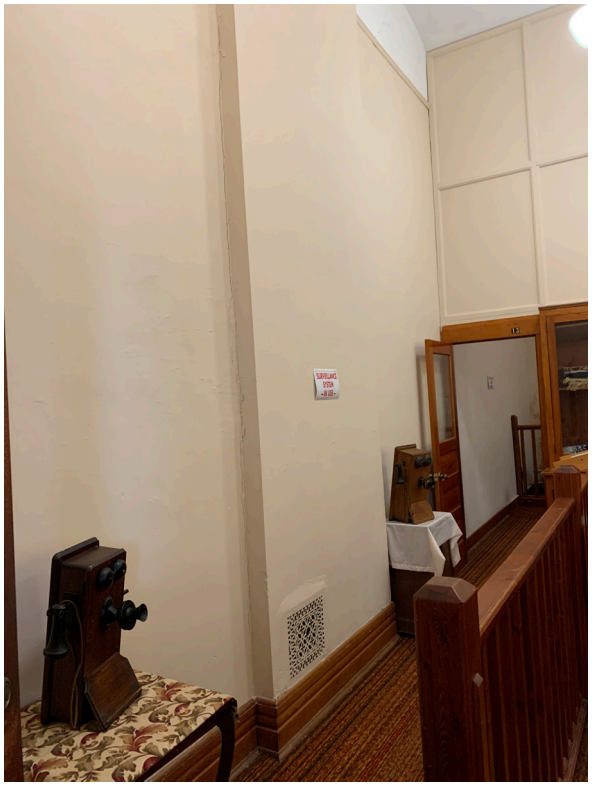


Figure 4-63: Vents 2-11 (6)

BUILDING ACCESSIBILITY & CODE RECOMMENDATIONS

The application of accessibility guidelines and currently adopted life safety and building codes within an existing, historic structure should be carefully considered. The historic building is not going to comply with each part of the modern requirements as it was built before the creation of such documents. The historic structure can, however, often meet the intent of the code. The following recommendations take into account that the building has been operating as a museum for the historical society since 1979, when the County moved to the administration building. The application of the IEBC along with the IBC allows many of the historic building's existing systems and conditions to remain if they are not considered to be hazardous for the occupants. It is recommended that a qualified restoration architect, who understands how to apply accessibility guidelines, and current building codes, in concert with the Secretary of the Interior's Standards for the Treatment of Historic Properties, is engaged before extensive restoration or renovation work occurs. Careful planning will ensure that the building's historic fabric is preserved while modern upgrades attempt to make the building safer for its occupants.

BUILDING ACCESSIBILITY

The following list of accessibility recommendations shall not be construed as a directive or a complete review of all the existing conditions present in the building, but shall serve as a general starting point for decision making. Accessibility of existing buildings, especially if used for public purposes, is critical to its future use.

RECOMMENDATIONS FOR NON-COMPLIANT ACCESSIBILITY ITEMS

- Building entrances: there are stairs at the main entrance on the exterior and the interior. There are stairs at the second exit from the basement.
    - The main entrance is on the building's primary facade, and because the main entry occurs between levels, it is not recommended to modify these stairs and steps.
    - A better opportunity would exist on the rear of the building, perhaps removing the step at the exterior of the exit from the basement and installing a chair lift at the stair or within the room adjacent to the stair.
    - The best solution for accessibility would be to construct a small addition at the rear and install a new stair and elevator.
- Accessible route to all areas of the building: There is no elevator connecting the exterior grade to the interior or connecting the building's three levels.
    - The best solution for accessibility would be to construct a small addition at the rear and install a new stair and elevator.
    - To install an elevator on the interior of the building, the floor plan would suffer significant impact, as the goal of the elevator would be to connect the B-0, 1-0 and 2-0 spaces with the exterior level. It would be possible next to the rear entrance, but the elevator would need to rise into the historic courtroom 2-6. This solution would damage the courtroom's historic character, one of the most significant spaces within the building, and is not recommended. Alternatively, an elevator could be installed within rooms B-11, 1-11 and 2-11 but would not connect to the exterior level.
- Restroom facilities: there are no handicapped accessible toilet stalls or fixtures.
    - Create at least one accessible toilet and sink location in the building with compliant reach ranges and clearances.
- Handrails: there are no handrails at exterior steps to main entrance. The main interior stair does not have a separate, continuous handrail.
    - Install handrails at exterior steps.
    - Install continuous handrails on one side of all interior stairs.
- Door hardware and closers: all the interior doors with latches have round knobs or thumb-turn deadbolts that require tight grasping and turning. The closers on the front entry doors make the doors difficult to open.
    - **Option 1:** Install a Rubber Doorknob Extension on the existing knob. Choose one made from a soft rubber molding that snaps on to the doorknob. The handle provides extra leverage. This is ideal for users with limited grip strength and hand dexterity.
    - **Option 2:** Replace hardware on doors with knobs that will be used by the

public when the museum is open. Lever handle locksets should be chosen that are compatible with the historic character of the building.

- Signage: no signage is present.
    - Install wayfinding signage and emergency exit signage

BUILDING CODE RECOMMENDATIONS

For most historic buildings to comply with the governing life safety and building code, portions of the building usually need to be upgraded in some manner. While this report and scope of work do not include a detailed comprehensive code analysis, the following items would need to be addressed to comply with the local building codes. In some instances, the non-code-compliant historic conditions may be approved if compliance is gained by another means. A careful, thorough, and comprehensive code analysis should be completed as part of any future rehabilitation project. The following list of code issues shall not be construed as a complete review of all the existing conditions present in the building but shall serve as a general starting point for further assessment.

CODE VIOLATION RECOMMENDATIONS

- Number of exits: most buildings require more than one exit from levels above the grade plane. The courthouse has only one exit from the second floor.
    - Consult the building official to develop a plan for the safety of the occupants. This plan could be as simple as limiting the number of occupants in the building or providing additional safety features meant to alert occupants of potential safety hazards.
    - The best solution for egress would be to construct a small addition at the rear and install a new stair and elevator.
- Exterior door at the south basement level has no panic hardware but has a deadbolt.
    - Keep the door open during business hours to allow egress to occur. If this presents a security risk, install panic hardware with a latch that cannot be opened from the exterior.
- Non-compliant vertical egress:
    - Non-Compliant Stair No. 1: main stair
        - The existing unenclosed grand stair, with its existing risers and treads can remain under the considerations for historically significant structures.
        - Guardrail: Although the spacing between the existing ornamental patterns of the guardrail exceed the 4-inch rule at the main stair guardrail, they can remain in historic buildings. At a height of 31" from the finished floor, the guard at the second-floor landing is 11" lower than required for new construction. It can remain if it is not structurally dangerous and approved by the code official. If the code official determines the low height is not approved, the recommendation would be to add another top rail to the existing guard in a way that is sensitive to the historic design and does not damage the historic material. One way to do this would be to clamp a bracket to the existing top rail that carries a new top rail to essentially "raise" the height of the guard.
        - Handrails: install a new continuous handrail mounted to the wall side of the stair that complies with the height, shape and diameter requirements.
    - Non-Compliant Stair No. 2: basement to exterior/rear of building
        - The existing risers, upper landing depth and treads can remain under the considerations for historically significant structures IF the inconsistencies do not pose an unsafe condition to the occupants.
        - Handrails: install a new continuous handrail mounted to the wall side of the stair that complies with the height, shape and diameter requirements.
- The boiler room in the basement is large enough to require a one-hour fire-rated enclosure.
    - Install one-hour rated closure with door between rooms B-7 and B-8.
    - Fire stop all penetrations in the walls surrounding and floor above the room.

Since there is only one exit from the second floor, we recommend that the number of occupants should be limited to a total of 49 during normal operations unless or until the local code official can determine if a higher number of occupants can be safely accommodated.

MARSHALL COUNTY HISTORIC COURTHOUSE
HISTORIC STRUCTURE REPORT

STRUCTURAL INVENTORY & ASSESSMENT



TREANORHL

STRUCTURAL INVENTORY AND ASSESSMENT

The original 1891 structure is comprised of load bearing brick masonry walls supported on below grade limestone foundation walls. These walls act to support the gravity load from the floor and roof structure and also act as shear walls to resist wind and seismic loads. Unlike modern shear walls, these walls are unreinforced and do not incorporate boundary tie down elements to resist over turning from lateral forces. Instead, these walls rely on their significant size and mass to resist the wind and seismic forces they are subject to.

The floors supported by these bearing walls consist of brick arches that span between steel I-beams. The upper surfaces of the arches appear to be filled with a form of early concrete made from lime, sand, and aggregate known as beton that was common to this era. The beton would extend up to just below the finished floor. The geometry of the brick arches creates a lateral thrust acting to push the supporting steel beams apart. This lateral thrust is resisted by tie rods that run through the web of the beam and are exposed below the arches. A diagram of this type of construction is shown below.

This type of floor construction was common to this era and was implemented in an attempt to address the shortcomings of combustible wood construction. This heavy concrete and steel construction gained favor with designers in the aftermath of the 1871 Chicago fire. Similar but more state-of-the-art construction was being built in the 1880's and 1890's in cities like Chicago and New York that used hollow clay tile arches that covered the bottom flange of the steel beams. This type of construction was lighter, cheaper, and offered better fire protection to the exposed bottom flange of the steel beams.

The attic structure consists of built-up steel trusses that bear on the brick masonry walls. These trusses support regularly spaced small, inverted tee members that in turn support a clay tile infill. The tower on the south elevation is supported by octagon shaped brick masonry walls that extend down to the foundation on the north side and are supported by a built-up steel beam in the attic on the south side.

A single-story addition was added to the south side of the building some time after the original construction was complete. This addition appears to consist of a concrete beam and slab roof supported on exterior limestone walls. The addition appears to have been originally intended as a temporary detention facility.

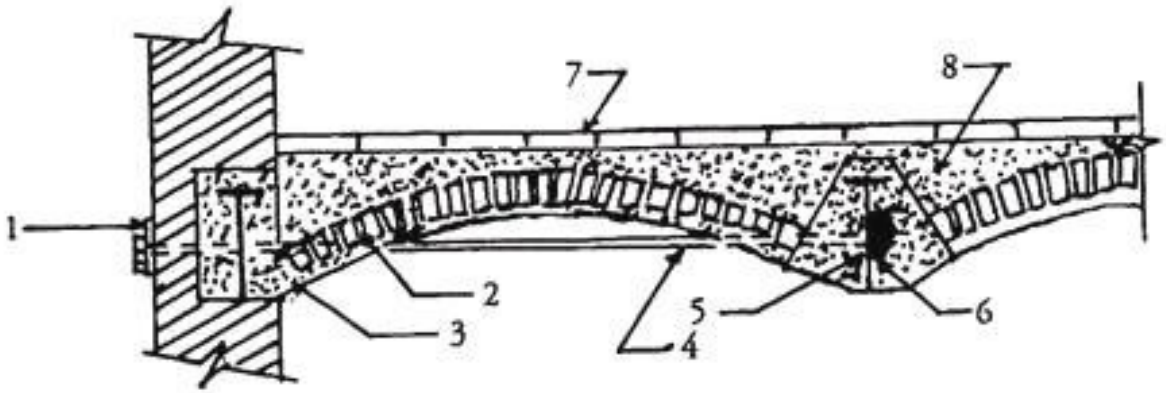


Fig. 5.5 Jack arch roof
1. M.S. plate 10 mm thick 2. Brick arch 3. Plaster 4. M.S. Tie rod
5. R.S.J. 6. Cement concrete 1:2:4 7. Flooring 8. Lime concrete

ACTION ITEMS, PRIORITIES & ASSOCIATED COSTS

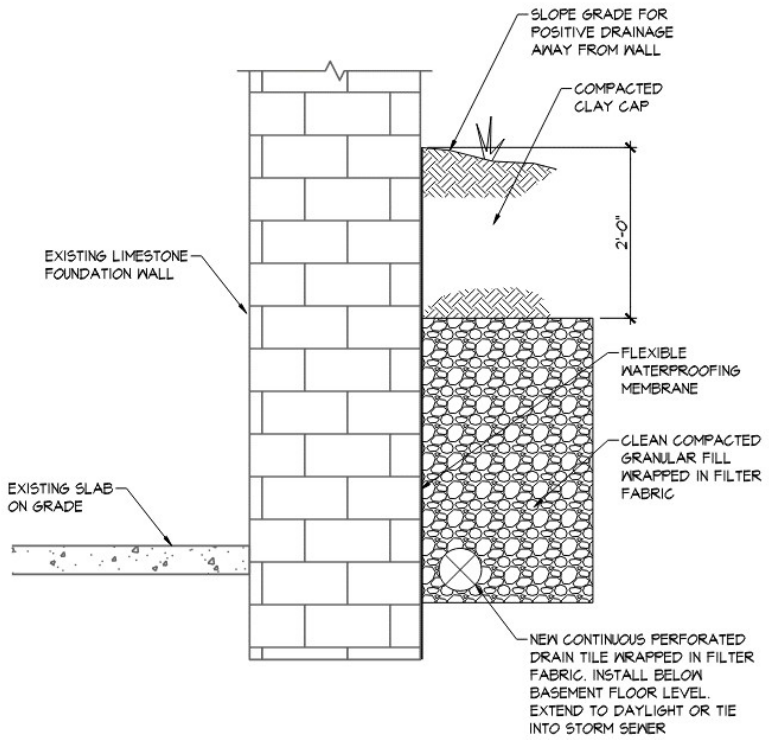
While some structural deficiencies were observed as documented below, much of the framing was found to be in fair to good condition. There are no visible signs of overstress or failure of the floor or roof framing. The structure is performing as intended and the framing is capable of continuing to support the loads it has historically been subject to.

There are, however, some areas of distress that were observed and warrant documentation and discussion in this report. To that end, a series of reflected ceiling plans have been developed and illustrated. These plans identify the existing framing configuration of each floor. Pictures documenting the conditions observed on January 19, 2021 are also contained within this report. These conditions are grouped into categories and their locations are keyed to the reflected ceiling plans. The "E" series photographs simply document typical existing framing and conditions observed. The remaining categories document some level of deterioration or distress and are discussed in further detail below.

BELOW GRADE WATER DAMAGE

The below grade stone foundation walls are subject to saturated soils on the outside face of the wall. This soil moisture wicks though the mortar joints in the wall and acts to degrade the soft lime mortar that fills those joints. Over time, this mortar degradation inhibits the ability of the mortar to transfer wall load from one stone to the next. Additionally, the wall retains this moisture and can lead to mold growth and damage to the finishes on the wall. These conditions are shown in the "W" series photographs and are keyed on the attached plans.

Mitigation of this condition should be undertaken on the outside of the wall. Any type of measure to seal the wall from the inside would make the condition worse as water would enter the wall from the outside but then would have no place to go. Accordingly, the most effective way to mitigate this ground water infiltration issue is by stopping the water before it gets to the wall. This could be done by exposing the outside of the stone foundation wall and installing a continuous foundation drain at an elevation just below the level of the slab on grade. The continuous foundation drain should be wrapped in filter fabric and backfilled with a free draining material and capped with a clay soil. The foundation drain should extend to daylight or terminate at a storm sewer. While exposed, the wall could be waterproofed with an appropriate waterproofing membrane. A detail of this proposed detail is shown below. We estimate the cost to install this detail around the perimeter of the building to be $40,000. Stopping the water infiltration through the below grade stone walls should be considered a Priority 2 repair.



FAILED FLASHING

Where the single-story addition on the south side of the building meets the original structure, the roof flashing has failed. The failure has allowed water to migrate down the exterior face of the original wall. This condition is shown in the "F" series photographs and is keyed on the attached plans. Refer to 4. Treatment & Recommendations of this report; *Roof Cladding*.

FAILED RADIATOR

A radiator on the west side of the third floor has been leaking and has caused damaged to the floor and walls below. This condition is shown in the "R" series photographs and is keyed on the attached plans. While this leak has not yet caused any significant structural concerns, the leak should be fixed so as to prevent future structural damage from ongoing saturation of the adjacent walls. Refer to 6. Mechanical, Electrical & Plumbing Inventory & Assessment of this report.

SETTLEMENT CRACKS

The load bearing wall framing described above, as well as the plaster coating over those walls, is very rigid and brittle. As a result, as the building settled while reaching equilibrium with the soil that supports it, some of the walls that have experienced differential settlement have cracked. Additionally, as the building experiences seasonal differential settlement due to soil moisture content, the rigid walls relieve the associated stress by developing settlement cracks. Many of the more significant settlement cracks have been identified and are shown in the "S" series photographs and are keyed on the attached plans.

These cracks are not uncommon for rigid load bearing structures. While they may present an aesthetic concern, they do not at this time present a structural concern. Accordingly, underpinning or structural wall repairs are not warranted at this time. Instead, it is likely that the continued opening and closing of these settlement cracks will simply be a characteristic of this building. It is important to note, however, that any sudden or significant development of new cracks should be noted and evaluated further. New or worsening cracks could be signs of new distress from an as of yet undeveloped cause. Therefore, crack monitors should be placed on the cracks labeled S1 through S6 and T1 through T2 on the attached plans and potential future movement at these locations monitored and documented. An initial cost of $1,200 should be budgeted to have the crack monitors installed by a professional testing lab. The monitors should be read at least twice a year and $650 should be budgeted for each reading and follow up report by the testing lab. Installation of the crack monitors and the follow up readings should be considered a Priority 1 repair.

Additionally, settlement cracks that exist in the exterior walls and compromise the building envelope should be addressed as indicated in 4. Treatment & Recommendations of this report; *Masonry*.

THERMAL CRACKS

Thermal cracks typically occur where different sections of wall experience different rates of temperature change. This often occurs where large masses of wall meet sections of wall with less mass and or adjacent sections of wall have different expose to the elements. As these different but adjacent sections of wall experience different internal temperatures at different times, they expand and contract differently as well. This differential movement often results in the development of cracks.

A likely example of this phenomenon exists where the southern half of the tower meets the norther half of the tower. These thermal forces reach their maximum above and below the windows where the thermal stresses are concentrated like at the perforations along a sheet of paper or a stamp. The cracks that have developed here are more vertical than would be typical for a settlement crack and do not extend down to the foundation as would be the case with a settlement crack. Photographs of this condition are shown in the "T" series photographs and are keyed on the attached plans. These cracks should be monitored as described above.

Additionally, thermal cracks that compromise the building envelope should be addressed as indicated in Part Four of this report; *Masonry*.



Figure 5-1: E1



Figure 5-2: E2



Figure 5-3: E3



Figure 5-4: E4



Figure 5-5: E5



Figure 5-6: E6



Figure 5-7: E7



Figure 5-8: E8



Figure 5-9: E9



Figure 5-10: E10



Figure 5-11: E11



Figure 5-12: F1



Figure 5-13: R1



Figure 5-14: R2



Figure 5-15: R3



Figure 5-16: R4



Figure 5-17: S1



Figure 5-18: S2



Figure 5-19: S3



Figure 5-20: S4



Figure 5-21: S5



Figure 5-22: S6



Figure 5-23: T1



Figure 5-24: T2



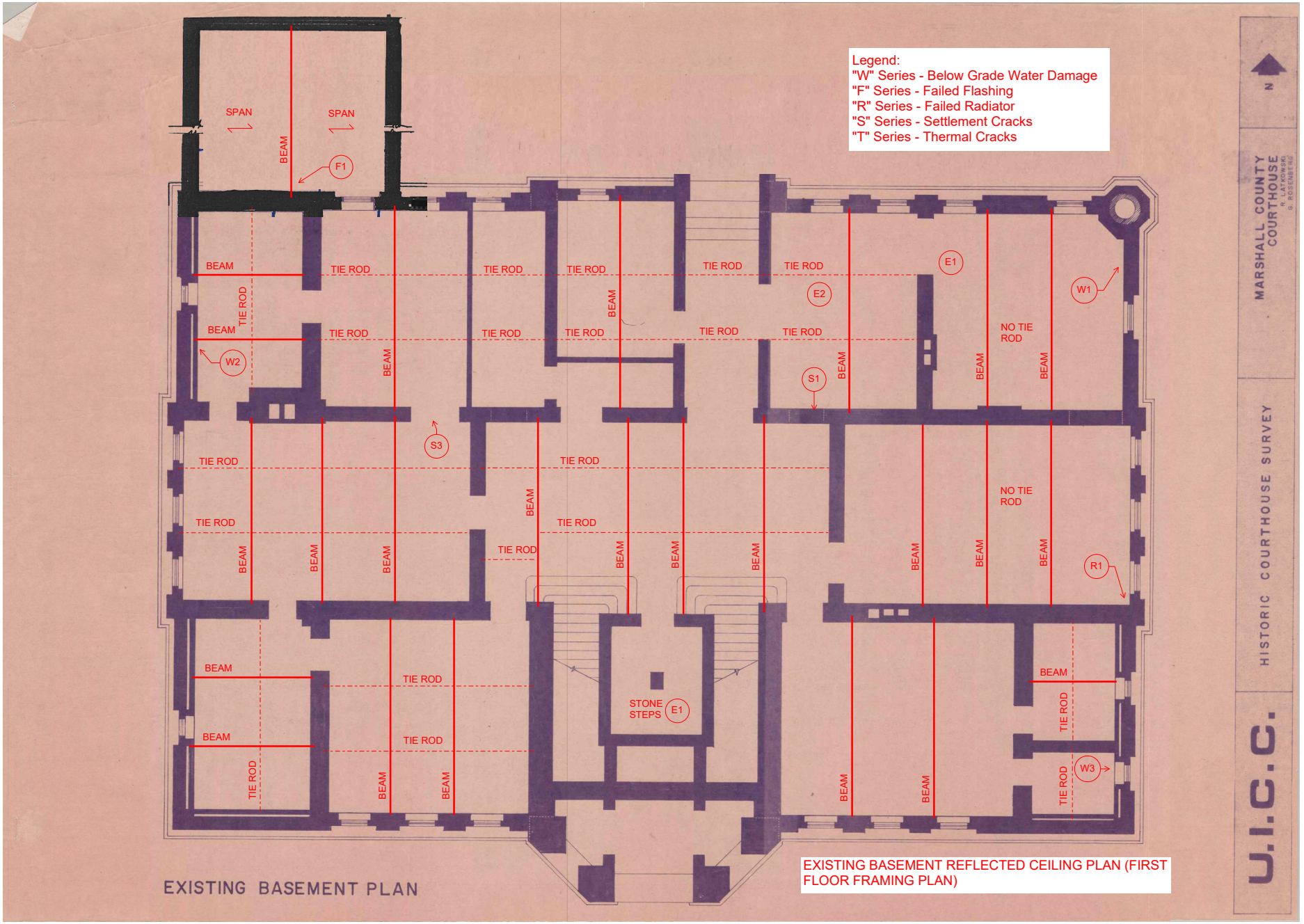
Figure 5-25: W1

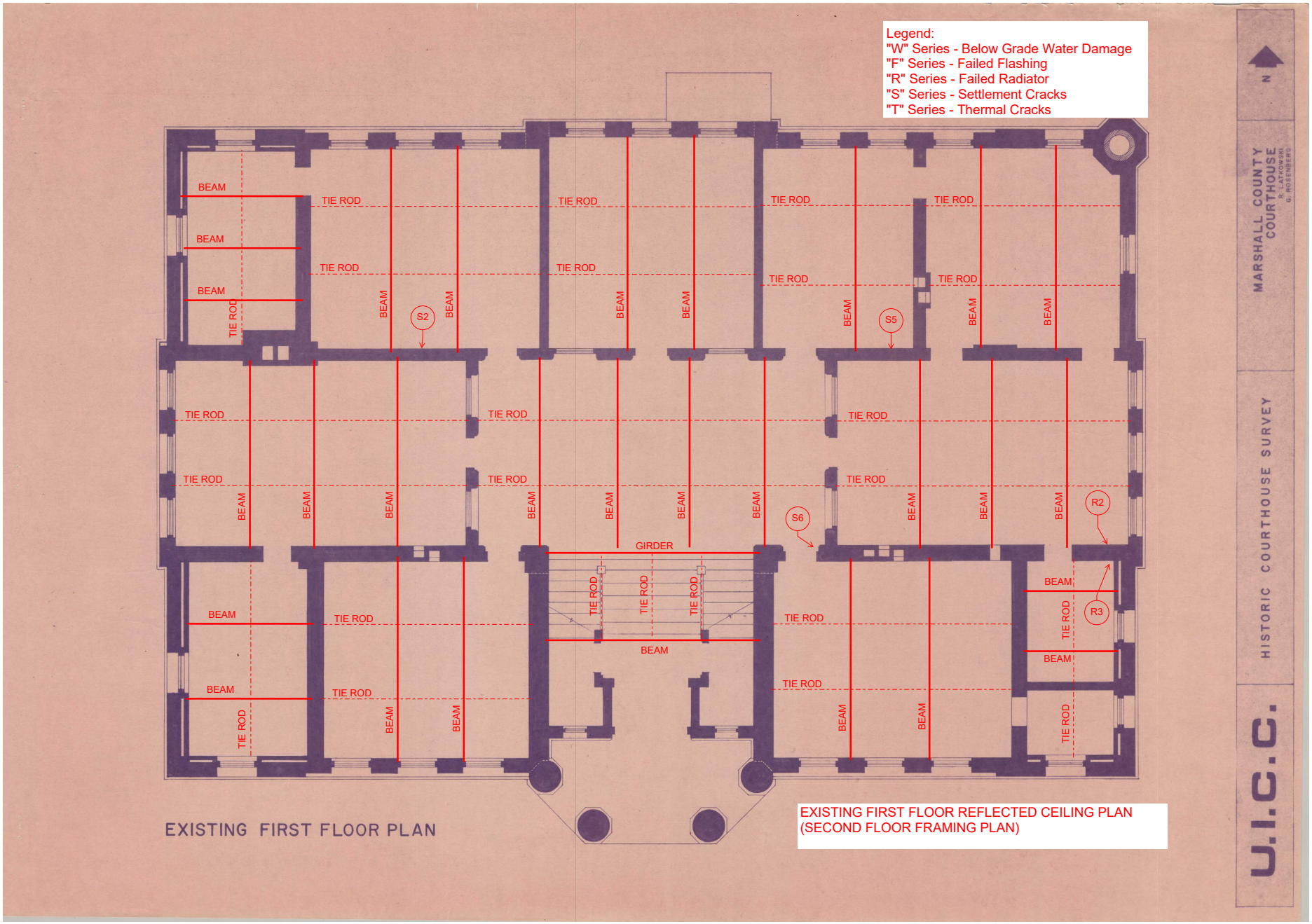


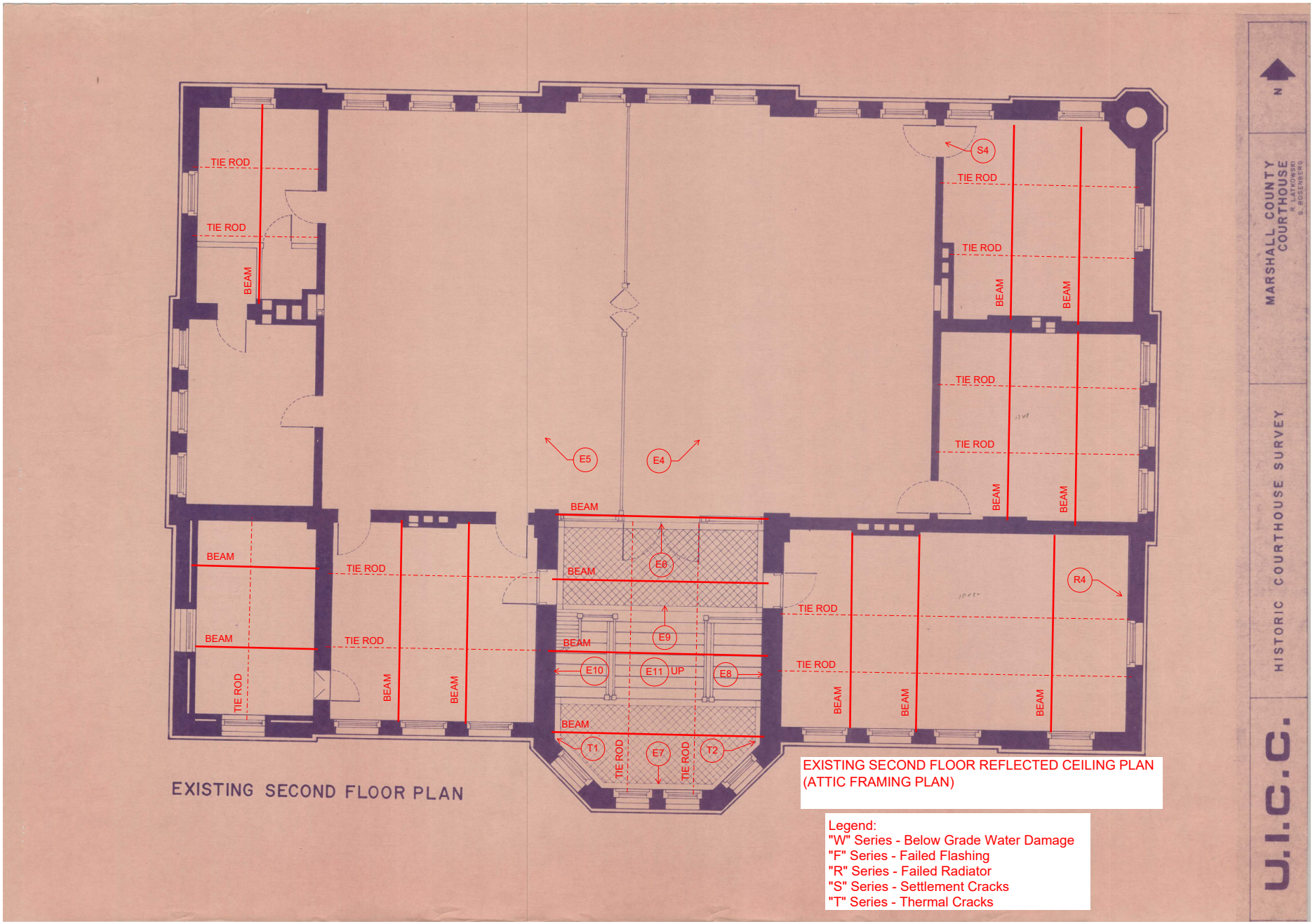
Figure 5-26: W2

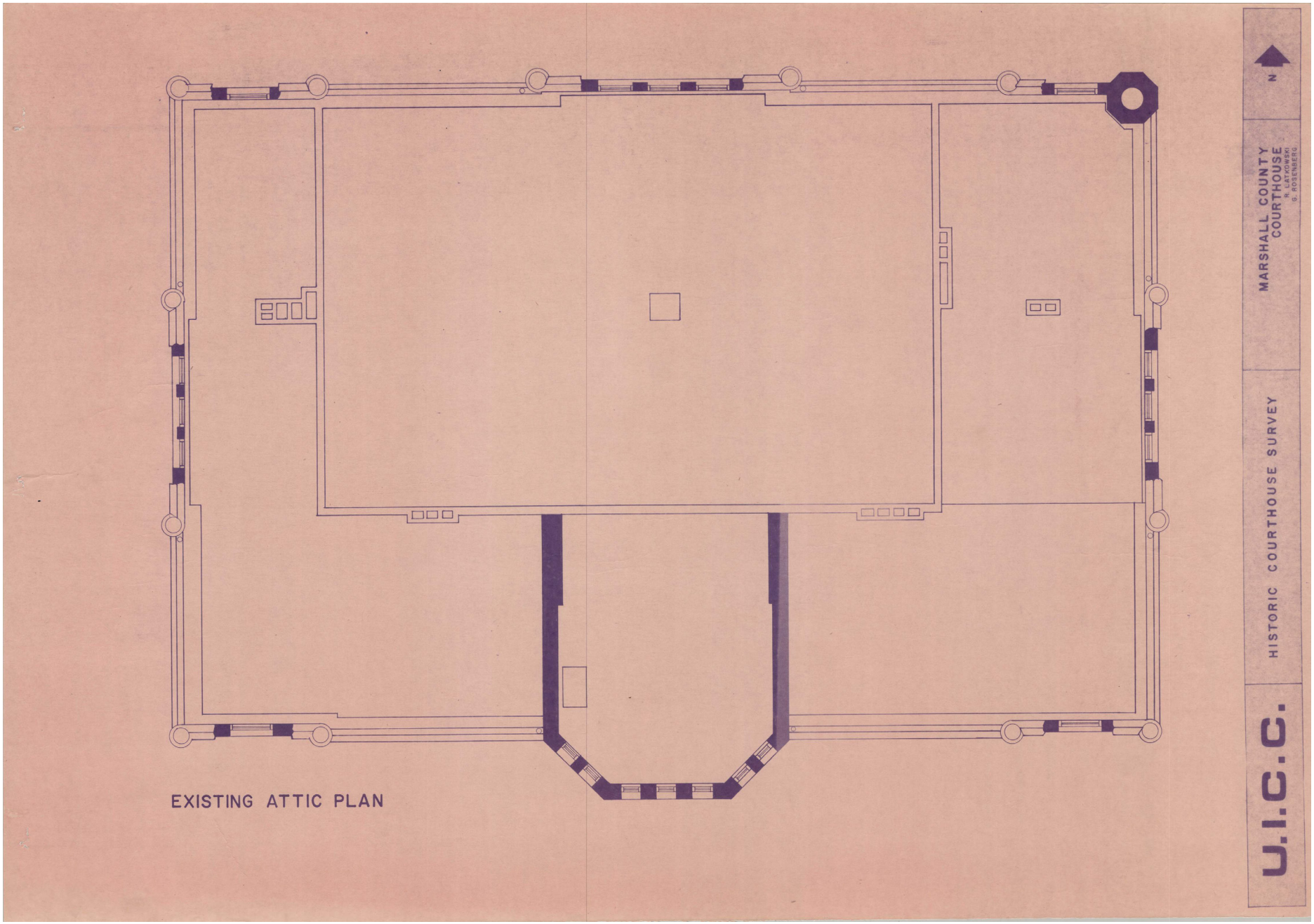


Figure 5-27: W3


Legend:
"W" Series - Below Grade Water Damage
"F" Series - Failed Flashing
"R" Series - Failed Radiator
"S" Series - Settlement Cracks
"T" Series - Thermal Cracks
SPAN
SPAN
BEAM
F1
BEAM
TIE ROD
TIE ROD
TIE ROD
TIE ROD
TIE ROD
E1
E2
W1
BEAM
TIE ROD
BEAM
TIE ROD
TIE ROD
TIE ROD
TIE ROD
TIE ROD
W2
BEAM
S1
BEAM
BEAM
NO TIE ROD
S3
TIE ROD
TIE ROD
BEAM
NO TIE ROD
TIE ROD
TIE ROD
TIE ROD
BEAM
BEAM
BEAM
BEAM
BEAM
BEAM
BEAM
BEAM
BEAM
R1
BEAM
TIE ROD
BEAM
TIE ROD
STONE STEPS
E1
BEAM
TIE ROD
TIE ROD
BEAM
BEAM
BEAM
BEAM
TIE ROD
W3
TIE ROD
EXISTING BASEMENT PLAN
EXISTING BASEMENT REFLECTED CEILING PLAN (FIRST FLOOR FRAMING PLAN)
N
MARSHALL COUNTY COURTHOUSE
HISTORIC COURTHOUSE SURVEY
U.I.C.


Legend:
"W" Series - Below Grade Water Damage
"F" Series - Failed Flashing
"R" Series - Failed Radiator
"S" Series - Settlement Cracks
"T" Series - Thermal Cracks
N
MARSHALL COUNTY COURTHOUSE
HISTORIC COURTHOUSE SURVEY
U.I.C.
BEAM
TIE ROD
GIRDER
S2
S5
S6
R2
R3
EXISTING FIRST FLOOR PLAN
EXISTING FIRST FLOOR REFLECTED CEILING PLAN
(SECOND FLOOR FRAMING PLAN)


EXISTING SECOND FLOOR PLAN
EXISTING SECOND FLOOR REFLECTED CEILING PLAN
(ATTIC FRAMING PLAN)
Legend:
"W" Series - Below Grade Water Damage
"F" Series - Failed Flashing
"R" Series - Failed Radiator
"S" Series - Settlement Cracks
"T" Series - Thermal Cracks
TIE ROD
BEAM
S4
R4
E4
E5
E6
E7
E8
E9
E10
E11
UP
T1
T2
N
MARSHALL COUNTY COURTHOUSE
HISTORIC COURTHOUSE SURVEY
U.I.C.


EXISTING ATTIC PLAN
N
MARSHALL COUNTY COURTHOUSE
R. LATKOWSKI
G. ROSENBERG
HISTORIC COURTHOUSE SURVEY
U.I.C.C.

MARSHALL COUNTY HISTORIC COURTHOUSE
HISTORIC STRUCTURE REPORT

MECHANICAL, ELECTRICAL & PLUMBING INVENTORY & ASSESSMENT



TREANORHL

6. MECHANICAL, ELECTRICAL & PLUMBING INVENTORY & ASSESSMENT

This section of the Historic Structure Report for the Marshall County Courthouse will address the building's existing plumbing, mechanical, electrical, telecommunication and site utility infrastructure.

PLUMBING

The water service to the building enters the west wall of the boiler room. A meter is installed, in the line, and is located in the boiler.

A 30-gallon, natural gas fired domestic hot water heater provides domestic hot water for the lavatories that are located in the building.

The domestic hot and cold water piping in the building is a mix of copper and galvanized steel. This piping is uninsulated and is generally exposed in the basement of the building.

Drain waste and vent piping, where exposed, is hub and spigot cast iron.

There are two toilet rooms that are active in the basement of the building. One for men and a second for women.

The plumbing fixtures are old and generally not compliant with current code. Urinals are of the floor mounted design with the fixture trap concealed in the concrete basement floor slab below the respective urinal. Three of these urinals have been retrofitted with newer flush valves. Two of the urinals are out of service and are provided with a flush tank.

Water closets in the men's toilet room are old historic fixtures each with a flush tank. The flush handle on these fixtures is located on the bottom of the flush tank. One of the water closets was not accessible as the stall was locked and labeled "out of service".

Water closets in the women's toilet room are of a newer design each with a flush tank. These fixtures have a round bowl. Current code requires elongated bowls on water closets in commercial installations.

Lavatories are old, wall mounted with two, single handle faucets. This faucet configuration does not allow for the mixing of hot with cold water leaving the faucet spout subjecting the user to potential scalding from the hot water.

There are two toilet rooms on the second level of the building for each of the two judges and two additional toilets for men and women in the jury deliberation room. The fixtures in these rooms appear to be out of service but may still be connected to the domestic water system in the building and the drain, waste and vent system in the building.

If it is the intent for the toilet rooms to be for display purposes only, they should be permanently disconnected from both the domestic water system and the drain waste and vent (DWV) system. By disconnecting these fixtures, the potential for a water line break, which could cause substantial damage to the building, or a DWV system trap drying out, which will allow sewer gases to enter the building, will be mitigated.

A full height floor mounted electric drinking fountain is provided in the lobby of the first floor.

A janitor's service sink is provided in the basement mechanical room. This fixture is provided with two single handle faucets, one for each the domestic hot-water system and one for the domestic cold-water system. This configuration does not allow for the adjustment of the water temperature leaving the faucet spout which could subject the user to scalding from the hot water.

The janitor's service sink is wall mounted with the rim at an elevation of approximately 30" above the finished floor. This configuration makes it difficult to fill mob buckets.

There is a manhole located on the west side of the building just west of the basement boiler room. The exposed vertical waste piping in the northwest corner of the boiler room appears to exit to the west and discharge to the manhole.

The vertical waste piping in the northwest corner of the boiler room extends vertically and appears to pick up the waste from the toilet rooms that are in the jury deliberation room. The 4" vertical waste line extends up and through the roof to provide venting of the DWV system. This is the only vent line exiting the roof of the building.

A new schedule 40 pvc riser is evident on the south side of the building, just south of the men's and women's toilet room. This may be evidence of a new building sewer that could have been installed to service the two basement toilet rooms.

None of the plumbing fixtures meet current handicap accessibility requirements. The configuration of the toilet rooms within the building do not meet current handicap accessibility requirements.

MECHANICAL

The building is heated using a natural gas fired steam boiler with an atmospheric burner. Horizontal steam main piping is installed in the basement. This piping is exposed in the basement. Branch piping connects to this main piping and extends vertically to cast iron radiators that are located throughout the building.

Steam condensate then travels by gravity back down to the basement from the radiators that are on the first and second floors of the building. This vertical steam condensate piping connects to horizontal condensate mains that are exposed at the ceiling of the basement. These mains extend to the boiler room and connect to a condensate receiver that is installed in a pit in the boiler room. Steam condensate from the radiators that are in the basement extend into a trench that is located below the floor of the basement. This condensate piping extends, via the trench, to the condensate receiver that is located in the boiler room.

Steam condensate that is collected in the condensate receiver is pumped into a boiler feedwater tank. The condensate is then pumped back into the steam boiler in response to a level controller that is mounted on the boiler.

The steam and condensate piping system appeared to generally be in good condition; however, coupons could be taken out of the piping system to provide a visual inspection of the piping system. When there is deterioration, it is typically found in the horizontal piping. Since the majority of the horizontal piping is exposed in the basement, any future leaks should be evident and access available for any required repairs.

Flue gas from each the boiler and the natural gas fired domestic water heater is conveyed through a horizontal rectangular steel vent for the boiler and through round type "B" vent for the domestic water heater to the existing masonry chimney that runs vertically on the southwest corner of the building.

It is unclear if the existing chimney was lined when the boiler or domestic water heater venting was connected. With the chimney located on the exterior of the building, there is a possibility that the flue gasses that are vented through this chimney could condense as they cool. This flue gas condensate is very aggressive and could, over time, deteriorate the masonry chimney. A chimney liner is strongly recommended.

Air that is required to be delivered to the boiler as a part of the combustion process enters the boiler room through the adjacent mechanical room via a screened door at the opening to the mechanical room. The combustion "make-up" air is thus conveyed to the boiler from the interior building volume which is introduced into the building from infiltration through doors and windows.

The size of the boiler requires that it be housed in a room that has a minimum rating of 1-hour. The opening from the mechanical room to the boiler room and the screened opening in the entrance from the corridor to the mechanical room do not allow the room, in its current configuration, to meet the 1-hour rating requirement.

The current code also requires a second exit from the room if the area of the room exceeds 500 square feet. Since the opening in wall between the boiler room and the mechanical room is open, the total area of both spaces must be used to calculate the room area. The total area of both spaces combined is in excess of 500 square feet. If the rooms are not separated, then a second exit from the combined space will be required.

A new combustion air intake with damper that only allows it to open during the operation of the boiler is required. A portion of this louver must remain open so as to provide combustion air for the domestic water heater. Care must be exercised in the design of this combustion air intake as the introduction of outside combustion air may result in freezing of pipes within the boiler room.

The opening in the wall between the boiler room and the adjacent mechanical room should be closed with 1 hour wall construction and a door with a minimum rating so as to maintain the 1-hour room rating.

Temperature control during times when the building is being heated by the perimeter radiators that are located throughout the

building is accomplished by manual hand valves that are installed on each radiator. The steam that enters the radiator is held in the radiator, until it gives up its heat and condenses, by a thermostatic trap that is installed at the outlet of the respective radiator.

Manual control of the valves feeding the respective radiator does not result in accurate space temperature control. Overheating or underheating of the various spaces within the building is certainly an ongoing issue.

Maintenance of the traps is critical to assure that the steam that enters a respective radiator remains in the radiator until it condenses. If the traps are not maintained, the radiator will lose its ability to provide heating. If steam is allowed to pass through trap, it will make its way back to the condensate receiver and will be vented into the building. The volume of condensate that is vented as steam from the condensate receiver will then have to be made up by domestic water that is introduced to the boiler feed water tank. This could result in deterioration of the boiler and piping system as oxygen is added to the system with the make-up domestic water.

The office / reception space is currently provided with a window air conditioning unit to cool the space. Condensation that is generated in the cooling unit, as a product of the air conditioning process, drains out of the back of the unit. This condensate drips onto the limestone wall that is below the window. The condensate is staining the limestone and will over time cause some deterioration.

Through wall exhaust fans, mounted in the upper portion of exterior windows are provided in each the men's and women's toilet rooms.

Gravity ventilation is provided in toilets that are located on the second floor.

There are gravity vents in the rooms on the first and second floors of the building.

Current code requires, in new construction or in renovations, mechanical ventilation to be provided to maintain acceptable indoor air quality. This existing building is minimally occupied. Unacceptable indoor air quality has not been an issue with this building.

ELECTRICAL DISTRIBUTION

The electrical service entrance for the building is on the south side. A pole mounted single phase transformer exists with an overhead service to the building. The electrical characteristic of the service is 120/240-volt single phase.

Two weatherheads, each with service conduit are existing. These service conduits are located on the south wall of the building. One of the services appears to be abandoned in place.

A 200-amp two pole fused disconnect is mounted on the south wall of the mechanical room. This feeds to two panels, each with screw in fuses, and a circuit breaker panel with 8 pole positions.

A second 200-amp two pole disconnect switch is located on the north wall of the mechanical room. This is an older disconnect switch that feeds old electrical distribution panels and disconnect switches. The original electrical feeder for this second disconnect switch was abandoned and the electrical feeder for this older disconnect switch was connected on the line side of the fuses in the 200 amp disconnect switch that is located on the south wall of the mechanical room.

A 90-amp two pole circuit breaker with a distribution panel is mounted on the south wall of the mechanical room, east of the 200 amp service disconnect switch. The electrical feeder 90-amp circuit breaker is connected to the load side of the fuses on the 200 amp service disconnect switch. This 90 amp distribution system was provided to power Christmas lights that are mounted to the building. A contactor is provided to switch this power. The contactor is controlled by a time clock.

The electrical distribution is configured to require both 200 amp disconnect switches to be shut off in order to totally interrupt power to the building. Current code requires that these disconnect switches be labeled to indicated, at each switch, that both are required to be shut off to interrupt electrical power to the building.

The electrical distribution equipment is old, antiquated and in need of replacement.

With the age of the electrical distribution system, consideration should be given to replacement of all feeder and branch circuit conductors.

CONVENIENCE POWER

Many of the existing older receptacles, installed in recessed backboxes, are of the two-wire design. Current code requires installation of grounding style convenience receptacles. There exist two ways to satisfy this requirement. First, if the conduit system provides a low impedance path for a ground fault back to the service

entrance, then a new grounding type receptacle can be installed with the ground on the receptacle connected to the conduit system at the backbox. Second, if the conduit system does not provide the required low impedance ground path, then a grounding conductor is required. Unfortunately, it is seldom possible to install the additional conductor into the existing conduit.

Where newer receptacles have been installed using surface mounted conduit and backboxes, grounding style receptacles have been provided.

Weatherproof convenience receptacles have been added to the exterior of the building to provide a power connection for Christmas lighting.

The temporary Christmas lighting is left on the building and not taken down. This lighting system is intended for temporary installation. If this lighting system remains installed throughout the year, it will be subjected to deleterious effects of wind, rain, cold temperatures and sunshine. We recommend that a licensed electrician inspect the lighting system annually prior to it being energized at the start of the Christmas season.

LIGHTING

Lighting throughout the building is predominately incandescent and consists of a mix of "schoolhouse" pendant fixtures that, in the basement, are tight to the ceiling and, on the first and second floors of the building, are suspended on decorative chain hangers. Decorative pendant luminaires are provided at the ceiling of the second floor in the grand stair.

Pendant hung 4' fluorescent fixtures are provided in Rooms 1-2, 1-3, 1-6 and 1-11 on the first floor and in Rooms 2-1 and 2-3 on the second floor.

In a small number of spaces, the vaults in the basement and on the first floor and in the judge's toilets on the second floor, a suspended lamp socket with pull chain provides lighting.

The lighting fixtures in the building are generally in fair to good condition. We would recommend incandescent lamps be replaced with LED lamps that have integral drivers.

There was no emergency lighting noted in the building. Wall mounted emergency lighting units, with battery backup power, should be provided to illuminate exit pathways.

There are no illuminated emergency exit lights installed in the building. Exit signs were noted in the basement lobby at the entry into the south exit corridor, at the main north building entry and at the door exiting the courtroom. Current code requires, in this building, either illuminated exit signs, with battery backup power, or the exit signage to be illuminated by an emergency lighting fixture. The building should be studied to determine if additional emergency exit signs are required.

TELECOMMUNICATIONS

The telephone service enters the building through the west wall and enters into the boiler room. There is a demark and telephone panel on the north wall of the boiler room. There is also a punch down distribution block located on the east wall of the boiler room.

FIRE ALARM & PROTECTION

The building is classified as an "A-3" occupancy. If this were a new building, it would likely require a fire protection sprinkler system. Since it is an existing building, the authority having jurisdiction (AHJ) would make the determination as to whether or not the sprinkler system is required. It is likely that building exiting conditions and building occupant load would likely be required in the process of determining the need for the fire protection sprinkler system.

As with the fire protection sprinkler system, the requirement for an early warning fire alarm system would be determined by the AHJ. The code requires, in un-sprinkled buildings a manual fire alarm system if the occupant load is more than 300 or if the occupant load above or below the level of exit discharge is more than 100.

It is our recommendation that the manual fire alarm system be installed in this building.

Standpipes are required in type "A-3" buildings if the occupant load is more than 1,000. This building would not meet that occupant load and therefore, the standpipe is not required.

SITE UTILITIES

Many of the site utilities have been previously described.

The gas service enters the building through the south wall of the boiler room.

The electrical service enters the building through the south wall of the Mechanical room.

The water service enters the building through the west wall of the Boiler room.

Waste exits the building through the west wall of the Boiler Room. It appears that there may be a new sanitary building sewer that exits the south side of the Building.

There is evidence of a buried fuel storage tank on the west side of the building. If this buried fuel tank is, in fact, existing, it should be properly remediated.

ROOF DRAINAGE

Perimeter gutters are provided on the original building. Roof drainage on this part of the building is conveyed to an underground storm drainage system via exposed downspouts that connect the gutters to the underground storm drainage system at the finished grade at various locations around the perimeter of the building.

The storage addition on the south side of the building has an interior roof drain. This drain exits the south wall of the storage room and connects to the underground storm sewer on the south side of the building. The 90-degree elbow at the point of connection is disconnected from the roof drain line.

EXTERIOR CHRISTMAS SEASON LIGHTING

Existing Christmas season lighting, consisting of "strings" of bare bulbs with exposed conductors, has been installed on the exterior of the building. The lighting system is illuminated during the Christmas season and is controlled by a time clock.

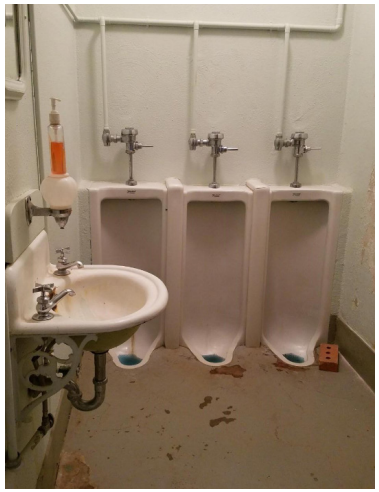
These lighting strings remain in place and are continually exposed to the deleterious effects of weather conditions.

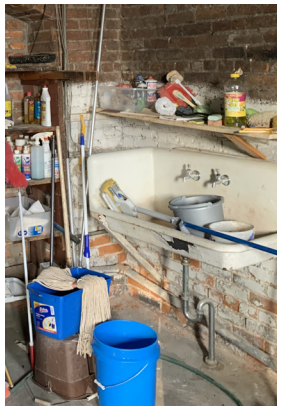
We recommend the exterior lighting system be inspected by a licensed electrician prior to their annual use and then periodically during the time that they are operational. We recommend this inspection to occur, at a minimum, once per month.

CONDITION ASSESSMENT

MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT

PLUMBING

MARK	DESCRIPTION	CONDITION ASSESSMENT	PHOTOGRAPH
1	FLOOR MOUNTED URINAL	EXISTING FLOOR MOUNTED URINAL WITH FLUSH VALVE FLOOR MOUNTED URINALS ARE OLD. THEY APPEAR TO BE IN FAIR CONDITION; HOWEVER, BECAUSE THE TRAP IS INACCESSIBLE, THE FIXTURE IS NO LONGER CODE COMPLIANT FLUSH VALVES HAVE BEEN REPLACED AND ARE IN ACCEPTABLE CONDITION BECAUSE THE FLUSH VALVE HANDLE IS NOT HANDICAP ACCESSIBLE, THE FIXTURES DO NOT MEET THE REQUIREMENTS OF THE CURRENT ACCESSABILITY STANDARDS	 
2	HISTORIC WALL MOUNTED LAVATORY	EXISTING WALL MOUNTED LAVATORY WITH TWO SINGLE HANDLE FAUCETS THE LAVATORY IS OLD AND NOT HANDICAP ACCESSIBLE. TWO SINGLE HANDLE FAUCETS DO NOT ALLOW FOR THE MIXING OF HOT WITH COLD WATER WHEN USING THE FIXTURE FOR HAND WASHING THE FIXTURE DOES NOT MEET THE REQUIREMENTS OF THE CURRENT HANDICAP ACCESSABILITY STANDARDS	
3	FLOOR MOUNTED URINAL	TWO EXISTING FLOOR MOUNTED URINALS WITH ONE ELEVATED FLUSH TANK FLOOR MOUNTED URINALS ARE OLD. BECAUSE THE TRAP IS INACCESSIBLE, THE FIXTURES ARE NO LONGER CODE COMPLIANT THE FIXTURES ARE COVERED BY A WOOD BOX AND ARE LABELED “OUT OF SERVICE” THE ELEVATED FLUSH TANK FEEDS BOTH OF THE URINALS	

MARK	DESCRIPTION	CONDITION ASSESSMENT	PHOTOGRAPH
4	HISTORIC FLOOR MOUNTED WATER CLOSET	TANK TYPE FLOOR MOUNTED WATER CLOSET THE FLUSH HANDLE IS ON THE BOTTOM OF THE TANK ONE OF THE STALLS IS LOCKED, IDENTIFIED WITH A "1" ON THE PLAN ANOTHER LABELED "OUT OF ORDER", IDENTIFIED WITH A "2" ON THE PLAN THE FIXTURES DO NOT MEET THE REQUIREMENTS OF THE CURRENT ACCESSABILITY STANDARDS	
5	WATER CLOSET	TANK TYPE FLOOR MOUNTED WATER CLOSET WITH ROUND BOWL CURRENT CODE REQUIRES WATER CLOSETS TO HAVE ELONGAED BOWLS THE FIXTURE DOES NOT MEET THE REQUIREMENTS OF THE CURRENT ACCESSABILITY STANDARDS	
6	SERVICE SINK	WALL MOUNTED SERVICE SINK WITH TWO SINGLE FAUCETS THE TWO SINGLE FAUCETS MAKE IT DIFFICULT TO TEMPER WATER DURING BUCKET FILLING THE FAUCETS DO NOT HAVE THREADED SPOUTS; HOWEVER, IF THEY DID, THEY WOULD NEED TO BE PROVIDED WITH A VACUUM BREAKER TO PREVENT BACK SIPHONING THE TRAP IS CONFIGURED AS AN "S" TRAP AND IS NOT VENTED. THIS CAN CAUSE THE TRAP TO BE SIPHONED OUT THUS ELEMINATING ITS ABILITY TO PERFORM THE REQUIRED FUNCTION. THE CONFIGURATION OF THIS SERVICE SINK MAKES IT DIFFICULT FOR MAINTENANCE PERSONNEL TO FILL MOP BUCKETS	 
7	JURY ROOMS AND JUDGE'S CHAMBER TOILET ROOMS	TOILET FIXTURES FOR THE JURY ROOMS AND JUDGE'S CHAMBER ARE OLD, ANTIQUATED, NOT HANDICAP ACCESSIBLE PLUMBING TRAPS FOR THE LAVATORIES IN THE JURY DELIBERATION ROOMS ARE IMPROPERLY VENTED "S" TRAPS. THESE ARE NOT CODE COMPLIANT THESE FIXTURES SHOULD BE PERMANENTLY DISABLED AND THE CONNECTIONS TO THE DOMESTIC WATER AND DRAIN, WASTE AND VENT PIPING SHOULD BE PERMANENTLY CAPPED	 

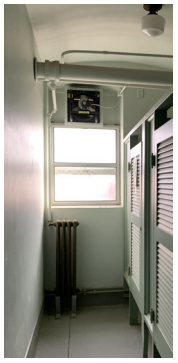
MECHANICAL – RADIATORS

MARK	DESCRIPTION	CONDITION ASSESSMENT	PHOTOGRAPH
11	4 SECTION CAST IRON RADIATOR	EXISTING CAST IRON RADATOR WITH 4 SECTIONS RADIATOR HAS A HAND VALVE FOR CONTROL AND A THERMOSTATIC TRAP WITH CONNECTION TO A CONDENSATE RETURN MAIN	
12	12 SECTION CAST IRON RADIATOR	EXISTING CAST IRON RADATOR WITH 12 SECTIONS RADIATOR HAS A HAND VALVE FOR CONTROL AND A THERMOSTATIC TRAP WITH CONNECTION TO A CONDENSATE RETURN MAIN	
13	5 SECTION CAST IRON RADIATOR	EXISTING CAST IRON RADATOR WITH 5 SECTIONS RADIATOR HAS A HAND VALVE FOR CONTROL AND A THERMOSTATIC TRAP WITH CONNECTION TO A CONDENSATE RETURN MAIN	
14	18 SECTION CAST IRON RADIATOR	EXISTING CAST IRON RADATOR WITH 5 SECTIONS RADIATOR HAS A HAND VALVE FOR CONTROL AND A THERMOSTATIC TRAP WITH CONNECTION TO A CONDENSATE RETURN MAIN	
15	10 SECTION CAST IRON RADIATOR	EXISTING CAST IRON RADATOR WITH 10 SECTIONS RADIATOR HAS A HAND VALVE FOR CONTROL AND A THERMOSTATIC TRAP WITH CONNECTION TO A CONDENSATE RETURN MAIN	

MARK	DESCRIPTION	CONDITION ASSESSMENT	PHOTOGRAPH
16	14 SECTION CAST IRON RADIATOR	EXISTING CAST IRON RADATOR WITH 14 SECTIONS RADIATOR HAS A HAND VALVE FOR CONTROL AND A THERMOSTATIC TRAP WITH CONNECTION TO A CONDENSATE RETURN MAIN TWO OF THESE RADIATOR ARE LOCATED AT THE STAIR LANDING BETWEEN THE FIRST AND SECOND FLOORS PIPING OF THE RADIATORS THAT ARE LOCATED AT THE STAIR LANDING IS CONFIGURED AS A DIRECT RETURN. WITH THIS PIPING CONFIGURATION THERE IS OFTEN SOME "WATER HAMMER" NOISE CAUSED BY CONDENSATE, WHICH DROPS BACK DOWN TO THE STEAM MAIN THROUGH THE VERTICAL SUPPLY PIPE, FLOWING AGAINST THE STEAM FLOW.	
17	19 SECTION CAST IRON RADIATOR	EXISTING CAST IRON RADATOR WITH 19 SECTIONS RADIATOR HAS A HAND VALVE FOR CONTROL AND A THERMOSTATIC TRAP WITH CONNECTION TO A CONDENSATE RETURN MAIN	
18	17 SECTION CAST IRON RADIATOR	EXISTING CAST IRON RADATOR WITH 17 SECTIONS RADIATOR HAS A HAND VALVE FOR CONTROL AND A THERMOSTATIC TRAP WITH CONNECTION TO A CONDENSATE RETURN MAIN	
19	15 SECTION CAST IRON RADIATOR	EXISTING CAST IRON RADATOR WITH 15 SECTIONS RADIATOR HAS A HAND VALVE FOR CONTROL AND A THERMOSTATIC TRAP WITH CONNECTION TO A CONDENSATE RETURN MAIN	
111	25 SECTION CAST IRON RADIATOR	EXISTING CAST IRON RADATOR WITH 25 SECTIONS RADIATOR HAS A HAND VALVE FOR CONTROL AND A THERMOSTATIC TRAP WITH CONNECTION TO A CONDENSATE RETURN MAIN	
112	21 SECTION CAST IRON RADIATOR	EXISTING CAST IRON RADATOR WITH 21 SECTIONS RADIATOR HAS A HAND VALVE FOR CONTROL AND A THERMOSTATIC TRAP WITH CONNECTION TO A CONDENSATE RETURN MAIN	

MARK	DESCRIPTION	CONDITION ASSESSMENT	PHOTOGRAPH
113	7 SECTION CAST IRON RADIATOR	EXISTING CAST IRON RADATOR WITH 7 SECTIONS RADIATOR HAS A HAND VALVE FOR CONTROL AND A THERMOSTATIC TRAP WITH CONNECTION TO A CONDENSATE RETURN MAIN	
114	23 SECTION CAST IRON RADIATOR	EXISTING CAST IRON RADATOR WITH 23 SECTIONS RADIATOR HAS A HAND VALVE FOR CONTROL AND A THERMOSTATIC TRAP WITH CONNECTION TO A CONDENSATE RETURN MAIN	
115	22 SECTION CAST IRON RADIATOR	EXISTING CAST IRON RADATOR WITH 22 SECTIONS RADIATOR HAS A HAND VALVE FOR CONTROL AND A THERMOSTATIC TRAP WITH CONNECTION TO A CONDENSATE RETURN MAIN	
116	9 SECTION CAST IRON RADIATOR	EXISTING CAST IRON RADATOR WITH 9 SECTIONS RADIATOR HAS A HAND VALVE FOR CONTROL AND A THERMOSTATIC TRAP WITH CONNECTION TO A CONDENSATE RETURN MAIN	
117	13 SECTION CAST IRON RADIATOR	EXISTING CAST IRON RADATOR WITH 13 SECTIONS RADIATOR HAS A HAND VALVE FOR CONTROL AND A THERMOSTATIC TRAP WITH CONNECTION TO A CONDENSATE RETURN MAIN	

MECHANICAL

MARK	DESCRIPTION	CONDITION ASSESSMENT	PHOTOGRAPH
21	EXHAUST FAN	THROUGH WALL EXHAUST FAN WHICH EXHAUSTS THE RESPECTIVE TOILET ROOM. THERE IS A THROUGH WALL EXHAUST FAN IN EACH THE MEN'S AND WOMEN'S TOILET ROOM IN THE BASEMENT OF THE BUILDING. MAKE UP AIR FOR THE EXHAUST FAN IS PROVIDED BY "INFILTRATION"	 

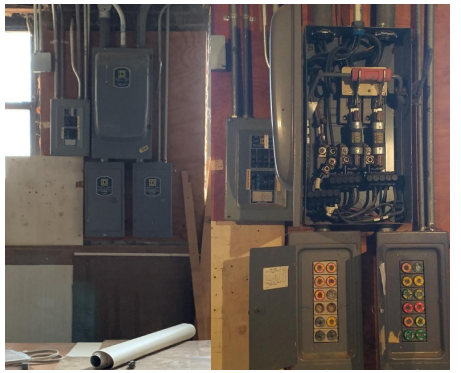
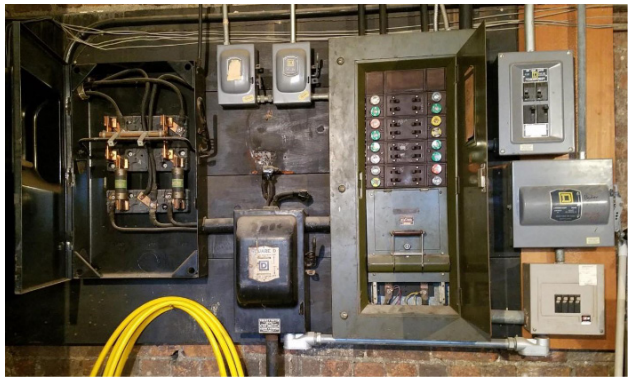
MARK	DESCRIPTION	CONDITION ASSESSMENT	PHOTOGRAPH
22	Boiler	CAST IRON SECTIONAL STEAM BOILER WEIL - MCLAIN MODEL LGB113 NATURAL GAS INPUT: 1,560,000 BTUH, MAXIMUM INLET GAS PRESSURE: 13" / MINIMUM: 7" STEAM CAPACITY: 3954 SQ FT / 949 MBH RELIEF VALVE CAPACITY: 1,264 #/HR	
23	Domestic Water Heater	RHEEM MODEL 22-30-2 NATURAL GAS INPUT: 44,000 BTUH, MAXIMUM INLET GAS PRESSURE: 7" / MINIMUM: 5" RECOVERY CAPACITY OF 37 GPH, STORAGE CAPACITY OF 30 GALLONS	
24	Feed Water Tank / Pump	STERRL CO. MODEL: NOT LEGIBLE 18" X 22" X 26" TALL WITH ADDITONAL STORAGE TANK THAT IS 18" X 18" X 30" TALL	
25	Condensate Receiver	MANUFACTURER AND MODEL NUMBER: NOT LEGIBLE CONDENSATE RECEIVER SIZE: 15" X 15" X 12" TALL PUMP 1/3 HP	

MARK	DESCRIPTION	CONDITION ASSESSMENT	PHOTOGRAPH
	COMBUSTION AIR AND BOILER ROOM CONSTRUCTION	COMBUSTION AIR IS CONVEYED TO THE BOILER VIA A SCREENED DOOR AT THE ENTRANCE TO THE BOILER ROOM DUE TO THE SIZE OF THE BOILER, CODE REQUIRES THIS BOILER TO BE INSTALLED IN A 1 HOUR RATED ROOM. IBCTABLE 509, INCIDENTAL USES THE CURRENT CONFIGURATON DOES NOT PROVIDE THE CODE REQUIRED ENCLOSURE RATING IF THE ROOM IS GREATER THAN 500 SQ. FT. THEN A SECOND EXIT WOULD BE REQUIRED IF BOTH OF THE SPACES, THE BOILER ROOM AND THE ROOM CONTAINING THE ELECTRICAL DISTRIBUTION EQUIPMENT, ARE INCLUDED IN THE BOILER ROOM, THE AREA WILL EXCEED THE 500 SQ. FT. AND A SECOND EXIT WILL BE REQUIRED	 
	FLUE AND CHIMNEY	IT APPEARS THAT THE EXISTING CHIMNEY WAS USED FOR THE BOILER AND DOMESTIC WATER HEATER FLUE IF THE CHIMNEY WAS NOT LINED, THIS CONDITION CAN RESUILT IN SLOW DETERIORATION OF THE MASONRY FLUE VERIFICATION OF PROPER SIZING AND LINING OF THIS EXISTING CHIMNEY IS RECOMMENDED	 
26	AIR CONDITIONING	THE ONLY SPACE THAT IS CURRENTLY AIR CONDITIONED IS THE OFFICE / RECEPTION ROOM THAT IS LOCATED ON THE EAST SIDE OF THE FIRST FLOOR AS INDICATED IN THE PHOTOGRAPH, THE CONDENSATE DRAIN FROM THIS AIR CONDITIONING UNIT DRIPS ONTO THE LIMESTONE WALL THAT IS BELOW THE UNIT	

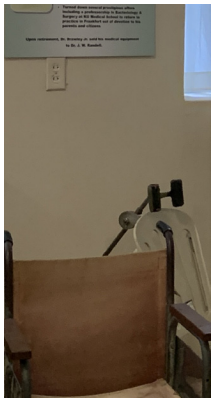
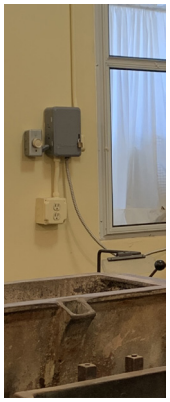
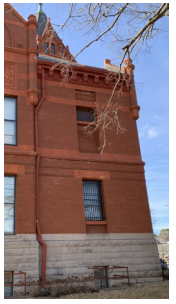
MECHANICAL – PIPING

MARK	DESCRIPTION	CONDITION ASSESSMENT	PHOTOGRAPH
	STEAM AND CONDENSATE PIPING	STEAM AND CONDENSATE PIPING IS RELATIVELY OLD BUT WE DID NOT SEE ANY EVIDENCE OF LEAKAGE. LEAKAGE IS NOT TYPICALLY PROBLEMATIC IIN STEAM PIPING CONDENSATE IS TYPICALLY MORE AGGRESSIVE WHICH RESULTS IN DETERIORATION OF THIS PIPING AT A FASTER RATE THAN THAT TYPICALLY EXPERIENCED WITH STEAM PIPING THE CONDENSATE RETURN FROM RADIATORS IN PARTS OF THE BASEMENT IS ROUTED BACK TO THE MECHANICAL ROOM VIA A TRENCH THAT IS BELOW THE FLOOR. THIS TRENCH APPEARS TO BE ACCESSIBLE	   
	INSULATION ON STEAM PIPING	THE STEAM MAIN THAT IS ROUTED THROUGH THE PERIMETER BASEMENT DISPLAY ROOMS IS INSULATED THE HORIZONTAL MAIN THAT IS IN THE INTERIOR LOBBY OF THE BASEMENT, THE BOILER ROOM AND TOILET ROOMS IS NOT INSULATED THE BRANCH STEAM PIPING AND ALL OF THE CONDENSATE RETURN PIPING IS UNINSULATED WE SUSPECT INSULATION TO CONTAIN ASBESTOS. PROVIDED THE PIPING IS NOT DISTURBED IT CAN REMAIN IN PLACE. IT WILL HAVE TO BE ABATED AND THE PIPING REINSULATED IF THE PIPING IS MODIFIED OR DISTURBED.	 

ELECTRICAL - DISTRIBUTION

MARK	DESCRIPTION	CONDITION ASSESSMENT	PHOTOGRAPH
51	ELECTRICAL SERVICE ENTRANCE	ELECTRICAL SERVICE ENTRANCE CONSISTING OF A 200 AMP 2 POLE FUSED DISCONNECT SWITCH, FUSED AT 200 AMPS. ELECTRICAL SERVICE IS 120/240 VOLT SINGLE PHASE THERE ARE ALSO, (2) FUSED PANELS EACH WITH 12 SCREW IN FUSES AND ONE 8 POLE CIRCUIT BREAKER PANELBOARD THIS EQUIPMENT IS OLD AND SHOULD BE REPLACED	 
52	DISTRIBUTION DISCONNECT AND PANELS	ELECTRICAL DISTRIBUTION DISCONNECT AND PANELBOARDS CONSISTING OF A 200 AMP 2 POLE FUSED DISCONNECT FUSED AT 200 AMPS WHICH FEEDS TO A 100 AMP 2 POLE DISCONNECT SWITCH, A 100 AMP 2 POLE PANEL WITH SCREW IN FUSES, AS WELL AS ADDITIONAL DISCONNECT SWITCHES AND SMALL LOCAL PANELBOARDS. IT IS LIKELY THAT THIS WAS AN OLD SERVICE DISCONNECT SWITCH. WHEN THE NEWER 200 AMP 2 POLE FUSED DISCONNECT SWITCH WAS INSTALLED ON THE SOUTH WALL OF THE ROOM, THE FEED TO THIS OLDER DISCONNECT WAS INTERCEPTED AND CONNECTED TO THE NEWER 200 AMP DISCONNECT SWITCH. THE ORIGINAL WEATHER HEAD AND SERVICE CONDUIT WAS ABANDONED IN PLACE	
53	CHRISTMAS LIGHTING POWER	ELCTRICAL DISTRIBUTION AND CONTROL FOR CHRISTMAS LIGHTS CONSISTING OF A 90 AMP 2 POLE CIRCUIT BREAKER WHICH PROTECTS THE FEED TO A 16 POLE PANEL WITH 7 LOADS AND 9 SPACES THE PANEL IS SWITCHED BY A LIGHTING CONTACTOR WHICH IS CONTROLLED BY A TIME CLOCK.	

ELECTRICAL - CONVENIENCE POWER

MARK	DESCRIPTION	CONDITION ASSESSMENT	PHOTOGRAPH
	CONVENIENCE RECEPTACLES	MANY OF THE OLD RECESSED CONVENIENCE RECEPTACLES ARE OF THE TWO WIRE GROUNDING TYPE. THESE SHOULD BE REPLACED WITH GROUNDING RECEPTACLES. THE CONDUIT SYSTEM SHOULD BE CHECKED FOR CONTINUITY. IF THE EXISTING CONDUIT PROVIDES A SUITABLE GROUND PATH, IT CAN BE USED FOR THE GROUND. IF IT DOES NOT, THEN CONDUCTORS SHALL BE REPULLED, IF POSSIBLE, TO PROVIDE A GROUNDING WHERE RECEPTACLES HAVE BEEN ADDED, USING SURFACE MOUNTED CONDUIT, GROUNDING TYPE RECEPTACLES HAVE BEEN INSTEALLED	   
	EXTERIOR CONVENIENCE POWER FOR CHRISTMAS LIGHTS	SURFACE MOUNTED WEATHERPROOF RECEPTACLES FED WITH SURFACE MOUNTED CONDUIT AND CONDUCTORS HAVE BEEN INSTALLED TO FEED THE CHRISTMAS LIGHTING. THE CHRISTMAS LIGHTING IS LEFT IN PLACE WHICH EXPOSES THE CONDUCTORS LAMP SOCKETS AND LAMPS TO THE DELITERIOUS EFFECTS 0F WIND, RAIN AND SUNSHINE.	  

ELECTRICAL LIGHTING

MARK	DESCRIPTION	CONDITION ASSESSMENT	PHOTOGRAPH
	GENERAL AREA LIGHTING	LIGHTING THROUGHOUT THE BUILDING GENERALLY UTILIZES PENDANT STYLE FIXTURES WITH INCANDESCENT LAMPS. PENDANT STYLE FIXTURES THAT UTILIZE FLUORESCENT LAMPS ARE PROVIDED IN ROOMS 1-2, 1-3, 1-6 AND 1-11 ON THE FIRST FLOOR AND IN ROOMS 2-1 AND 2-3 ON THE SECOND FLOOR.	
	EMERGENCY AND EXIT LIGHTING	THERE IS NO EMEGENCY AREA OR EXIT LIGHTING IN THE BUIDING. THE ONLY EXIT SIGNAGE WAS AT THE MAIN ENTRY, AT THE EXIT FROM THE BASEMENT LOBBY AND AT THE EXIT FROM THE SECOND FLOOR COURTROOOM	

TELECOMMUNICATIONS

MARK	DESCRIPTION	CONDITION ASSESSMENT	PHOTOGRAPH
61, 62	TELEPHONE SERVICE ENTRANCE	THE TELEPHONE SERVICE ENTRANCE ENTERS THE BUILDING THRUGH THE WEST WALL OF THE BUIDING. IT EXTENDS TO A DEMARK POINT IN THE BOILER ROOM AS INDICATED IN THE PHOTO	 
63	TELEPHONE PUNCH DOWN DISTRIBUTION	THE TELEPHONE DISTRIBUTION PUNCH DOWN PANEL IS LOCATED IN THE BOILER ROOM ADJACENT TO THE DEMARK POINT.	

FIRE ALARM AND FIRE PROTECTION SPRINKLER SYSTEMS

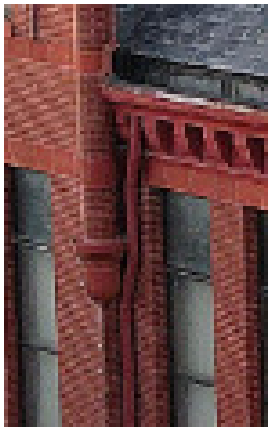
MARK	DESCRIPTION	CONDITION ASSESSMENT	PHOTOGRAPH
	FIRE ALARM	THE BUILDING HAS AN"A-3" OCCUPANCY CLASSIFICATION AS WITH THE SPRINKLER SYSTEM, THE CODE ADDRESSES EARLY WARNING FIRE ALARM SYSTEMS IN NEW BUILDING CONSTRUCTION. SO THE REQUIREMENT FOR THE ADDITION OF THE EARLY WARNING FIRE ALARM SYSTEM WOULD BE UP TO AUTHORITY HAVING JURISDICTION IF THE BUILDING IS NOT SPRINKLED, THEN IN AN "A" OCCUPANCY, A MANUAL EARLY WARNING FIRE ALARM SYSTEM WOULD BE REQUIRED IF: THE OCCUPANT LOAD IS 300 OR MORE OR THE OCCUPANT LOAD ABOVE OR BELOW THE LEVEL OF EXIT DISCHARGE IS MORE THAN 100 PERSONS	

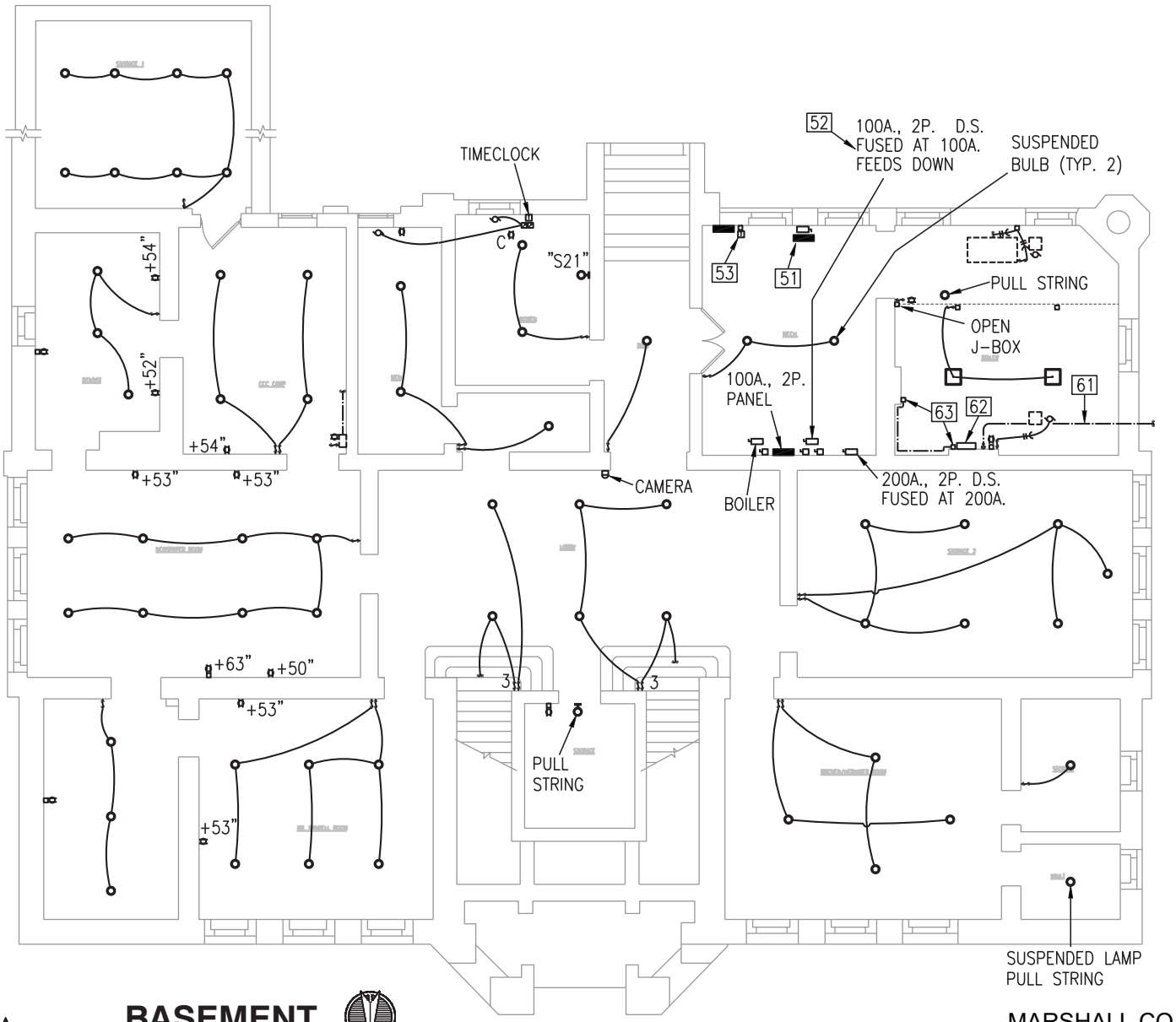
MARK	DESCRIPTION	CONDITION ASSESSMENT	PHOTOGRAPH
	FIRE PROTECTION SPRINKLER	IN "A-3" OCCUPANCY CLASSIFICATION OCURRENT CODE REQUIRES AN AUTOMATIC SPRINKLER SYSTEM IN **NEW BUILDINGS** WHEN THE FOLLOWING CONDITIONS EXIST: THE FIRE AREA EXCEEDS 12,000 SQ. FT. THE FIRE AREA HAS AN OCCUPANT LOAD OF 300 OR MORE THE FIRE AREA IS LOCATED ON A FLOOR OTHER THAN A LEVEL OF EXIT DISCHARGE SERVING SUCH OCCUPANCIES **SINCE THIS IS AN EXISTING BUILDING, UNLESS THE AUTHORITY HAVING JURISDICTION (AHJ)WOULD REQUIRE THE ADDITIOIN OF A FIRE SPRINKLER SYSTEM, IT WOULD NOT BE REQUIRED** THERE ARE ADDITIONAL EXIT OPENING CONDITIONS THAT WOULD TRIGGER THE REQUIREMENT FOR A FIRE PROTECTION SPRINKLER SYSTEM; HOWEVER, SINCE THIS IS AN EXISTING BUILDING IT WOULD UP TO THE AHJ TO DETERMINE THE REQUIREMENT FOR A SPRINKLER SYSTEM	
	FIRE PROTECTION STANDPIPES	IF THE OCCUPANT LOAD OF THE BUILDING DOES NOT EXCEED 1,000 PERSONS, THE STANDPIPE WOULD NOT BE REQUIRED	

UTILITIES

MARK	DESCRIPTION	CONDITION ASSESSMENT	PHOTOGRAPH
	ELECTRICAL SERVICE ENTRANCE	ELECTRICAL POWER WITH VOLTAGE CHARACTERISTICS OF 120/240 VOLT 1 PHASE 3 WIRE ENTERS THE SOUTH SIDE OF THE BUILDING A POLE MOUNTED SINGLE PHASE TRANSFORMER IS INSTALLED ON A POWER POLE WITH AN OVERHEAD SERVICE THAT EXTENDS OVER TO THE BUILDING TWO WEATHERHEADS ARE PROVIDED, ONE FEEDING THE 200 AMP 2 POLE FUSED DISCONNECT SWITCH AND THE SECOND APPEARS TO HAVE ORIGINALLY FED THE DISTRIBUTION DISCONNECT SWITCH BUT IS NOW ABANDONED IT APPEARS THAT THE DISTRIBUTION DISCONNECT IS NOW FED FROM THE 200 AMP 2 POLE SERVICE ENTRANCE DISCONNECT SWITCH	  

MARK	DESCRIPTION	CONDITION ASSESSMENT	PHOTOGRAPH
	GAS SERVICE	THE GAS SERVICE ENTERS THE BUILDING ON THE WEST END OF THE SOUTH WALL OF THE BUILDING. EXISTING VENTS AND RISER PIPES THAT ARE LOCATED TO THE WEST OF THE SOUTHWEST CORNER OF THE BUILDING APPEAR TO INDICATE THAT A BURIED FUEL OIL TANK MAY EXIST ON THE WEST SIDE OF THE BUILDING. THIS SHOULD BE INVESTIGATED AND IF IT IS ACTUALLY AN ABANDONED BURIED FUEL STORAGE TANK, PROPER ABANDONMENT OF THIS TANK SHOULD BE VERIFIED.	 
	SANITARY SEWER	THE MANHOLE IN THE PHOTOGRAPH IS LOCATED ON THE WEST SIDE OF THE BUILDING. THERE IS A VERTICAL 4" WASTE LINE THAT IS LOCATED IN THE BOILER ROOM AND IS IMMEDIATELY INSIDE OF THE WEST WALL OF THE BUILDING. WE SUSPECT THAT THE SEWER LEAVES THE BUILDING AND CONNECTS TO THIS MANHOLE. IN ADDITION, THERE IS A 4" PVC RISER PIPE THAT IS LOCATED TO THE SOUTH OF THE BUILDING SOUTH OF THE MEN'S AND WOMEN'S TOILET ROOMS THAT ARE IN THE BASEMENT OF THE BUILDING. THIS RISER COULD BE A CLEANOUT IN A NEW SANITARY LINE THAT SERVES THE TOILET ROOMS. ADDITIONAL STUDY IS REQUIRED TO VERIFY THE ROUTING AND CONDITION OF THE SANITARY SEWER	  

MARK	DESCRIPTION	CONDITION ASSESSMENT	PHOTOGRAPH
	WATER SERVICE	THE WATER SERVICE FOR THE BUILDING ENTERS THROUGH THE WEST WALL OF THE BOILER ROOM. A METER IS PROVIDED IN THIS LINE	
	ROOF DRAINAGE	THE MAJORITY OF THE ROOF DRAINAGE, THAT PROVIDED FOR THE ORIGINAL BUILDING, IS HANDLED BY PERIMETER GUTTERS WITH EXPOSED DOWNSPOUTS. THESE DOWNSPOUTS TIE INTO AN UNDERGROUND SITE DRAINAGE SYSTEM INTERIOR ROOF DRAINS ARE PROVIDED FOR THE STORM DRAINAGE FOR THE STORAGE ADDITION WHICH IS LOCATED ON THE SOUTH SIDE OF THE BUILDING. THE DISCHARGE FOR THE INTERIOR ROOF DRAINAGE SYSTEM IS EXPOSED ON THE SOUTH SIDE OF THE STORAGE ADDITION. THE PIPING IS DISCONNECTED AT THE 90 DEGREE FITTING	   



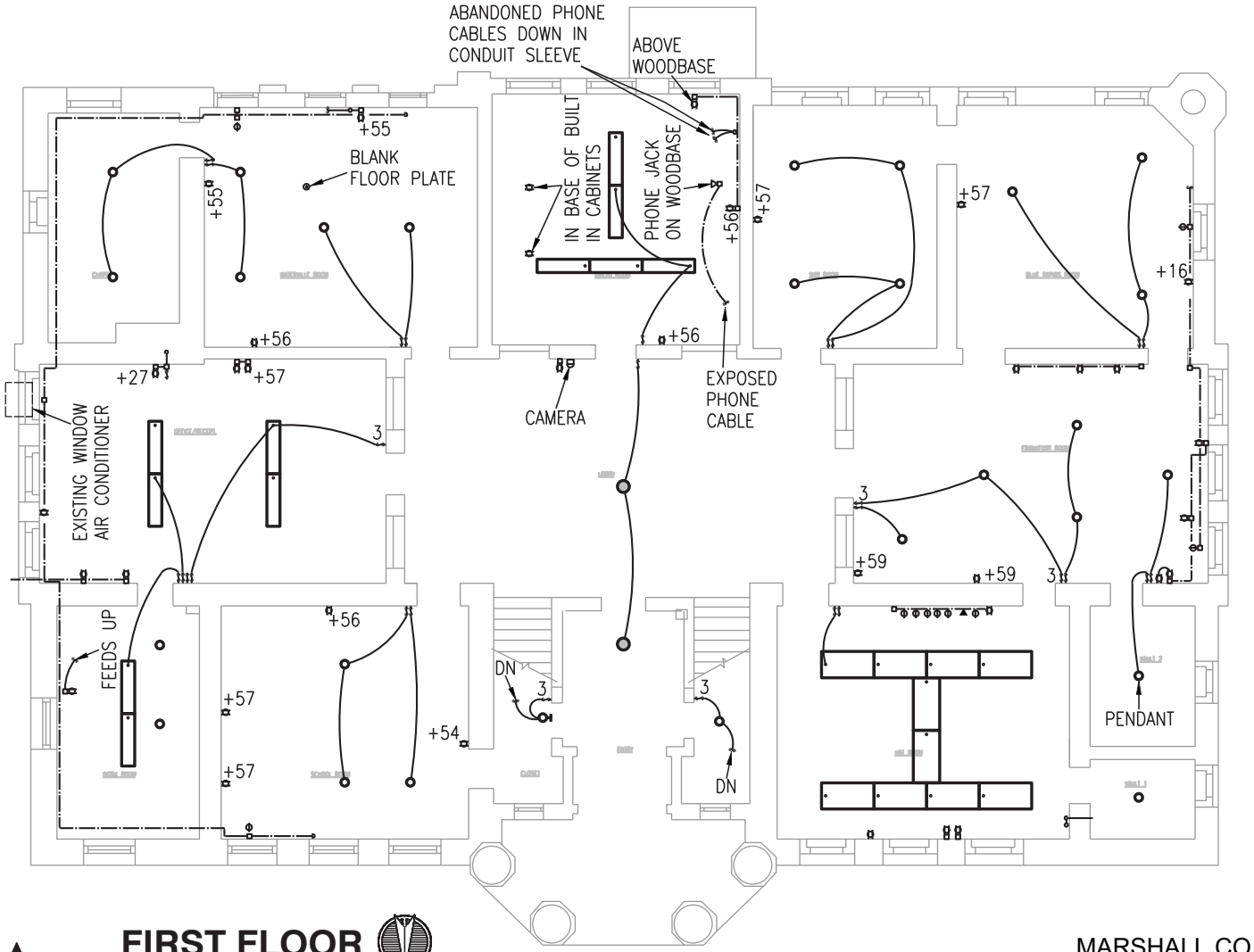
LS&A Latimer Sommers & Associates, P.A.

BASEMENT

NO SCALE ELECTRICAL

NORTH

MARSHALL CO. HISTORIC
COURTHOUSE HSP



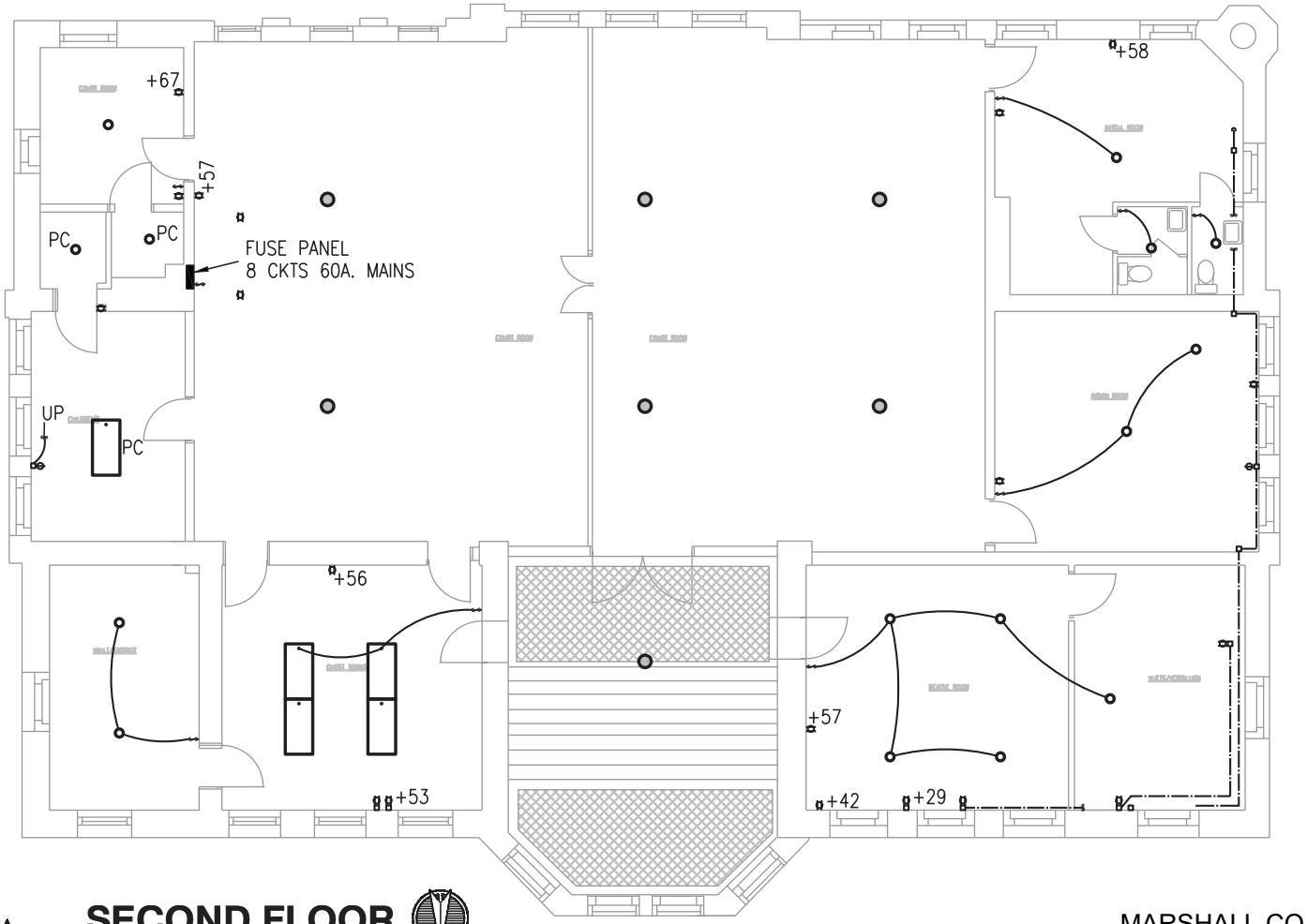
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FIRST FLOOR

NO SCALE ELECTRICAL

NORTH

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SECOND FLOOR

NO SCALE ELECTRICAL

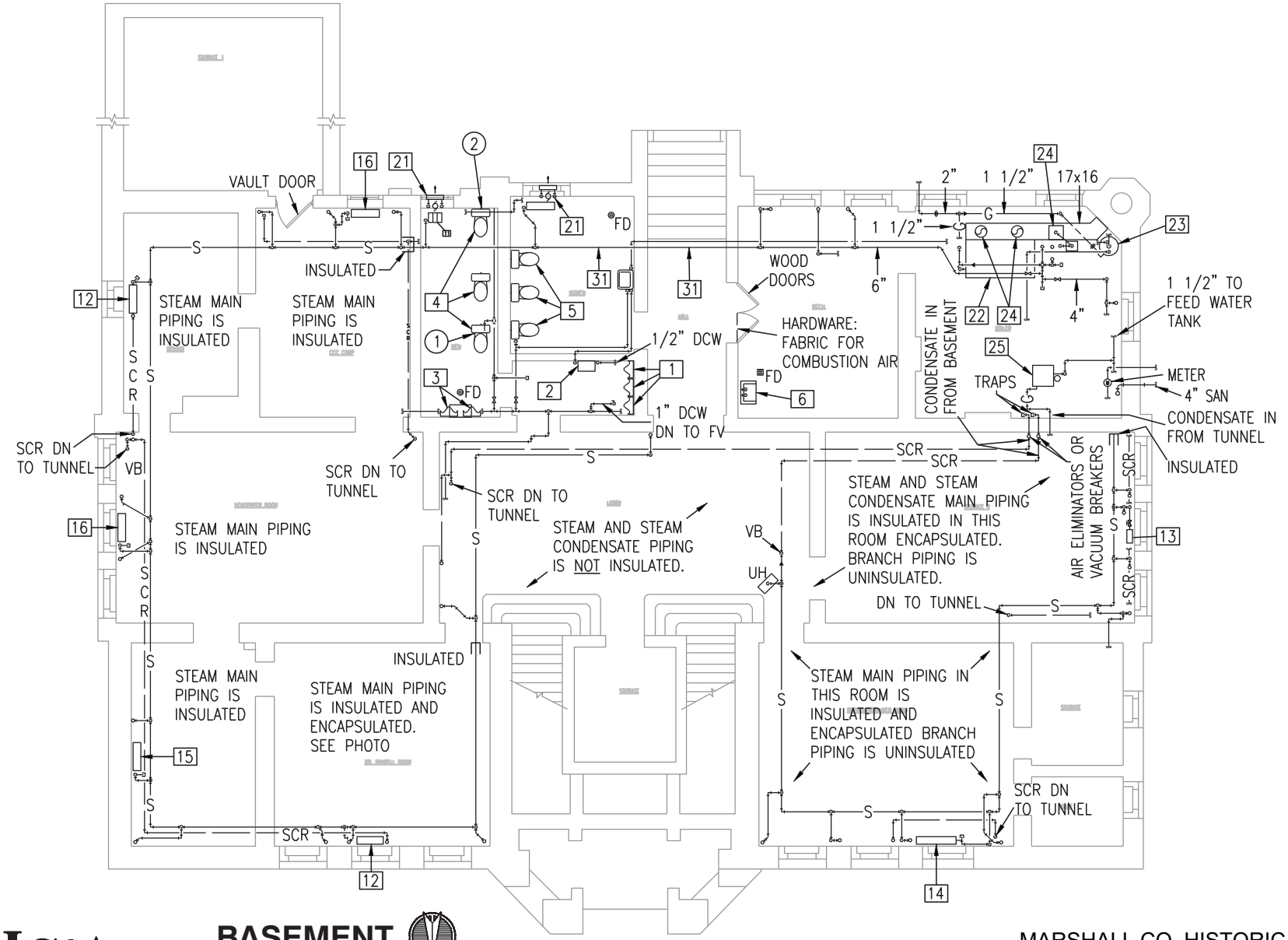
NORTH

MARSHALL CO. HISTORIC
COURTHOUSE HSP

LEGEND: ELECTRICAL
51 ELECTRICAL SERVICE ENTRANCE 200A., 2P. FUSED AT 200A. (2) PANELS EACH 12 SCREWS IN FUSES (1) 8 POLE C.B..
52 DISTRIBUTION D.S. AND PANELBOARD 200A., 2P., FUSED AT 200A. FEEDS 100A., 2P., D.S. CONDUIT INTO FLOOR AND 100A., 2P., PANEL WITH SCREW IN FUSES. SEE PHOTO FOR ADDITIONAL LOADS.
53 CHRISTMAS LIGHT POWER 90A., 2P., C.B. FEEDS 16 POLE PANEL, 9 SPACES CONTROLLED BY CONTACTOR WITH TIME CLOCK. SEE PHOTO FOR ADDITIONAL INFORMATION.
61 TELEPHONE SERVICE ENTRANCE.
62 TELEPHONE DEMARK.
63 TELEPHONE PUNCH DOWN.

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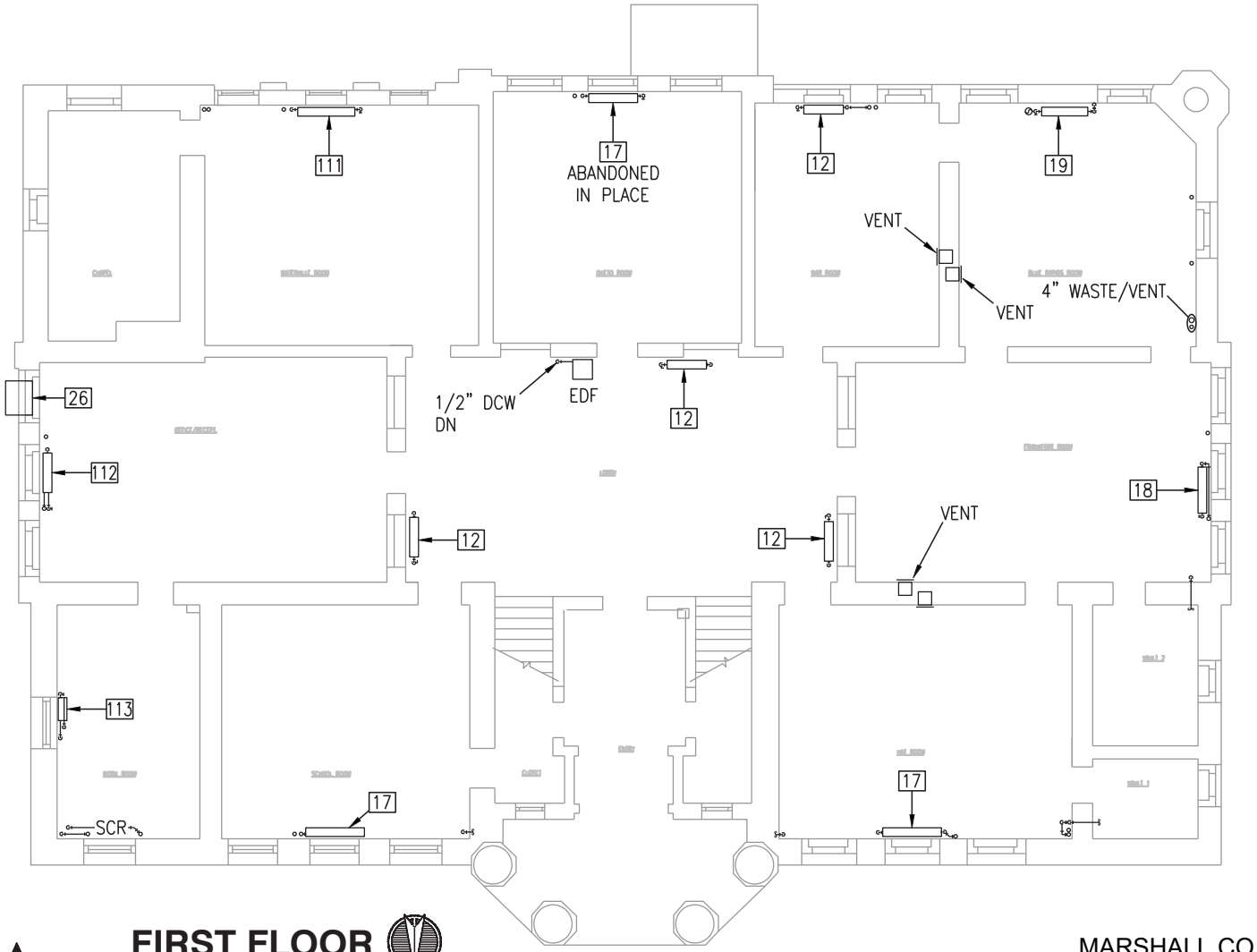
LS&A Latimer Sommers & Associates, P.A.

BASEMENT

NO SCALE MECHANICAL

NORTH

MARSHALL CO. HISTORIC COURTHOUSE HSP



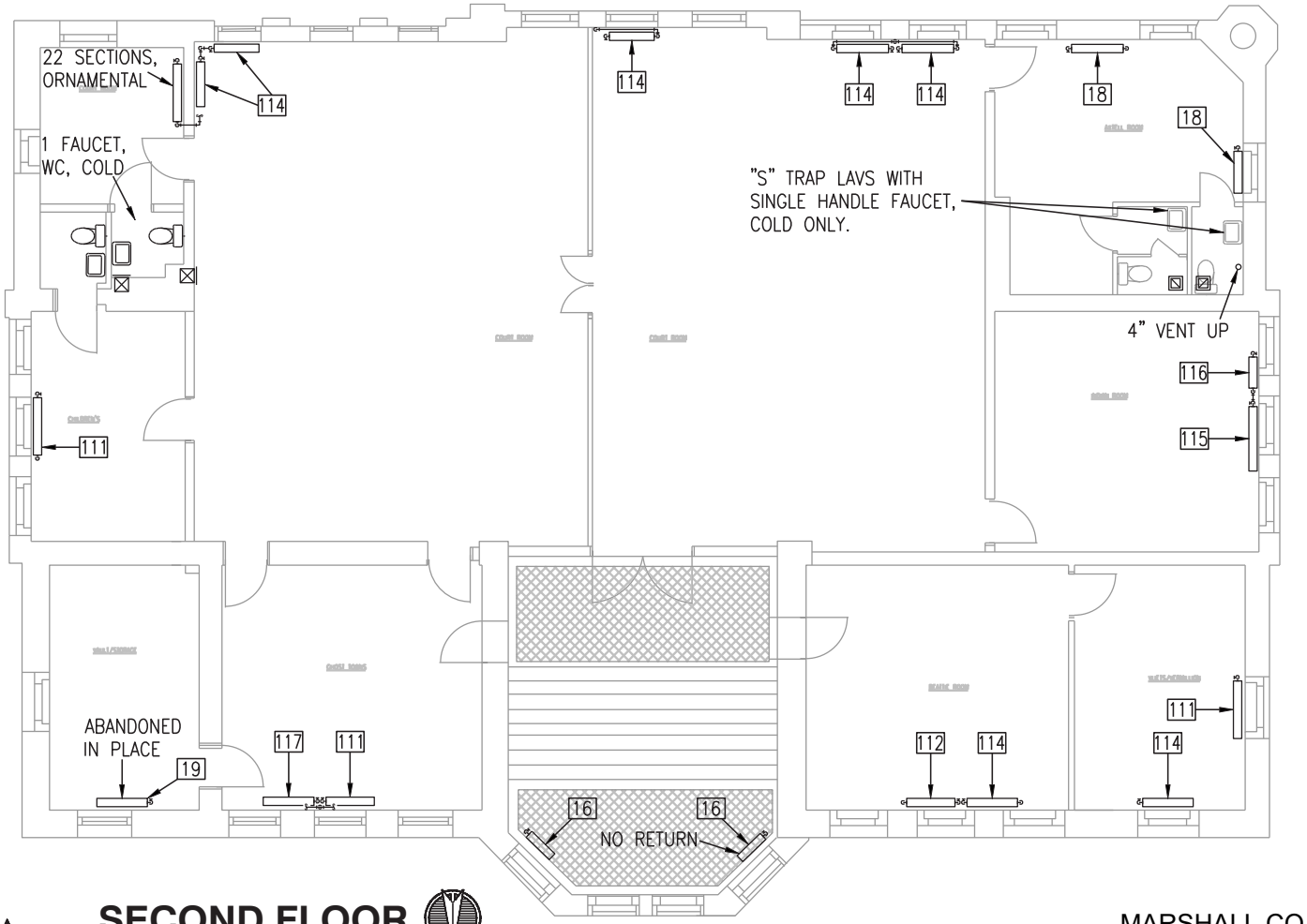
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FIRST FLOOR

NO SCALE MECHANICAL

NORTH

MARSHALL CO. HISTORIC
COURTHOUSE HSP



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SECOND FLOOR

NO SCALE MECHANICAL

MARSHALL CO. HISTORIC COURTHOUSE HSP

LEGEND: MECHANICAL

[1] FLOOR MOUNTED URINAL WITH FLUSH VALVE.

[2] WALL MOUNTED LAVATORY WITH (2)SINGE HANDLE FAUCETS.

[3] ELEVATED FLUSH TANK WITH (2) FLOOR MOUNTED URINALS
– URINALS ARE COVERED WITH BOX –
"OUT OF SERVICE"

[4] TANK TYPE FLOOR MOUNTED WATER CLOSET. FLUSH HANDLE IS ON BOTTOM OF TANK. *HISTORIC
(1) WC STALL IS LOCKED
(2) WC IS LABELED "OUT OF ORDER"

[5] NEWER TANK TYPE WC WITH ROUND BOWL.

[6] WALL MOUNTED SERVICE SINK WITH (2) SINGLE HANDLE FAUCETS.

[11] 4 SECTION CAST IRON RADIATOR WITH HAND VALVE AND DISK THERMOSTATIC TRAP.

[12] 12 SECTION CAST IRON RADIATOR WITH HAND VALVE AND DISK THERMOSTATIC TRAP.

[13] 5 SECTION CAST IRON RADIATOR WITH HAND VALVE AND DISK THERMOSTATIC TRAP.

[14] 18 SECTION CAST IRON RADIATOR WITH HAND VALVE AND DISK THERMOSTATIC TRAP.

[15] 10 SECTION CAST IRON RADIATOR WITH HAND VALVE AND DISK THERMOSTATIC TRAP.

[16] 14 SECTION CAST IRON RADIATOR WITH HAND VALVE AND DISK THERMOSTATIC TRAP.

[17] 19 SECTION CAST IRON RADIATOR WITH HAND VALVE AND DISK THERMOSTATIC TRAP.

[18] 17 SECTION CAST IRON RADIATOR WITH HAND VALVE AND DISK THERMOSTATIC TRAP.

[19] 15 SECTION CAST IRON RADIATOR WITH HAND VALVE AND DISK THERMOSTATIC TRAP.

[111] 25 SECTION CAST IRON RADIATOR WITH HAND VALVE AND DISK THERMOSTATIC TRAP.

[112] 21 SECTION CAST IRON RADIATOR WITH HAND VALVE AND DISK THERMOSTATIC TRAP.

[113] 7 SECTION CAST IRON RADIATOR WITH HAND VALVE AND DISK THERMOSTATIC TRAP.

[114] 23 SECTION CAST IRON RADIATOR WITH HAND VALVE AND DISK THERMOSTATIC TRAP.

[115] 22 SECTION CAST IRON RADIATOR WITH HAND VALVE AND DISK THERMOSTATIC TRAP.

[116] 9 SECTION CAST IRON RADIATOR WITH HAND VALVE AND DISK THERMOSTATIC TRAP.

[117] 13 SECTION CAST IRON RADIATOR WITH HAND VALVE AND DISK THERMOSTATIC TRAP.

[21] THRU WALL EXHAUST FAN IN SPACE ABOVE WINDOW.

[22] CAST IRON SECTIONAL STEAM BOILER
NEIL – McLAIN

LGB–13	SN:	2
INPUT	1,560,000	BTUU
MIN. INPUT	780,000	BTUU
NATURAL GAS	13"	MAX
	7"	MIN
	3.5"	MANIFOLD
STEAM	3954	SQFT
	949	MBH
	15	PSI
RELIEF	1,264	#/HR

[23] WATER HEATER: RHEEM

22–30–2	SN:	0979210893
INPUT	44,000	BTUU
	37	GPH
	30	GAL. STORAGE
NATURAL GAS	7"	MAX
	5"	MIN.
	4"	MANIFOLD

[24] FEED WATER TANK/PUMP.
STERL CO
18"x22"x26" TALL
ADDITIONAL STORAGE TANK
18"x18"x30"

[25] CONDENSATE RECEIVER IN PIT.
1/3HP PUMP MOTOR
15"x15"x12" NOM.

[26] WINDOW AIR CONDITIONER.

LS&A Latimer Sommers & Associates, P.A.

MARSHALL CO. HISTORIC
COURTHOUSE HSP

MARSHALL COUNTY HISTORIC COURTHOUSE
HISTORIC STRUCTURE REPORT

RECOMMENDATIONS SUMMARY & CONCLUSIONS



TREANORHL

7. RECOMMENDATIONS SUMMARY & CONCLUSIONS

PHILOSOPHY

This Historic Structure Report is intended to provide the Marshall County Historical Society with a guide for the future rehabilitation and maintenance of the Marshall County Historic Courthouse. Overall, the building has been well preserved and is functional for the current use as a Historical Museum. Any remedial work to the Marshall County Historic Courthouse should have a minimal impact on the building's historic fabric. Deficiencies that threaten life and safety or cause deterioration must be corrected on a priority basis. The value of any other improvements should be weighed against the value of the building's historic and material integrity. The historic fabric and character-defining features of the building are described in detail in the evaluation sections of this report. The physical condition of the building, its systems, and materials are described in detail in this report's recommendations portions. The philosophy for designating the repair priority is based not only on the current condition and historic significance of the system and material but also on its ability to affect the life, safety, and welfare of the building's occupants.

REPAIR PRIORITY RECOMMENDATION SUMMARY

The following summary gives a snapshot view of the recommended repairs by priority level.

PRIORITY 1 RECOMMENDATIONS

First priority repairs are those that should be undertaken in the next 6-18 months. They involve repairs to items that have a life-safety concern. A life safety concern is where a deteriorated condition could cause failure or where an element could be considered detrimental to the life, safety or welfare of its occupants.

ROOF AND SUBSURFACE DRAINAGE

Recommendations: The roof drainage and subsurface drainage repairs are priority 1 because the deteriorated condition of the gutter and leaders on the tower and the condition of the subsurface drainage system are actively allowing water into the building, which is considered detrimental to the building and poses a concern for the life, safety or welfare of its occupants.

MASONRY AT TOWER

Recommendations: The masonry repairs at the exterior and interior of the tower are priority 1 because the deteriorated condition of the bricks and mortar on the tower is actively allowing water into the building, which is considered detrimental to the building and poses a concern for the life, safety or welfare of its occupants.

ATTIC HATCH

Recommendation: The repair to the attic hatch is priority 1 because the current deteriorated state of the hatch and hinges pose a concern for the life, safety or welfare of its operator.

ATTIC LADDERS

Recommendations: The repairs to the metal ladder to the attic from the first floor and the attic ladder from the second to third level of the attic are priority 1 because the current deteriorated state of the ladders pose a concern for the life, safety or welfare of its operator.

EXTERIOR DOOR HARDWARE

Recommendations: The repair to the door hardware is priority 1 because the current operation of the hardware poses a concern for the life, safety or welfare of the building occupants.

LEAKING RADIATOR

Recommendation: The repairs to the leaking radiator on the second floor is priority 1 because the current deteriorated state of the radiator poses a concern for the life, safety or welfare of its operator.

BUILDING EGRESS RECOMMENDATIONS

Recommendation: Our recommendation for the building, since there is only one exit from the second floor, is that during normal operations, the number of occupants be limited to a total of 49 unless or until the local code official can determine if a higher number of occupants can be safely accommodated. Appropriate egress hardware should be placed on exit doors if not desire to keep the deadbolts open during business hours. Continuous handrails should be installed on one side of each stair. The boiler room in the basement should be separated from the rest of the building with a rated fire

enclosure. Proper ventilation should be provided utilizing a new louver, with associated ductwork and control dampers. This new louver should be installed in one of the existing window openings.

EMERGENCY LIGHTING AND EXIT LIGHTING

Recommendation: Wall-mounted emergency lighting units, with battery backup power, should be provided to illuminate exit pathways. Existing exit signage is not illuminated. Illuminated emergency exit signs, with batteries provided for power when normal power is interrupted, should be provided where existing exit signage is currently installed. The building should be studied to determine if additional illuminated emergency exit signs are required.

MANUAL FIRE ALARM SYSTEM

Recommendation: The manual fire alarm system be installed in this building.

PRIORITY 2 RECOMMENDATIONS

Second priority repairs are primarily concerned with water infiltration issues and the work should be undertaken in the next 18-36 months. Second priority repairs, if not undertaken in the near future, may develop into life safety risks. Water infiltration mitigation is necessary where a deteriorated condition is subject to active moisture and leading to a life safety issue.

EXTERIOR MASONRY

Recommendations: The exterior masonry repairs to all areas below the tower are priority 2 because there are not currently active leaks that have been attributed to the exterior wall that are leading to a life safety issue. This includes the damp proofing of the exterior side of the foundation wall and installation of a foundation drain.

ROOF CLADDING

Recommendations: The roof cladding repairs are priority 2 because there are not currently active leaks that have been attributed to the roof that are leading to a life safety issue.

BUILDING CODE RECOMMENDATIONS

Recommendation: Our recommendation for the building, since there are no toilet rooms or fixtures that comply with accessibility goals, that one handicap accessible toilet room be added in the building.

ELECTRICAL SERVICE UPGRADE

Recommendation: New Distribution Panels and Feeders. The electrical distribution equipment is old, antiquated and in need of replacement. Feeder conductors and branch circuit breaker panels should also be replaced.

PRIORITY 3 RECOMMENDATIONS

Third priority repairs are those that do not currently involve water infiltration or life-safety risks but do affect the overall historic value or performance of the building. While these are not urgent, they deserve attention in the next 3-5 years. Serviceability – where a condition is beginning to deteriorate and leading to an active moisture issue.

EXTERIOR DOORS

Recommendations: The wood exterior doors have recently been repaired and these repairs are anticipated to last at least five more years. The metal exterior doors, while not historically compatible, are in good condition. The door repairs (except the hardware discussed in priority 1) are priority 3 because there are no known water infiltration or life-safety risks.

WOOD AND METAL WINDOWS

Recommendations: Deteriorated wood windows would be a priority 2 item, if not for the aluminum storm windows. While the storm windows are in place and in good condition, they protect the wood windows. The steel windows are exposed to the elements, but their current condition is serviceable. The window repairs are priority 3 because there are no known water infiltration or life-safety risks.

BASEMENT WINDOW AREA WAYS

Recommendations: The concrete areaway floor and wall repairs are priority 3 because there are no known water infiltration or life-safety risks.

INTERIOR FINISHES

Plaster, interior painted surfaces, interior enameled brick cladding, concrete

flooring, ceramic mosaic tile flooring, hardwood flooring, doors, transoms, windows, window shutters, wood casings, trims, and casework

Recommendation: The repairs to interior finishes, although unsightly, are priority 3 because there are no known life-safety risks associated with the current conditions.

CONVENIENCE RECEPTACLE UPGRADES

Recommendation: A new grounding-type receptacle should be installed with the ground on the receptacle connected to the conduit system at the backbox.

LAMP REPLACEMENT

Recommendation: Incandescent lamps be replaced with LED lamps that have integral drivers.

Recommendations Summary

Project Work Area	Recommended Repair Work: Priority 1 6-18 months	Recommended Repair Work: Priority 2 1½-3 years	Recommended Repair Work: Priority 3 3-5 years	Ongoing Maintenance: Seasonally	Ongoing Maintenance: Annually	Ongoing Maintenance: Every 2-5 Years	Ongoing Maintenance: Every 15-20 Years	Owner's Notes:
SITE								
Subsurface drainage - repair and cleaning of existing	X					X		
Excavate and Install Foundation Drain: repair masonry foundation, apply dampproofing and regrade away from building wall		X						
EXTERIOR								
Roofs, Gutters and Downspouts								
Roof Drainage: Repair Gutters and Downspouts	X							
Repair Slate Roof Cladding and Flashings		X						
Masonry								
Masonry Tower; interior and exterior repairs	X							
Exterior Masonry Repairs below Tower		X						
Repair Areaways at Basement Windows			X	X			X	Keep areaways clear, especially at drains
Windows								
Restore Wood Windows			X					
Restore Metal Windows			X					
Replace joint sealants around Windows			X				X	

Recommendations Summary

Project Work Area	Recommended Repair Work: Priority 1 6-18 months	Recommended Repair Work: Priority 2 1 1/2-3 years	Recommended Repair Work: Priority 3 3-5 years	Ongoing Maintenance: Seasonally	Ongoing Maintenance: Annually	Ongoing Maintenance: Every 2-5 Years	Ongoing Maintenance: Every 15-20 Years	Owner's Notes:
Doors								
Exterior Door Hardware: Improvements to allow free egress during open hours	X			X				Adjust closers seasonally
Wood Exterior Door Repairs			X				X	
Replace Non-compatible Rear Doors			X					
INTERIOR								
Smooth and Ornamental Plaster								
Restore Plaster at areas of damage			X				X	
Conduct Decorative Paint Investigation prior to plaster restoration			X					
Enameled Brick								
Repair Enameled Brick Cladding								
Recreate Top Band Detail based on Research			X					
Interior Doors, Transoms and Windows								
Attic Hatch: repair or replacement	X							
Restore Doors, Transoms and Windows			X					
Repair Steel Window Shutters			X					

Recommendations Summary

Project Work Area	Recommended Repair Work: Priority 1 6-18 months	Recommended Repair Work: Priority 2 1 1/2-3 years	Recommended Repair Work: Priority 3 3-5 years	Ongoing Maintenance: Seasonally	Ongoing Maintenance: Annually	Ongoing Maintenance: Every 2-5 Years	Ongoing Maintenance: Every 15-20 Years	Owner's Notes:
Flooring								
Repair Concrete Floors - crack repair			X					
Repair Mosaic Tile Floors - reset loose and damaged tiles			X					
Repair and Refinish Hardwood Floors - remove non-hazardous layers of vinyl tile and carpet			X					
Stairs and Ladders								
Attic Ladders: repair ships ladder at second floor	X							
Attic Ladders: repair or replace wood ladder in upper attic	X							
Handrails: Install continuous handrails at stairs	X							
Casework and Architectural Moldings								
Repair and Refinish Wood Door and Window Casings			X					
Repair and Refinish Wood Baseboards and Chair Rails			X					
Code Compliancy								
Building Egress: Limit number of occupants and develop a plan with the building official to plan to safely exceed that number for special events	X							
Construct Handicap Accessible Toilet		X						

Recommendations Summary

Project Work Area	Recommended Repair Work: Priority 1 6-18 months	Recommended Repair Work: Priority 2 1 1/2-3 years	Recommended Repair Work: Priority 3 3-5 years	Ongoing Maintenance: Seasonally	Ongoing Maintenance: Annually	Ongoing Maintenance: Every 2-5 Years	Ongoing Maintenance: Every 15-20 Years	Owner's Notes:
Boiler Room Separation: Construct one-hour fire enclosure around boiler room and ventilate through rear window	X							
Install Wayfinding Room Signage		X						
MECHANICAL, ELECTRICAL & PLUMBING								
Radiator: Repair leaking radiator on second floor	X				X			
Emergency Lighting	X							
Exit Lighting	X							
Manual Fire Alarm System	X							
Electrical Service Upgrade		X						
Convenience Receptacle Upgrades			X					
Lamp Replacements in Schoolhouse Fixtures			X					
Remove Non-historic Linear Penant Lights and Install Schoolhouse Fixtures			X					

MARSHALL COUNTY HISTORIC COURTHOUSE
HISTORIC STRUCTURE REPORT

GENERAL BUILDING HISTORY



TREANORHL

8. GENERAL BUILDING HISTORY

Marshall County Historic Courthouse

COMPILED BY THE MARSHALL COUNTY HISTORICAL SOCIETY

The Historic Courthouse in Marysville, built in 1891-92, was Marshall County's third courthouse. The first courthouse was a frame building which had been used briefly as a church. The lumber for it was from the sawmill of R. Y. Shibley. The church was abandoned and used one winter as a stable. Shibley, who held a lien on the building, foreclosed, then dragged it by ox team to what is now the 800 block of Broadway, and in 1863 sold it to the county for $650. The building was too small to include a courtroom and the county held court in rented spaces elsewhere, eventually settling on a large upstairs room in a nearby business building, Waterson Hall.

As the county's population increased, dissatisfaction with the county seat developed; residents in the southern part of the county began to object to Marysville's location and its makeshift facilities. The fall of 1871 brought two elections on this issue, the first involving several competing towns and the second only Marysville and Frankfort. After Marysville won both elections, one of its newspapers promised that "a handsome and commodious Court House will soon take the place of the rickety, dilapidated structure that has long been a disgrace to our town and our county." (Marysville Locomotive, November 30, 1871)

John Waterson, owner of the building being used for a courtroom, donated lots in the 1200 block of Broadway, and here the county's second courthouse, a two-story brick building, was built in 1874 at a cost of $15,000. It was at the same location as the Historic Courthouse today. But then, very early on the morning of December 30, 1890, this building caught fire. By the time the fire was discovered it had gained such headway that it was impossible to save the building, and the fire company and willing bystanders concentrated on saving county records from the vaults. The next day the commissioners stated that they "had reason to believe the fire was the work of incendiaries," (Marysville Advocate, January 1, 1891, p. 5) and offered a $500 reward, but no one was ever charged. Frankfort residents began to raise funds for a courthouse in their town, but Marysville quickly outdid them, in a few weeks presenting $15,000 in cash and $25,000 in bonds to the county commissioners which was sufficient to pay for a new courthouse at no cost to the rest of the county.

The three county commissioners were soon reviewing the credentials of nine architectural firms from four states. At first they chose a firm from Topeka, but after twice finding their plans unsatisfactory settled instead on H. C. Koch of Milwaukee, Wisconsin. Mr. Koch visited Marysville in mid-April 1891; his plans for the new building arrived on the afternoon train nine days later, and were approved after a brief inspection and sent back to Milwaukee on a later train the same day. (Marshall Co. News, May 1, 1891, p. 3) In due course twelve firms submitted bids for the construction and the contract went to Groves & Hackett of St. Joseph, Missouri.

It was considered important that the work should proceed quickly. The contract required completion by January 1, 1892. By the end of May the work of excavating for the foundation was being "pushed as fast as teams [of horses] and men can do the work." (Marshall County Democrat, May 29, 1891, p.5) In mid-summer work was described as "progressing rapidly," with about sixty men employed. (Marshall Co. News, July 3, 1891)

On July 23, 1891 the cornerstone was dedicated--a common ritual in this era. The event was organized by the local Masonic lodge and attended by more than 8,000 people, many of whom came to Marysville on special trains. A procession nearly a mile in length formed and marched to the courthouse, where the ceremony was conducted by the Deputy Grand Master of the Kansas Grand Masonic Lodge, with 600 Masons in attendance. Numerous documents and a wax cylinder voice recording of the ceremony were placed in a box and sealed in the cornerstone.

The new building was described by one of Marysville's five newspapers as follows: "When completed [it] will be of grand proportions. The dimensions will be 90 feet by 60 feet. It will be 104 feet to the base of the flagstaff on the tower. The basement will be nine feet clear. Offices in the lower story will be twelve feet high. On the upper floor they will be sixteen feet clear, while the arched ceiling of the courtroom will rise

twenty-three feet above the floor. All lobbies and corridors will be floored with tiling. The wainscoting of [the] main corridor and stairs will be of enameled brick, which costs $100 per thousand. The stairs will be of iron with slate treads. Columns in front are of polished red granite. Exterior brick is St. Joseph hydraulic pressed brick. The roof will be of slate entirely, excepting points of the tower and ventilators where copper will be used. Nearly a million bricks will be put in the walls. The estimate for iron alone is over $9,000. The building will be fireproof throughout." (Marshall County Democrat, July 24, 1891)

The bricks used in the building's interior, where softer brick was acceptable, were to be supplied by Thomas Cooper's brickyard in Marysville. The foundation was to have a "bottom course" of Indiana limestone and the remainder of Missouri sandstone. "One course of the basement is of granite and the others of Missouri sandstone. The columns in front will be of polished red granite, with gray granite bases and caps." (Evening Democrat, July 23, 1891, p. 1) The granite bases and caps on arrival turned out to be red granite rather than gray, but were installed anyway. (Marshall County Democrat, Sept. 11, 1895, p. 5)

Community interest in the project was intense. One newspaper reported that "The workmen on the new courthouse are hindered by spectators so much that it has become necessary to post notices, warning them to keep off the grounds." (Marshall County Democrat, July 31, 1891)

By fall the Marshall County Democrat reported that oak furniture was on order from Conant Brothers, of Toledo, Ohio. "The county commissioners are to spend three to five thousand dollars for courthouse furniture." (Nov. 13, 1891). The steel vaults which would protect county records in case of fire were supplied by the Office Specialty Company of Chicago. (Marshall Co. News, Nov. 13, 1891, p. 2)

On December 11, 1891, the Marshall County Democrat announced that the tower had been completed and that "The star spangled banner floats proudly over the new courthouse 140 feet above the foundation." While that first flag was described as "a small affair, but the flag just the same," by Kansas Day in 1892 it had been replaced by a much larger flag which "attracted considerable attention." (Evening Democrat, January 29, 1892, p. 1).

By February the new furniture was in place. On February 28 the commissioners held a meeting with Mr. Groves and Mr. Hackett and formally accepted the new building. (Marysville Advocate, March 3, 1892, p. 5) The total payment to the contractors, $44,606.90, was reduced by a token amount because they had failed to complete the work by the contract date of January 1.

Public pride in the new building was immense, and the local newspapers often described it as one of the finest courthouses in northeastern Kansas. Its notable architectural features included:

- Large decorative terracotta panels with the word "JUSTICE" on the east and west outside walls, and decorative strips of terra cotta on the north side above the windows and around the portico.
- A tower with eight sides rather than the customary four.
- An impressive entrance, with the main floor set above grade and a massive double stairway to the courtroom.
- Stained glass windows -- two above the main entrance and eight in the courtroom.
- Vaulted ceilings finished in plaster but constructed of brick and mortar laid over wooden frames which were supported not by beams but by railroad rails.
- On the podium in the courtroom a massive oak judge's bench with a carved front, and behind the bench an oak panel with carvings and the inscription "Fiat Justicia" ("Let justice be done"). For the public in the courtroom there were rows of oak chairs with decorative carvings, folding seats, and a rack under each seat to hold a gentleman's hat.

EXTERIOR AND INTERIOR CHANGES

The choice of H. C. Koch of Milwaukee, Wisconsin, resulted in a building that has withstood the test of time for the most part. The desire of county officials for a more fire-proof building brought the use of enameled brick wainscoting in the main corridor and stairway, stairs of iron with slate tread and tile set in concrete for floors in the lobbies and corridors. Each of these features have withstood the wear from the thousands of people who worked in and visited the Marshall County Courthouse. Outside, hydraulic pressed brick used in the exterior walls and a slate roof with a gypsum decking still give the building the same general appearance as when it was built in 1891. The hydraulic-pressed brick on the exterior was separated from the softer Marysville brick by an air space for insulation. These walls served the building well as evidenced by a newspaper reporting in June 1946 an outside temperature of 100 degrees while the courthouse thermometer registered a chilly 60 degrees inside.

However, the building has not been without issues. As early as 1899, newspapers reported the courthouse brick being "repointed" where the weather had crumbled the mortar. Wind storms have battered the roof over the years, especially the tower. In July 1958, a cyclonic wind ripped slate shingles from the north tower exposure and tore heavy metal decorative cones from the roof with one of the cones landing on the front lawn. Another storm in 1971 put the future of the tower spire in doubt, but it was repaired once again. Renovation of the roof was done prior to the transfer of the building to the Marshall County Historical Society in 1979. Additional roofing repairs were performed in the 1990s, after wind storms in 2003 and 2008 and smaller repairs in 2016 and 2019.

Windows were repaired in 1979 and replaced in 1987. Storm window installation was completed in 2012. In some cases, storm windows were installed over windows which changed the outward appearance. Tuckpointing was done during the 1979 renovation. Tower mortar was repaired in 1991 and 1993. Exterior tuckpointing took place in 1998. Serious issues with the chimney on the southwest corner of the building required repairs in 2017, followed by tuckpointing and repair of both the west (2018) and south (2019) sides of the Historic Courthouse. None of these issues resulted in structural changes to the building's appearance.

The footprint of the building was changed with the 1933 addition of a cement-block annex with a flat roof at the southeast corner to house the Depression-era AAA program. Due to the urgent need for office space, the area was put into use even before the cement floor had been installed.

In 1966, the top half of the 78-foot-tall chimney was removed to reduce its weight and also to stop rapid settling and damage to the wall at the southwest corner of the building.

The annex and the chimney-reduction are the only major changes to the exterior of the building.

Few major changes have been made to the interior of the building. Extensive repainting and decorating of the courthouse did not take place until 1907, fifteen years after the building was erected. A.A. Nork of Axtell and his crew of four men painted the offices in flat oil tints of various shades. Gold mouldings [sic] were placed about ten inches from the ceiling. Different stenciled borders were painted in each room. Thirty-six-inch colored burlap was placed around the bottom of the wall as wainscoting with moulding attached at the top and stenciling above. In the courtroom, the ceiling was divided into twenty-five panels with two designs of stenciling used. Behind the judge's seat, smaller panels decorated with sunflowers were painted. A depiction of Kansas as it appeared in 1861 was on the left and a present-day depiction on the right. The state seal was above with wheat, corn and double hour glasses appearing on each side. (Advocate Democrat, July 25, 1907, p.1)

Nork was hired again in 1921 at the courthouse. The walls in every room were painted, the woodwork cleaned and varnished and the office furniture was re-varnished. The March 18, 1921 issue of the Marshall County News reported that the courthouse was "bright and cheery" thanks to the paint, varnish and the "soap suds that worked wonders."

In 1928, W.W. Warren, Blue Rapids, redecorated the courtroom with a gray color scheme. Walls were gray with a lighter gray at the top. A border of dark blue and orange stencils was at the top of the walls with a marble cap above. There was a marble base and marble columns on the walls. Above the base, the walls were done in textone, stipled [sic] and mottled. The Kansas seal at the front of the room was redecorated as well as the American flag. An attempt to improve the acoustics of the room was made by hanging a curtain at the rear of the room. Warren also redecorated county offices. (The Marysville Advocate, April 19, 1928, p. 4)

In 1934, the county commissioners approved construction work in the basement to add seven offices, a new stairway to the basement, changes in toilets and additional shelving. This was in response to the need for office space for Depression-era programs and agencies.

A year later, in 1935, the county bar association complained about the acoustics in the courtroom citing a Kansas State college expert who determined the echo registered 3 ½ times rather than the ordinary maximum of 1 ½ times. Suggested remedies were installing carpet in the spectator section of the room, coating the ceiling with Celotex, and using benches instead of seats.

A. A. Nork, of Marysville Paint & Wallpaper Company, received a contract in December 1940 to redecorate the rooms of the first and second floors of the courthouse. Walls in the courtroom were to be "re-cushioned". Additionally, he was to decorate woodwork, walls and ceilings. To make the courtroom more dignified, carpet was to be laid back of the rail, and in the judge's and attorneys' rooms. Insurance required electrical re-wiring. This would be performed by I. B. Holloway. (The Marysville Advocate, Dec. 26, 1940, p. 1 & 5 and Marshall County News, Dec. 26, 1940, p. 1)

The issue of acoustics in the courtroom had not gone away. Another Kansas State College

expert, physics professor, Dr. E. V. Floyd, determined that the reverberation in the courtroom was more than 2 seconds when it should not be more than .6 of a second. "A. A. Nork and his men will improve the room with the proper wall material which will absorb sounds instead of reflecting them back and forth across the room. Acoustic Celotex is considered the best, but expensive. Other wall materials work about as well." (Marshall County News, Jan. 2, 1941, p. 5)

Courthouse workers had to contend with painters, plasterers and electricians and also being moved out of their offices for two to three days while the work was completed. (The Marysville Advocate, Jan. 23, 1941)

In February 1941, the County Commissioners ordered the installation of a women's restroom in the jury room. Actually, the men's restroom was divided and another door added for women to access "their" restroom. Mrs. Ruby Erickson, Axtell, was the first woman called to jury duty in Marshall County in October 1941.

The next interior updating took place in 1979 when MCHS was preparing to rent rooms out in the Historic Courthouse and repainted the walls in the rooms to be rented. By 1992, space was no longer rented and the Historic Courthouse was off the tax rolls.

MCHS opened its library in March 1980 in the former Register of Deeds Office. Resources included country school histories, cemetery records, information about the county's abandoned towns and early county family histories. The library was open from 1 p.m. to 5 p.m. on Thursdays.

In the summer of 1991, railings with gates were constructed and installed in many of the rooms to protect the museum displays. Kansas Historical Society later informed MCHS that these were improperly attached to the "fabric" of the building. (The Marysville Advocate, Jan. 30, 1992, p. 1 & 7) Many of these are still in place.

In February 1999, prior to undertaking a major painting project, wallpaper was removed and the remains of stencils were uncovered. Volunteers took photographs and requested guidance about preserving them from the Kansas State Historical Society, but due to staff shortages at that time no one could come out to inspect the stencil remnants and the project was not pursued further. Plaster repairs have been repainted and individual rooms have been painted in the years since the last major project in 1999.

THE CONTROVERSIAL YEARS

For half a century or more the Marshall County courthouse was a source of great pride to Marysville and the larger community. In 1902 a red brick jail, designed to fit well with its imposing neighbor, was completed on the lot west of the courthouse. However, as time passed public appreciation for both these buildings gradually waned. By the 1950s criticisms began to appear in print: the courthouse needed air conditioning, and an elevator; it was hard to hear in the courtroom; large courtrooms were no longer needed to accommodate the crowds that once had attended trials; and the jail was outmoded and unsafe. In a story following yet another occurrence of wind damage to the courthouse tower, the Marysville Advocate quoted citizens who thought "high-towered court houses are on the way out." (March 25, 1965, p. 1)

The county government began to consider replacements. In 1959 the county passed a mill levy which would gradually raise funds for construction of a new courthouse and jail. In 1969 the levy was extended for another 10 years.

In 1967 the county commissioners held a meeting for the senator serving Marshall County to "sound out" the public about a bill he intended to present in the state legislature which would levy additional funds for a new courthouse. Citizens from throughout the county flocked to the courthouse for this meeting, filling the jury box and packing the hall and stairway. In response to an impromptu motion they voted nearly unanimously against introducing the bill. The senator gave up his plan. (Advocate, Jan. 26, 1967, p. 1)

In the 1970s the defenders of the old courthouse were reinforced by a new local group, the Marshall County Historical Society, which had formed in 1971. One of the Society's first projects was to nominate a number of county sites and buildings to the National Register of Historic Places. Among these was the Marshall County Courthouse, entered on the National Register November 5, 1974. In 1975 the new Historical Society also took a stand on the courthouse controversy when its board signed a petition to preserve the courthouse. (The same year a study of several midwestern courthouses, conducted by architectural students from the University of Illinois at Chicago, also recommended renovation of the courthouse at Marysville.)

In the fall of 1976 the commissioners were planning to have the public vote on a plan to build a new "administration building" and a new jail, while also renovating the existing

courthouse and using it for court facilities. But shortly before the November election the judge of the district court held in Marysville declared the courtroom unfit for trials and issued a restraining order preventing the ballot issue, ordering that plans for a new facility should be submitted.

In February 1977, the commissioners took action, moving ahead with construction of an "administration and courts building" and a new jail, while planning to continue to use some space in the old courthouse for supportive services such as the Extension, Veterans Affairs, and Aging. The old jail on the west side of the block was torn down, and by September construction of the new "administration" building was under way on its site. The new jail was being built on the east side of the block, behind the old courthouse. In June 1979, both buildings were dedicated and put in service.

Meanwhile money had been found to carry out much-needed repairs on the old courthouse; the county was to receive $60,000 through federal revenue-sharing funds, and another $60,000 through a grant from the Kansas Historical Society. The county decided to deed the courthouse to the Marshall County Historical Society in June 1979, conditional on at least some of the repairs being carried out. By fall masonry repair, tuckpointing, window repairs and removal of concrete block additions behind the building had been accomplished; installation of a new roof was planned. The transfer of ownership from the county to MCHS took place December 24, 1979.

THE MARSHALL COUNTY HISTORICAL SOCIETY AS OWNER

Throughout the contentious period of the 1970s the Marshall County Historical Society had remained firm in its commitment to preserve the courthouse. In April of 1979 it had established a trust fund to be used only to maintain the building. The Society had also grown in numbers since its founding, exceeding 1,000 members for a time.

In 1980 the Marshall County Historical Society received a national award from the American Association for State and Local History for advancing the cause of local history through the preservation of the Marshall County Courthouse. Also in 1980 the newsletter of the Historic Preservation Department at the Kansas State Historical Society acknowledged this successful outcome, noting the local society's "effective leadership" as well as the strong support afforded by the Marysville Advocate. In 1982 the Kansas Preservation Alliance gave the Historic Courthouse an award for the best adaptive use of a restored building.

At first the Marshall County Historical Society rented out rooms. Later, this resulted in the loss of its tax-exempt status because it was engaging in an activity unrelated to its non-profit mission Tenants included H & R Block, the Retired Senior Volunteer Program (RSVP), Daylight Donuts, an insurance company, a beauty salon, an attorney and clothing shops. But donations of artifacts were already coming in and in unused rooms a museum was beginning to take shape. In the former Register of Deeds office on the main floor a makeshift library was set up where visitors were sometimes allowed to research their family history on their own. Finally in 1992 the Society let go the last renters, regained its tax-exempt status, made plans for the building as a museum and set up a research library with one part time staff member.

In the 1980s when the first museum displays had been created, their themes were determined more by what was offered by generous donors than from any overall plan. The schoolroom had a complete set of desks and accessories from a rural school. In the basement were a sod-breaking plow and early farm tools, a huge linotype machine from the era of hot lead and three rooms of older medical and dental equipment, including an iron lung.

Beginning in 1992 the museum expanded with a group of "towns rooms" where volunteers from seven county towns were responsible for the display in an assigned room, sometimes with an additional imposed theme such as "living-room," "bedroom," or "kitchen." In other rooms a dedicated local veteran organized the displays of World War II uniforms and souvenirs and mementos of the Civilian Conservation Corps.

More recent years brought a trails room with a model of the rope ferry on the Blue River (the start of the town of Marysville), a "chapel" with church organs and baptismal fonts, a quilt room, and a room for temporary exhibits.

In the decade of 1990s the building required a significant amount of repair work. Heavy rains in 1993 led to moisture throughout the walls all the way to the basement, and cost $27,000 for repairs related to the moisture problems, plus another $160,000 for further roof, foundation and general repairs. A successful Heritage Trust Fund grant provided some help. In the late 1990s roof repairs and tuckpointing as well as plaster and painting inside were funded by the Society's trust fund, the Helvering Foundation, and individual donors. In early 2000 the Society estimated that nearly $200,000 had been spent on repair of the building since 1996.

BUILDING REPAIRS AND EXPENSE, 2001-2020

In the past 20 years major expenses for upkeep of the Historic Courthouse have not abated. Total building expenses for this period, including the roof, windows in the tower, chimney repair and tuckpointing of two of the walls have totalled nearly half a million dollars. Given that the other two walls and the tower will soon need tuckpointing, it seems quite possible that the next 20 years will be equally expensive. The disappointing results of the Society's "Fix the Bricks" fundraising campaign launched in 2020 suggest that local charitable funds will not be the support they once were, and the Historical Society must become more adept at seeking grants and tax credits. In the future the Historical Society may not get the attention of the community it once did. The 1,000 members of the 1970s have shrunk to a membership of about 125, which means fewer volunteers for all activities, and fewer and smaller public meetings or events actually held at the Historic Courthouse.

Up until now, the Marshall County Historical Society has managed its expenses using its own funds, donations from local charitable funds, and an occasional grant. It receives quarterly distributions from the county and has access to funds from an extremely generous bequest received in the early 2000s, but this cash flow is only sufficient to cover staffing and operating expenses. Major repairs to the building have to come either from savings or from grants.

USE OF THE HISTORIC COURTHOUSE BY THE COMMUNITY

SCHOOL VISITS

In 2019, the last "normal" year before the pandemic, Historical Society volunteers conducted tours for students from seven elementary and junior high schools in Marshall County and from as far away as Mankato and Westmoreland.

MOCK TRIALS - MARYSVILLE 4TH GRADERS

Two events occur each spring: a practice session, and then the actual "trial," with parents invited as spectators in the courtroom.

WEDDINGS

The courtroom is available free of charge on request.

M-ACT PLAYS IN COURTROOM

The long-standing Marysville Theater Company (M-ACT) has occasionally presented plays requiring a courtroom setting.

STATEMENT OF SIGNIFICANCE

The 1892 Marshall County Historic Courthouse is a distinguished example of the Romanesque architecture frequently used in construction of Kansas courthouses in the late nineteenth century. The building anchors the eastern edge of the Marysville downtown business district and its tower is prominent when approaching the town from any direction. With the exception of the shortened chimney on one corner, its exterior appearance has changed little in 130 years. Inside, the scale and elegance of the rooms and furnishings still impress its visitors. The Marshall County Historical Society owns the building and in non-pandemic times is open year round, operating a 21-room museum and offering genealogical and historical research.

The amounts spent to preserve this building over recent decades are sobering, but that has not reduced the conviction of the Marshall County Historical Society that the building is worth preserving. We are grateful that public funds in the form of grants are available to maintain buildings like this one.

We agree with the sentiments of this Marysville Advocate editorial, written at a time when the future of this building was also uncertain:

"Friday evening as an airplane approached Marysville Municipal Airport from the south, some of its occupants glanced westward into the mist of early dusk to see the noble tower of that magnificent courthouse standing like the sentinel it is above our pretty old Blue Valley town. And it occurred to the viewers that this splendid building, so much a part of our county community, so much a part of our heritage, should be renovated, to live on for the centuries as it was intended when it was so carefully designed and erected." (Marysville Advocate, Jan. 20, 1977, p. 12)

Today we focus on preservation, not renovation, but the long-term goal is the same – to preserve the building for future generations.

MARSHALL COUNTY HISTORIC COURTHOUSE
HISTORIC STRUCTURE REPORT

CHRONOLOGY



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9. CHRONOLOGY

Notes from Newspapers, Newsletters & Board Minutes

COMPILED BY THE MARSHALL COUNTY HISTORICAL SOCIETY

1 Jan. 1891 – Marshall County Democrat p. 6 - 12:30 A.M. Dec. 10, 1890 – Fire destroys Marshall Co. courthouse.

March 1891 – Marysville representatives announce to Co. Comm. that they have $40,000 towards building the courthouse. $15,000 in cash and $25,000 in bonds. The Marysville Advocate – 24 April 1952 p. 9

16 April 1891 – The People's Advocate p. 5 – H.C. Koch, Milwaukee architect, is hired to draw plans and specifications for the courthouse.

25 April 1891 – Marshall County News – 1 May 1891 p. 3 – The perspective for the courthouse arrived last Saturday at 2:30 P.M., and after a brief inspection was approved, and at 5 o'clock was returned to Milwaukee.

4 June 1891 – The Evening Democrat p. 1 – Groves & Hackett, St. Joseph, Missouri, who bid $41,000, were awarded the contract to build the courthouse.

23 July 1891 -The Marysville Advocate – 30 July 1891 p. 5 – The cornerstone was laid was laid by the Grand Lodge A. F. & A. M. of Kansas. Over 5,000 were estimated to have attended.

29 Feb 1892 – The Marysville Advocate – 3 March 1892 p. 5 – Co. Commission formally approved and accepted the new courthouse. As soon as the furniture arrives and is placed, it will be occupied.

23 March 1892 – The Evening Democrat p. 1 – "The beautiful stars and stripes are today [March 23] displayed on the new county capital building on the event of the county officers taking possession of their different appartments [sic]."

10 June 1892 – Marshall County News p. 3 – "The Co. Comm. has granted space in the vaults and rooms in the basement of the courthouse for storing supplies for exhibition at the World's Fair [1893 Chicago, IL]. …Now is the time to gather grass samples, especially blue grass and the grain must be procured soon to [sic]."

21 April 1893 – Marshall County News p. 3 – Large strips of slate were blown from the roof of the courthouse Wednesday [April 19].

10 April 1896 – The Marysville Advocate p. 5 – A new water filter and cooler is being placed in the CH this week.

17 April 1896 – The Marysville Advocate p. 5 – The county authorities have put in a $65 filter in the CH.

11 March 1898 – The Marysville Advocate p. 5 – A slight error was made when the word "Justice" was blazoned forth on the west façade of the courthouse. Except that it would mar the building, it should be chiseled off immediately, as it is misleading. [There is also an error on the north side. There is a comma after Co instead of a period]

27 Jan 1899 – The Marysville Advocate p. 1 – "Some of the arches under the CH recently showed signs of weakness, and contractor Webb was called on to fix them up. He also repaired the cistern which supplies water for the CH heating plant."

21 July 1899 – The Marysville Advocate p. 5 – The CH roof received some needed attention this week.

27 Oct 1899 – The Marysville Advocate p. 1 – "The CH is being 'repointed' where the weather has crumbled the mortar away from the bricks."

12 Jan 1900 – Marshall County News p. 1 – Wm Dougherty paid $79 for "pointing masonry on court house"

13 April 1900 – The Marysville Advocate p. 8 – Commissioners ask for bids for construction of a sidewalk in front of the CH.

CH = Courthouse, HC = Historic Courthouse (post 1979

8 June 1900 – The Marysville Advocate pp. 4 & 8 – Comm. examining bids.

24 Aug 1900 – Marshall County News p.5 – Today at 2 o'clock Wm. Jennings Bryan will speak from a platform on the courthouse grounds.

31 Aug 1900 – The Marysville Advocate p.1 – A Warm Welcome. Fully 8,000 people gather to hear Bryan who arrived by train after short stops in Randolph and Blue Rapids (where 300-400 gathered) After luncheon at Pacific Hotel, Bryan was led by a band to the CH lawn. Talked for over an hour. Had to leave shortly after 4pm to take train to Beatrice. Prior to the speech, advertising hangers were torn down throughout the county almost as soon as they were tacked up. 527 teams were counted on the streets and livery barns were overflowing. "Had this been a circus crowd, the average citizen of Marysville would have agreed with the Kansas City Times man who said there were 15,000 people in town. Political prejudice seems to cause myopic vision." Quote from The Marysville Advocate writer.

15 Feb 1901 – Marshall County News p. 8 – Co. Comm. Decides to build jail on the SW corner of the CH lots. Architects to be contacted. Cost – no more than $15,000. Will adopt plans March 4.

8 Mar 1901 – Marshall County News p. 5 – 5 companies submitted plans for the jail. Geo. A. Berlinghof, Beatrice, NE was selected. Specs and details to be presented at the March 18 County Board meeting. An Editorial in same issue of paper wants the county to purchase the other 6 lots available on the block where the courthouse sits. The jail building will resemble a fine residence costing $15,000 and will add to the value of adjacent properties.

29 Aug 1902 – The Marysville Advocate – p. 7 – New jail is nearing completion on the public square alongside the $40,000 courthouse.

24 May 1907 – Marshall County News p. 8 – Bids were opened for repainting and decorating CH per plans & specifications on file in this office [County Clerk] A. A. Nork was low bid for $1790.50.

4 July 1907 – The Marysville Advocate p. 8 – Co. Comm. Proceedings – A.A. Nork received $500 as an "estimate" on work.

14 Jun 1907 – Marshall County News p. 5 – A.A. Nork & two assistants came from Axtell yesterday and began work on the repainting & decorating of the CH. Three additional workmen will be added to the force next week.

25 July 1907 – The The Marysville Advocate Democrat p.1 – "The Work of Adorning the Court House Making Rapid Progress" "Axel Nork with his force of four men have been engaged in this work for a month and will take at least six or seven weeks more…" Two extra ribs were to be placed in the ceiling and then the ceiling was to be divided into 25 panels. "At the back of the judge's seat the wall between the doors leading into the two rooms at the side of which will be two smaller panels decorated with sunflowers. Immediately above this decoration will be a scene of Kansas depicting the state as it appeared in 1861 on the left-hand side and a present-day scene on the other side. Still above this will be the state seal at the side of which will appear wheat and corn on either side of the seal, and in the smaller panels at the sides are to be double hour glasses."

11 Oct 1907 – Marshall County News p.1 – Contractor Nork has Completed the work of painting & decorating the CH. Article contains description of painting colors and using burlap as wainscoting. This was the first painting or decorating since the building was erected.

"…office rooms all done in flat oil tints of various shades with 2 ½ inch gold mouldings about ten inches from ceiling with appropriate friezes or borders around room at top of chair rail. All offices have thirty-six-inch burlap around of wall to answer as wainscoating [sic]."

"The court room is done in a modified style of art navau. The ceiling is divided in twenty-five separate panels, two designs being applied. The front is designed with column work, between which is some pictorial work representing Kansas past and present. Above this is placed the Kansas state seal and above all the stars and stripes."

17 Oct 1907 – The Marysville Advocate p. 8 – Co. Comm. Proceedings – A.A. Nork & Co. was paid $1340.50 for painting & decorating and $129.07 for Linoleum.

13 April 1911 – The Marysville Advocate p.1 – A contract was let to William Kraemer, Marysville, for the making of proper sewer connections with the juror's room at the court house.

14 Jan 1916 – Marshall County News p. 7 – The county board decided to permit the Government Hog Cholera Eradication Bureau to occupy one room in the basement of the court house and the joint use of the council chamber. P. 1 - A room in the basement of courthouse will be fitted up for a laboratory and store room.

18 Feb 1921 – Marshall County News p.6 – County Commissioners Proceedings reflect that A.A. Nork was paid $685.15 for painting at the Court House.

18 March 1921 - Marshall County News p.5. - An additional $264.75 for labor was paid to Nork at the next Co. Comm. meeting. From page 1: "The interior of the court house looks bright and cheery since A.A. Nork and his force of men have finished there. …every room has had the walls painted, the woodwork cleaned and varnished and the office furniture re-varnished until it looks like new. The rooms had not been painted for many years and the paint and varnish as well as the soap have worked wonders."

8 Sept 1927 – The Marysville Advocate p. 5 – The courthouse building has been repaired and the yard placed in attractive condition. George Green repaired the roof.

12 Jan 1928 – The Marysville Advocate p.1 – W.W. Warren, Blue Rapids was hired by Co. Comm. to paint the Farm Bureau office, hall stairway & ceilings in 5 rooms of courthouse for 70 cents per hour and 50 cents/hour for helpers.

19 April 1928 – The Marysville Advocate p. 4 – "Redecorated Courtroom is Attractive" W.W. Warren redecorated the interior of the district courtroom at the courthouse. "The courtroom is now decorated in a gray color scheme with panelled [sic] ceilings. The walls are in gray with lighter gray at the top. They have a marble base and marble columns. Above the base the walls are done in textone, stipled and mottled. A stencil work border of dark blue and orange is done at the top of the walls with a marble cap above. Mr. Warren also has redecorated the Kansas seal and American flag at the front of the room. In the rear of the room a curtain has been hung, which it is hoped will improve the acoustic properties."

8 Jan 1931 – The Marysville Advocate p.1 – New Water Cooler installed in downstairs lobby displacing the old fountain which operated in connection with a coil kept in an ice box. The ice box also disappeared from the floor.

20 Aug 1931 – The Marysville Advocate p. 1 – The Pony Express marker was dedicated on the CH lawn. 1,000 people attended the ceremony.

22 Sept 1932 – The Marysville Advocate – p. 3 – Just in time for the first "cold wave" the gas was connected up at the CH. Turned on immediately and soon the steam radiators were sizzling and spouting off. Gas equipment was installed recently for a year's test.

16 Nov 1933 – The Marysville Advocate p. 1 – Clears Courthouse – There was a general scramble for the doors & windows at the CH Saturday when the electric water cooler went hay wire and began to exude tear gas or some equally potent fumes from every pore. A defective pipe was the cause. The machine has been removed for repairs.

19 Oct 1934 – Marshall County News p. 1 – Will receive bids for CH construction work in basement to represent $16,500 expenditure to add 7 offices, new stairway to basement, changes in toilets and additional shelving. [offices for Depression-era programs/agencies]

29 Jun 1934 – Marshall County News p. 8 – The CH has a new flag which will make its 1st appearance at the top of the CH flag pole July 4th [1934] It is a handsome regulation bunting flag 10x20 feet in size.

8 Feb 1935 – Marshall County News p. 1&2 – "Bar talks Court Room Renovation" article mentions that you cannot hear in the courtroom. Acoustic expert from Kansas State college said that echo registers 3 ½ times when 1 ½ times is the ordinary maximum. Suggested carpeting in spectator section to reduce echo by half, coat ceiling with Celotex or water color paint and use benches instead of seats.

26 July 1935 – Marshall County News p. 10 – Editorial. Basement now one of the most inviting places in CH. Work done to house govt. offices (U.S.) and should delay need for new CH for several years. Labor provided by unemployed. Rock quarried at county quarry at Beattie. "Relief" monies used.

16 Aug 1935 – Marshall County News p. 6 – General levy funded purchase of a new heating system for CH & other basement expenses.

21 Nov 1935 – The Marysville Advocate p. 13 – Buffalo Head Soon Ready for Place in CH.

28 Nov 1935 – Marshall County News p. 1 – Head of buffalo will adorn corridor between the offices of the Co. Attorney and Supt. of Public Instruction.

26 Dec 1940 - Marshall County News – p.1 – Contract for redecoration of rooms on 1st & 2nd floors let [2 Dec 1940] to Marysville Paint & Wallpaper Co. [A. A. Nork] – decorate rooms; I.B. Holloway – electrical; G.L. Rice Furniture – carpeting. Project was budgeted "last year"

26 Dec 1940 – The Marysville Advocate p. 1 – "Courthouse Walls Get First Coat of Paint in 36 Years" Redecorated by same man A. A. [Axel] Nork, Marysville paint dealer. Repainting woodwork, walls & ceilings on 1st & 2nd floors. "While in business in Axtell in 1904 did similar work the last time it was done. [1907 papers report it was done in 1907]. To comply with insurance, building also being rewired by Ben Holloway, Marysville electrician. Making courtroom more dignified – laying carpet back of the rail, judge's and attorneys' rooms. Walls in courtroom will be cushioned and redecorated by Nork. G.I. Rice doing carpentry.

2 Jan 1941 – Marshall County News pg. 5 – "Court Room has Reverberation of More Than 2 Seconds" Kansas State College Physics Professor Dr. E. V. Floyd, one of the foremost experts in the country, found that the courtroom had reverberation of more than 2 seconds; this should not be more than .6.

"A.A. Nork and his men will improve the room with the proper wall material which will absorb sounds instead of reflecting them back and forth across the room. Acoustic Celotex is considered the best, but expensive. Other wall materials work about as well. They will make a report to Nork within a short time."

16 Jan 1941 – Marshall County News – p. 2 & 7 – 50-year-old debt on the CH to be wiped off slate here next July. [excellent article with history of MS Courthouses]

23 Jan 1941 – The Marysville Advocate – p. 7 – County work goes on under handicap of major repairing. Electricians, plasterers & painters moving people, books, records out of 2-3 rooms at a time for 2-3 days. 1st renovation in 30 years.

6 Feb 1941 – The Marysville Advocate p. 6 – For the Women Jurors – Co. Comm. ordered on Monday [3 Feb 1941] installation of a women's restroom adjacent to the jury room. E. D. Brolyer to do plumbing. Venetian blinds for all rooms except those occupied by the Farm Bureau on the 2nd floor of the CH were also ordered on Monday from G.L. Rice for $197.24. Similar blinds already installed on 1st floor.

27 Feb 1941 – The Marysville Advocate p. 12 – Judge Edgar C. Bennett told township trustees that facilities for mixed juries are available. Women are just as well qualified as jurors. Trustees select 1 person in every 50 for jury duty. Mayors of towns do the same. Important to select good people since they decide property and human rights.

12 Jun 1941 – Marshall County News p.6 – FLOOD! Courthouse janitor had been using water from the CH boiler to flush toilets & other purposes. Was almost out of water and would have to carry water from somewhere else. [city water supply shut down due to flooding of the Big Blue River] People with wells shared water.

26 June 1941 – Marshall County News p.5 – Courthouse is debt free after 51 years. Marysville City Council made final payment of $550 on the outstanding bonds [23 June 1941]. Closed more than half century of [Marysville] indebtedness on the CH.

3 Jul 1941 – Marshall County News p.2 – 3 Men in Courtroom [portraits] All former County attorneys, all Congressmen from 5th District.

W. A. Calderhead	Co. Atty 1880-90	Congress 1895-96, 1899-1910
Guy T. Helvering	1907-11	1913-19 (also IRS Commissioner)
James G. Strong	1917-19	1919-33

16 Oct 1941 – Marshall County News p. 1 – First Woman Juror, Mrs. Ruby Erickson, Axtell, was also the foreman of the jury. Photo of her and of the entire jury.

19 Feb 1942 – The Marysville Advocate p.5 – Governor sends letter to Co Clerk asking them to act as receiving & distributing agents for registration cards and stamps. Co. Comm. was asked to provide storage space in the CH for vast amounts of supplies needed in every county.

7 May 1942 – Marshall County News p. 3 – George Green, Marysville, sheet metal man is repairing the roof of the courthouse.

25 Jan 1945 – The Marysville Advocate p. 1 – "Courthouse Cupola May Be Lowered to Take Weight Off Brick Walls" Article relates fire blamed on bird carrying a lit cigarette. Article has error in date [1893] of courthouse being built.

1 Feb 1945 – The Marysville Advocate p. 8 – "Corner stone of Present Courthouse Was Laid with Pomp on July 23, 1891 Corrects error in 25 Jan 1945 article on date of courthouse (1891). Used Forter's History of Marshall County as source.

20 Sept 1945 – The Marysville Advocate p. 1 – "Veterans Office to Basement of Courthouse"

27 Sept 1945 – The Marysville Advocate p. 1 - District Headquarters for Office of Veterans Affairs for Doniphan, Brown, Nemaha, Marshall, Washington & Republic County to be in Marysville.

20 Jun 1946 – The Marysville Advocate p.1 – With temps soaring above 100 degrees Monday, mercury in the courthouse thermometer registered a chilly 60 degrees.

15 Sept 1947 – Marshall County News p. 1 – Courthouse Floors Being Refinished. Sanding & varnishing floors

4 Aug 1952 – Marshall County News p. 1 – "Two-way Radio Equipment Arrives at Sheriff's Office" The base station for the radio will be in the cupola of the CH with receivers in the sheriff's office and at the jail, in addition to the cars operated by the sheriff and deputy.

18 Sept 1952 – The Marysville Advocate p. 1 – A painting which depicts the town of Oketo in pioneer days by artist David V. Manrose will be put in place in the court house today. A program has been arranged as a dedication for the art work, which Mr. Manrose has presented to the citizens of Marshall County. The painting measures 40"x 8' and will be placed on the west wall of the mezzanine.

16 July 1953 – The Marysville Advocate p. 1 – A soil testing lab for the Extension Services is being built in the basement of the courthouse.

10 March 1955 – The Marysville Advocate p. 13 – Article on history of MS Co. Courthouses. Courthouse burned in the Winter of 1890 but new one was soon built. "group of Negro workmen imported to lay the slate roof."

17 July 1958 – The Marysville Advocate p 1 – Wind Storm hits Marysville area on Friday, July 11, 1958 shortly after midnight.

p. 8 – The cyclonic wind whipping through Marysville early Friday morning ripped a quantity of slate roofing from the north tower exposure of the CH. Also torn from their moorings were heavy metal decorative cones, one of which landed in the CH front lawn.

21 Aug 1958 – The Marysville Advocate p. 1 – "The heavy ornamental piece of metal blown from the CH tower by the cyclonic winds is being mistaken by dogs for a fire plug, observers report." [large cone/ball?]

31 Dec 1959 – The Marysville Advocate p. 18 – Year-end review – In April 1959, Co. Comm. announced a 1 mil levy for 10 years for the purpose of building a new courthouse & jail.

20 Dec 1962 – The Marysville Advocate p. 1 – Ott Electric was awarded a contract for installing 12 air conditioning units in the CH offices by the Co. Comm. on Monday [Dec. 17] Contract amount is $3,199.00 and calls for units that will vary from one to two and half tons. Necessary wiring went to Dilley Electric in the amount of $725.

21 Feb 1963 – The Marysville Advocate p. 1 – Photo Caption "Marshall County's CH was marked for a fallout shelter on Wednesday afternoon by a representative of the Army Corps of Engineers. The area marked is in the basement and will accommodate 80 people."

31 Oct 1963 – The Marysville Advocate p. 1 – Condemnation hearings for Tuttle Creek were held this week at the CH

25 March 1965 – The Marysville Advocate p.1 &6 – "High Towered Courthouse on Way Out in State; New Style Buildings" "As Commissioner Wallace T. Backman said this week, 'The handwriting is on the wall for the Marshall Co. Courthouse, with some serious age cracks developing. The jail is likewise out-moded. The courthouse is a familiar and impressive landmark but it won't last forever.' "

13 Jan 1966 – The Marysville Advocate p. 1 – "Down with the Smokestack" Marvin [Leonard?] Hoerman, Manhattan tears down the chimney at the southwest corner of CH. Co. Comm. had been warned that the chimney was contributing excess weight & stress on the corner.

"Chimney Comes Down" – Removing top half of 78' chimney" Estimated cost of removing part of chimney was $5000. They hired Leonard Hoerman, Manhattan, who offered to do it for $250-300. Same article states the Co. Comm. had flown to Liberal, KS to see a new courthouse at the suggestion of the Wichita architects.

"Miscellany" column relates that area residents are wondering where the swallows will make their home after the chimney is town down. Hundreds of swallows use the chimney as a nesting place. Returning in formation to swoop down into chimney.

3 Feb 1966 – The Marysville Advocate p. 1 – Co. Comm. sign agreement with Wichita architects to build a new courthouse & jail. No location is specified.

31 March 1966 – The Marysville Advocate p. 1 – Estimate is given of cost to tear down the present CH - $100,000 either to make room for new construction or if new site is chosen.

April – Oct 1966 – Push for new courthouse gains momentum: drawings, bids, location on same block

25 Aug 1966 – The Marysville Advocate p. 8 – All records which are stored in the CH vault have to be moved before construction of the new court house. The records are being taken to the basement of Exchange Bank of Schmidt & Koester to be stored until the CH is finished.

3 Nov 1966 – The Marysville Advocate p.1 – Courthouse bid $1,168,082 Building to be finished by May 1, 1968.

24 Nov 1966 – The Marysville Advocate p. 1 – County needs to raise $900,000. Only $243,791 in court house fund.

15 Dec 1966 – The Marysville Advocate p. 1 – Plans are made to ask Legislature for permission to authorize a levy sufficient meet the costs of construction. Since Nov. bid, the costs have risen to over $1.3 million (p.6)

26 Jan 1967 – The Marysville Advocate p. 1 – "New Courthouse Bill Nixed by Voters" **Standing Room Only** crowd at Courthouse. Problems with current courthouse were reviewed: Sept 1966 – cracks appeared in building and the roof leaks. Engineers estimated $25,000 in repairs would make the building safe for 5 more years. An oral vote (non-binding) was taken against State Senator Droge introducing a special bill.

17 July 1969 – The Marysville Advocate p.6 – "County Board Votes Courthouse Repairs" Clerk of District Court office, broken windows; Register of Deeds office, floor

24 Sept 1970 – The Marysville Advocate p. 8 – Courthouse to get new boiler. Cost of $3,364. Marysville Plumbing & Heating had low bid.

April 1971 – Marshall County Historical Society is formed.

20 May 1971 – The Marysville Advocate p.1 – Wind storm on May 18 takes shingles off courthouse tower. P. 6 - Nordhus Motors [across 13th St. east of the CH] had car damage from slate shingles flying off the CH.

27 May 1971 – The Marysville Advocate p. 6 – "Courthouse Spire in Doubt" Co. Comm. considering complete removal of spire from CH. $30,000 in damage. The peaked structure was riddled in storm. Spire may be removed and replaced by a flat roof. P. 8 – Editorial urges repair of the courthouse after storm.

1 July 1971 – The Marysville Advocate p. 1 – "Steeple Has New Chance" Terms of insurance settlement: Building will be restored to original condition. There was talk of removing steeple if that would be less expensive for the insurance company. ********Insurance men inspected one of the slate shingles and measured it with a micrometer. There was no wear at all. County Clerk Harold Prell, "There was no wear at all. Is anything made like that today?"

26 Aug 1971 – The Marysville Advocate p.1 – Insurance pays for damage to CH & jail - $13,067.24.

9 Sept 1971 – The Marysville Advocate p. 1 – Roof being repaired from wind damage by C & F Roofing, Fairbury, NE

7 Oct 1971 – The Marysville Advocate p.3 – "Final Payment by County Board to Roof Repair" $10,120 to Ken Chapel, C&F Roofing, Fairbury, NE for courthouse repair. $4,000 had been paid in Sept.

20 June 1971 – The Marysville Advocate p.6 – Co. Comm. discussed historical value and interest in using the old courthouse as a museum. Needed repairs were estimated at $20,000 for roof, windows & structural reinforcement. Repair of entire east roof would be $7,200 (Ken Chapel, Fairbury, NE) for weather damage and general repair.

20 Sept 1973 – The Marysville Advocate p. 9 – Co. Comm. grants MCHS permission to store its records in a metal box in the CH.

24 Oct 1974 – The Marysville Advocate p. 1 – "Restoration of Courthouse?" University of Illinois architectural graduate students to do a two-day feasibility study of CH.

5 Nov 1974 – Courthouse listed on National Register of Historic Places (The Marysville Advocate 6 Mar 1980, p.1)

12 Dec 1974 – The Marysville Advocate p. 8 – Marysville Plumbing to install handrail from sidewalk to marble columns. 1 ¼" diameter pipe, 36" from the ground. Cost: $277. Repair of 12 concrete slabs in front of the CH was also approved. Hall Brothers Construction to do work. Cost: $230.40

19 Dec 1974 – The Marysville Advocate p. 23 – Commissioners' Proceedings listed payment of $7329.00 to C & F Roofing, for the CH roof.

6 Mar 1975 – The Marysville Advocate p. 1 – "No Reason to Consider Raising" University of Illinois study recommends CH refurbishing. Interesting article with suggestions for uses.

18 Sept 1975 – The Marysville Advocate p.1 – MCHS Board signed petition to preserve courthouse.

18 Dec 1975 – The Marysville Advocate p.1 – Wichita architect hired for courthouse study. Two studies: Keep existing CH or tear it down. If old CH can be renovated, Co. Comm. will ask State Legislature to pass a bill to allow building fund to be used for renovation.

1 Jan 1976 – The Marysville Advocate p. 1 – Co. Comm.asked County Attorney to work with legislators to draft a bill to allow MS Co. to use building fund to refurbish existing CH. Current Attorney General says fund is only for new construction.

19 Feb 1976 – The Marysville Advocate p. 1 – Atty Gen. – funds for new construction only. Changing this would require amending the state constitution.

18 Mar 1976 – The Marysville Advocate p. 1 & 10 – Architect provides 2 plans: 1) new jail, new administrative building, renovate CH for court system. 2) new jail, new administrative building, new court facility. Four phases to move forward: 1) construct new jail 2) construct new administrative building 3) remodel old courthouse OR build an annex for court onto administrative building 4) decision on old courthouse-keep or tear down. There have been 4 studies completed: 1965, shortly after 1965, 1975 and 1976.

8 April 1976 – The Marysville Advocate p.1 – 1,037 sign petition to save CH because of its historical value and it is structurally sound and to "take steps to preserve and maintain the present courthouse building."

12 Aug 1976 – The Marysville Advocate p.1 – Co. Comm. motion to establish a levy for maintenance of CH died for lack of a second. Comm. Long said the building was just a historical structure, a "historic monument".

14 Oct 1976 – The Marysville Advocate p. 1 – Atty Gen opinion that money in building fund could be used for CH renovations and build new admin. Center and jail, if it was transferred into General Fund. Architect listed needed renovations totaling $250,000, NOT including roof repair, courtroom furniture or refinishing woodwork. (see article for list) Nov. 2 ballot question for renovating and continuing use of CH as court facility was approved.

p.12 – Charles Hall, Hall Associates, Manhattan had other ideas on renovation.

"firm, solid structure, a sound building"

"It stands alone as the most dominant structure in Marysville"

"I would challenge any modern construction to meet" the strength of the courthouse structure.

21 Oct 1976 – The Marysville Advocate p.1 – District Judge Wm. Stevenson took advisory question off ballot, ordered plans for new facility be submitted, restricted statements by attorney Steve Boyda, MCHS volunteer representative, regarding saving and restoring courthouse, and restrained the Co. Comm. from using funds for any purpose other capital improvements other than building a new courthouse.

Stevenson stated that the existing facilities are no longer suitable or adequate and remodeling or refurbishing would not rectify the situation. MCHS vows to take legal action and establishes a fund to pay for the legal fight.

24 Feb 1977 -The Marysville Advocate p.1 – New courthouse plans approved.

18 Aug 1977 - The Marysville Advocate p.3 – Courthouse and jail bids received. 480 days to completion [compare to 1891-92 completion?] Existing CH to be utilized and refurbished. A Historical Fund levy of .2 mil was established by county in 1974 which generated about $10,000/year. In 1977, the levy was .3 mil.

27 Oct 1977 – The Marysville Advocate p. 7 – County received official certification from KSHS that the Courthouse is listed on the National Register of Historic Places – 3 years after the fact.

4 May 1978 – The Marysville Advocate p.1 – 1 mil levy is put on Aug. 1 ballot to sustain renovation work on old courthouse.

11 May 1978 – The Marysville Advocate p. 4 – KSHS offers $60,000 grant for renovation matched by $60,000 from county. 2 Comm. fear that accepting grant would commit the county to more renovation work than what is to take place under the grant.

3 Aug 1978 – The Marysville Advocate p.4 – Mil Levy defeated 1,101 for 1,797 against.

9 Nov 1978 – The Marysville Advocate p. 7 – Marysville architect Ralph Balaun reviews planned expenditures/projects for the $120,000 (KSHS & MS Co.) Repair of roof deck, flashing, gutter, downspouts, & replace slate shingles, Rebuild & repair windows, install storm windows, repair exterior doors, open & repair drains from areaways, remove added-on structures, remove conduit & wiring, restore exterior masonry, architect fees. Estimated total $119,658.

30 Nov 1978 – The Marysville Advocate - $44,700 spent on furniture and equipment for new courthouse [more than total cost for 1891 Courthouse]

18 Jan 1979 – The Marysville Advocate p. 4 – Co. Comm. signs contract with KSHS to refurbish exterior of CH. KSHS to provide $60,000 and MS Co. will match that amount from federal revenue sharing funds. Contract had clause that MS Co. had to maintain building for 15 yrs.

1 Feb 1979 – The Marysville Advocate p. 1 – Co. Comm.motion to approve matching money died for lack of a second. Options: leave empty & deteriorating, $100,000 to tear down. Co. Atty Boyda states that KSHS maintenance requirement is for enough heat to keep the building from freezing. Co. Comm. blasts MCHS for not cooperating with county to preserve courthouse. [At the time, MCHS was largest historical society in the state with >1,000 members]

20 Feb 1979 - The Marysville Advocate 22 Feb 1979 p.1 & 12 - MCHS establishes a Trust Fund with earnings to fund CH maintenance.

22 Feb 1979 – The Marysville Advocate p.1 & 12 – MCHS seeks 15-year lease of CH and county will sign KSHS grant. MCHS can sublease space, remodel rooms & keep income from rent.

1 March 1979 – The Marysville Advocate p.12 – Bids to be opened April 2 for exterior restoration of the roof, masonry and windows. County signs KSHS contract and okays $60,000 in federal revenue sharing funds. Within a week of establishment of Trust Fund $20,000 has been pledged.

22 March 1979 – The Marysville Advocate p. 1 – Trust reaches $29,500 of a $50,000 goal.

5 Apr 1979 – The Marysville Advocate p.1 – Only 1 bid for $238,000 was received. Slate roof by itself was $164,000. Only had $120,000 to work with. Bid was rejected. US Dept of Interior set guidelines for restoration using federal funds. KSHS okays the use of asphalt shingles which would resemble slate. Job rebid. County plans to leave Veterans'' Affairs and Extension Service offices in the old courthouse.

3 May 1979 – The Marysville Advocate p. 3 – June I & 2 set as moving day for county offices to new Administrative Offices and Courts Building.

31 May 1979 – The Marysville Advocate p. 1 – At May 14 bid opening, bids too high again. Low bid on slate roof was $73,800. Roof and masonry could be done. Partial window repair possible. Negotiations with bidders.

7 June 1979 – The Marysville Advocate p. 1 - $119,999 in bids recommended by architects. C & F Roofing, Fairbury, NE would put new slate on the north, west and south sides of roof. East side would be repaired. Windows to be replaced, but no storm windows installed. No repair of stained glass.

New objections raised by Co. Comm.: MCHS "might" drop their 15-year obligation. Original agreement was for storm windows, how can county deviate from that agreement? Co. Comm. was reminded of the changes/modifications they had made on the new courthouse contract.

One commissioner suggested planting flowers on the empty lot after the old courthouse was torn down.

14 June 1979 – The Marysville Advocate p.1 – $119,999 bid accepted [$1 under the $120,000 funding]. Comm. Francis Long moved to deed the CH to MCHS. Clause added to deed that CH would revert back to County if MCHS ever wants to sell the building. Deed will be processed when renovation is complete.

28 June 1979 – The Marysville Advocate p. 1 – Courthouse renovation starts with repairing windows. Roofing to be completed by Dec. 1. All but east slope will be new slate. East slope will be repaired. Article lists contractors and their bids.

12 July 1979 – The Marysville Advocate p. 10 – MCHS keeping the 2nd floor and Register of Deeds office (for office and library). First floor and basement rooms to be rented out. County gives go-ahead for rentals.

6 Sept 1979 – The Marysville Advocate p.1 – East slope has been repaired. Delivery of new slate expected next week. Majority of windows (except basement) have been repaired, repainted and new glass installed. As additional service C&F Roofing is re-leading and repairing stained glass windows. 75% of tuckpointing is done. Outside buildings south of the courthouse have been removed and foundations broken up.

13 Sept 1979 – The Marysville Advocate p. 3 – first Tenant in HC. American Family Insurance, Room 4 (formerly used by Co. Comm. and later, Sheriff.

8 Oct 1979 – MCHS Board Minutes – Guidelines were received from KSHS which state no major alterations [to the Historic Courthouse] would be permitted without review and consent of the state office.

1 Nov 1979 – The Marysville Advocate p. 9 – KS Atty General Robert Stephan issues opinion that the County can deed the old courthouse at any time. No need to wait for renovations to be done. Agreement contains a reversionary clause that the HC goes back to Marshall Co. if MCHS discontinues use.

22 Nov 1979 – The Marysville Advocate p. 33 – "Roofing Work on Courthouse Near Completion" C & F Roofing, Fairbury, NE is installing new slate and repairing sheet metal portions of CH roof. Also, repaired windows and stained glass. Masonry repair done by Mid-Continent Waterproofing, Ft. Scott, KS. Funded by $60,000 federal grant from KSHS and matched with $60,000 from MS Co. federal revenue -sharing money.

Rooms are rented out to various business: H & R Block, American Family Ins., Countryside Beauty Salon with several more coming in future.

6 Dec 1979 – The Marysville Advocate p. 17 – Roofer Ken Chappell, C & F Roofing, Explains the challenges of working on the old courthouse.

- Gypsum decking – composed of gypsum with cinder aggregate The Marysville Advocate 15 Nov 1979 p.1]
- Chappell has never seen this before on roof with so much pitch – usually on flat roof
- Using planks & gypsum they prepare for replacement or repair
- Using 30-pound roofing paper – much heavier than original
- Pennsylvania Black slate shingles 12"x18" with two pre-punched nail holes
- Cut nails used. Historically correct. Look like wedges. Made to form a rust pod or pocket as they age, embedded in the gypsum decking. Makes them hold.
- Slate shingles are heavy. 700 pounds/100 sq ft. (average composition shingles are 235 pounds.
- Only place to get the PA Black shingles is a quarry in Pen Argyl, PA. Shingles are cut from below water and cannot be taken after water freezes
- Life of PA Black slate roof is 40-45 years [HC roof is now 42 yrs. Old] This is about half the life of Buckingham slate from Virginia. PA Black was used originally and is historically correct for the HC.
- Workers carried slate up to tower. They use no ropes or lifelines. Don't work in rain and are wary of wind.
- Chappell previously worked on HC 4 yrs ago, early 70s and "another time" to repair wind damage.

13 Dec 1979 – The Marysville Advocate p. 10 – Missing pipe on a radiator in the old Register of Deeds office caused the room to fill with steam when the heat was turned on in the newly painted room. Paint peeled and room had to be repainted. Pipe was probably removed to facilitate moving last summer.

27 Dec 1979 – The Marysville Advocate p. 1&2 – Deed transferred to MCHS on Monday, Dec. 24, 1979 at 8:55 a.m. Terms of the deed give the County the right to take back building if MCHS abandons it and the County has the right to approve or disapprove any changes to the exterior of the building, especially building on or changing the exterior. First major renovation in the history of the building is underway. 5 offices rented out. MCHS asks for compensation for Veterans' Affairs and Extension Service offices still in basement.

7 Feb 1980 – The Marysville Advocate p. 10 – County to start paying rent for offices in basement.

31 Jan 1980 – MCHS Board Minutes – Bill Benkendorf hired to paint the 2nd floor rooms. He will paint 5 rooms for $225 per room and would paint the northwest basement meeting room for nothing and could repair the courtroom ceiling.

15 Feb 1980 - MCHS Board Minutes – Board decided not to have work done in north Jury Room at this time. In considering the fallen plaster area in the vault room of the former Clerk of the District Court Office, it was suggested that a lowered suspended ceiling be installed instead of trying to find someone to plaster it. No action taken except to suggest both of these rooms be used as storage areas.

6 Mar 1980 – The Marysville Advocate p. 1 – MCHS "library" opens on Thursdays, 1-5p.m. in the old Register of Deeds Office. Contains histories of rural schools, cemeteries, abandoned towns and early county families.

24 April 1980 – The Marysville Advocate p.3 – Air conditioners installed in occupied offices of HC. Old courtroom has been cleaned up and is available for groups to rent.

8 May 1980 – The Marysville Advocate p. 19 – HC is the subject of a feature article "Preserving a Courthouse: Case History" written by Richard Pankratz in latest issue of Kansas Preservation. Pankratz is director of the Historic Preservation Department at KSHS.

19 May 1980 - MCHS Board Minutes – 13 air-conditioners installed in HC.

26 Jun 1980 – The Marysville Advocate p. 3 – "Society to fight tax" Get courthouse off tax rolls or reduce assessment. Appeal for tax-exempt status denied by State Board of Tax Appeals. MCHS is non-profit but building is used for commercial purposes. 7 first-floor offices are rented for a total of $650 in monthly rent.

3 July 1980 – The Marysville Advocate p. 3 – County Appraiser agrees to revalue appraisal at less than half of original appraisal of $22,615. New appraisal - $5,655 for the building and $1385 for the land, resulting in a property tax of $752.

24 July 1980 – The Marysville Advocate p. 1 – HC now has a telephone. Library to be open all day M-F.

18 Sept 1980 – The Marysville Advocate p.1 – MCHS received a national award for the Preservation of the Historic Courthouse from the American Association for State and Local History "for advancing the cause of local history through preserving the old Marshall County Courthouse." MCHS was chosen from 100 nominations.

27 Nov. 1980 – The Marysville Advocate p. 1 – MCHS protests the tax assessment by Appraiser Harold Prell. Tax due was $2885. Comm. checked minutes of the earlier meeting and noted that no formal motion was made to lower the appraisal. An Abatement was prepared for a property tax of $846.

22 Jan 1981 – The Marysville Advocate p. 11 – At the MCHS quarterly meeting, members voted to open Library only on Thursday afternoons from 1-4 p.m. during Jan., Feb., and Mar.

30 April 1981 – The Marysville Advocate p. 3 – MCHS offers storage space to county for records recently moved from Exchange Bank of Schmidt & Koester.

19 Nov 1981 - MCHS Board Minutes – Executive Board inspected 2 northwest rooms [which floor?]. In addition to wall and ceiling repair, the floor bulge will need to be repaired and the rug replaced. Also decided to paint the basement room selected to display the printing equipment donated by Byron and Eulalia Guise.

26 Nov 1981 – The Marysville Advocate p. 3 – On Nov. 18, some 25 people gathered in the 2nd floor lobby to listen to a 9-piece band perform from the tower of the HC. Band was the McPherson College Touring Brass on their way to Beatrice following a concert in Manhattan.

May 1982 – Kansas Preservation Alliance award given to MCHS for "best adaptive use of a historic building." The Marysville Advocate (Supplement) 16 June 1983 p. 3&4.

8 May 1982 – [July 1982 - MCHS Newsletter] – U.S. Senator Nancy Landon Kassebaum spoke at the awards luncheon for the Kansas Preservation Alliance in Topeka. She said, "We have learned it is not enough just to preserve our history in books and museums. Some parts of our past are most vividly recalled by the buildings in which they occurred. Today we recognized those who helped preserve these memorials to our past."

14 April 1983 – The Marysville Advocate p. 6 - MCHS president Bill Westermann reported that all available rooms were rented. Historic Courthouse Trust Fund amounted to $37,800.

14 July 1983 – The Marysville Advocate p. 8 – Research Library open 1-4 pm M-F

14 March 1984 - MCHS Board Minutes – KSHS approval received for HC Christmas lighting.

27 Sept 1984 – The Marysville Advocate p. 3 – Xmas lighting project. 1,500' feet of lights on all 4 sides and tower of CH.

5 Jan 1985 - MCHS Board Minutes – The David Manrose painting in the stairway needs restoration because of a roof leak.

17 Oct 1985 – The Marysville Advocate p. 3 – Loren & Titus Mohler, Winifred contractors, have the low estimate for installing new outside doors in the Historic Courthouse (report of the MCHS Fall meeting)

13 Jan 1986 - MCHS Board Minutes – A play by M-ACT will be presented in the courtroom Feb 21 & 22 and Feb 28 & Mar 1.

15 Jan 1987 – The Marysville Advocate p.13 – New windows installed in tower.

30 March 1987 - MCHS Board Minutes – Discussed installing protective windows over existing historical wood frames. Jerry Nordhus suggested using 1 1/16" by ¾" anodized bronze metal frame with 2-piece glass. These would be permanent windows attached to existing wood frames and sealed with bronze silicone sealant. A concern about ventilation was raised. Discussed having 2 operating windows in each room that could be opened for ventilation. Need 59 large windows approximately $147 each or about $10,180.

30 March 1987 - MCHS Board Minutes – Board accepts proposal for windows from Jerry Nordhus. He will also repair wood around windows on south side before windows are installed there.

13 April 1987 - MCHS Board Minutes – Charles McLeod reported there were 112 new windows put in the HC. Also talked to Jerry Nordhus about windows. It was agreed to get the better windows from Nordhus Building and Storage. Money transferred from membership fund to courthouse fund to pay for these.

14 Jan 1988 – The Marysville Advocate p. 17 – MCHS 1987 financial report: $42,584 spent to maintain HC.

30 June 1988 – The Marysville Advocate p. 33– Tenants: Chamber of Commerce, H & R Block, RSVP, Pawnee Mental Health. Lobby had 16 panels with 288 pictures of MS Co. history. Museum displays: school room, physician's office, dentist office, newspaper printing press, pioneer farm tools, vintage clothing, camera collection and trophy collection.

12 May 1989 - MCHS Board Minutes – Blinds in the courtroom need to be changed or replaced. Board decided to look into repairing blinds.

28 Aug 1989 - MCHS Board Minutes – Problem with one of the toilets in the men's restroom. Board voted to remove it since there are enough toilets without it.

31 Oct 1989 - MCHS Board Minutes – Wes Nelson is to repair all courthouse blinds and will have repairs done by Christmas.

8 Jan 1990 - MCHS Board Minutes – Discussion was started about eliminating renters at HC and getting the HC off the property tax rolls.

2 Feb 1990 - MCHS Board Minutes – Board discussed putting in a "chair rail" but KSHS wouldn't allow this due to damage to marble steps.

Jan 1991 – Magpie Newsletter – Plans for the Centennial celebration of the Historic Courthouse are started.

4 Feb 1991 - MCHS Board Minutes – Two board members going to Topeka March 12 for hearing with State Board of Tax Appeals.

4 July 1991 – Centennial Celebration of Historic Courthouse - reported in The Marysville Advocate – 4 July 1991 and 11 July 1991 p. 1 & 10 – Dedication of cornerstone re-enacted. Horse-drawn parade drew approx. 4,000 lining Broadway. Parade was west to east "up" Broadway. Easier for horse-drawn entries.

9 Sept 1991 - MCHS Board Minutes – The mortar on the outside of the tower was fixed but the inside needs repair.

16 Jan 1992 – The Marysville Advocate p. 18 – The Marysville Advocate Editorial relates that the CH tower needs attention. A July 10 letter to MCHS President Lois Cohorst from Ramon Powers (head of KSHS) listed structural problems in the tower found by State Preservation Architect, Desmond Anyanwu, which included loose joints and fallen mortar joints.

16 Jan 1992 - MCHS Board Minutes – There is a 2-page report from KSHS on the condition of the HC in the minute book.

27 Jan 1992 - MCHS Board Minutes – A photo of the crack on the interior wall of the tower was shown to the board. It is secured with a heavy cable and turn buckle. Doesn't appear to be any immediate danger of collapse. City of Marysville asked to store old records in the vault in the Chamber room.

30 Jan 1992 – The Marysville Advocate p. 1 & 7 – "Historic Courthouse Work to be Delayed" – Interesting article on condition of the tower and MCHS Trust Funds. Railings installed (Summer 1991) to protect museum displays were deemed inappropriate because of how they were attached. The July 4, 1991 100th anniversary of the CH celebration is brought up. Article also mentions that window shades were to be installed to protect museum displays from sunlight. The transfer of the Historic Courthouse to MCHS and the responsibilities that came with that transfer are also outlined.

2 Mar 1992 - MCHS Board Minutes – Architect reported the crack in tower was cosmetic. The real concern was the outside of the tower. Repair of chipped bricks and pointing up the bricks was needed. Also, the tower downspout is missing.

30 April 1992 - MCHS Board Minutes – Maintenance report said Christmas lights were detrimental to the building because of nail holes that let in water and cause cracking. Note: There is a sheet showing recommended mortar mixture for older buildings in this minute book.

13 July 1992 - MCHS Board Minutes – New shades have been installed by Alfred Garrells.

6 Aug 1992 – The Marysville Advocate p. 2 – MCHS has no rented office space in CH. No longer has to pay property taxes.

8 Oct 1992 - MCHS Board Minutes – Motion passed to hire Richard Miller, Seneca, to repair, glue and paint the ceiling of the courtroom for $725.

7 Jan 1993 - MCHS Board Minutes – Motion passed that the courthouse ceiling be repaired and painted for the bid of $2300 [what happened to Richard Miller?]

10 June 1993 – The Marysville Advocate p. 1 – "Tower Gets Repair" Mid-Continent Restoration, Ft. Scott, KS will finish tuck pointing outside of tower. Cost - $8500. Issues with the tower were: water being mortar was forcing mortar out, water between flashing & bricks, slate shingles slid down into sheet metal valleys & punctured them. Valley & gutter work to be done after estimates. MCHS has done what it can afford. The Society has about $17,000 that can be used (which is not enough)

8 Nov 1993 - MCHS Board Minutes – Moisture still coming through roof. Voted to withhold part of payment until job is complete.

30 Nov 1993 - MCHS Board Minutes – Letter from KSHS Historic Preservation Office about problems in building.

4 April 1994 - MCHS Board Minutes – Ridge cap on roof has been repaired. There was a $250 insurance deductible.

23 June 1994 – The Marysville Advocate p. 14 – Editorial – "Historic Courthouse is well worth saving" Summer of 1993 $27,000 spent repairing NE roof. Further monies needed: $80,000 to prevent further leaking & water damage, $20,000 for foundation work, $60,000 for general repairs.

7 July 1995 - MCHS Board Minutes – Heritage Trust Fund grant received for $74,760.

13 July 1995 – The Marysville Advocate p. 1 & 7 – MCHs receives $74,760 Heritage Trust Fund grant for renovations to HC (Historic Courthouse). Presented by Ramon Powers, executive director, KSHS. "They're [buildings] connections to the past. People know the past in a number of ways including through books, documents, word of mouth and memories. We are a people of memory. Memory is the basis of what we are today and that in turn is the basis for what we decide to be tomorrow." Ramon Powers

6 Nov 1995 - MCHS Board Minutes – Red Oak doors made by Alfred Garrells for the south basement entrance will be installed by Mark Critchfield.

8 Jan 1996 - MCHS Board Minutes – Accepted bid from Vincent Roofing for roof repairs.

Jan 1996 – MCHS Magpie Newsletter – 2 bids received for roof repairs – Weathercraft/American, Lincoln, NE $294,767 and Vincent Roofing, Topeka, $67,200.

October 1996 - MCHS Magpie Newsletter – Report of Terry Chapman: Major roof leakage on NE & SE roof over the years, lead flashing deteriorating or popping out of joints. Worst around gables and parapets. Contractors using cut nails for better retention in the old gypsum tile block underlay. Cut nails are better than roofing nails. Other issue: missing terra cotta filial on south side of roof.

14 Oct 1996 - MCHS Board Minutes – 20 more squares of Vermont Slate had to be purchased with a 6 week delay in shipping. Roof repair at standstill.

4 Nov 1996 - MCHS Board Minutes – Discovered some tiles were not affixed correctly last time and broke. Had to order $11,080 worth of slate. Issues with boiler.

2 Dec 1996 - MCHS Board Minutes – Since roof repair has been delayed, damage happened to courtroom ceiling. Will be turned in to insurance.

6 Jan 1997 - MCHS Board Minutes – New furnace is here but there is a 5 day delay on the the arrival of the feed pump. Old boiler is being removed today.

13 Jan 1997 - MCHS Board Minutes – New Boiler installed by Parry Plumbing.

3 Mar 1997 - MCHS Board Minutes – Payment received from boiler insurance.

April 1997 - MCHS Magpie Newsletter – Boiler insurance paid $16,773.58.

7 April 1997 - MCHS Board Minutes – Roof repair ongoing.

2 Jun 1997 - MCHS Board Minutes – Varnish on new back doors is cracking.

7 July 1997 – MCHS Board Minutes – State Historic Preservation office rewrites roofing grant to eliminate masonry work. Specs are prepared by Terry Chapman for the masonry work.

8 Sept 1997 – MCHS Board Minutes – two proposals for tuckpointing, window cleaning, and applying water repellant to masonry are reviewed.

6 Oct 1997 - MCHS Board Minutes – Volunteers from Marysville Rotary club will clean up bird carcasses and debris in the tower.

3 Nov 1997 - MCHS Board Minutes – Roof repair completed.

5 Jan 1998 - MCHS Board Minutes – South basement doors taken off to be refinished by Alfred Garrells.

6 July 1998 - MCHS Board Minutes – MCHS Long Range Planning Committee meets with Terry Chapman (lead architect). Building work is 3 stages: Parging in basement, plastering upstairs, painting/decorating. May take 5 years. Dead birds in attic.

2 Nov 1998 – MCHS Board Minutes – Flat roof of southeast annex has been patched.

4 Jan 1999 – MCHS Board Minutes – Ralph Schiffbauer has $12,150 plastering contract only on priority areas on all three floors.

14 Jan 1999 – The Marysville Advocate p.1 & 7 – Plaster being repaired ($12,150 project) funded by HTF, Helvering Trust, Historic Courthouse Trust Fund & individual donors. 1997 – slate roof repaired & partially replaced. 1998 – exterior brick, stone masonry tuck-pointed. Some repairs stripped plaster down to the brick interior walls.

1 Feb 1999 - MCHS Board Minutes – Room 2-1 also needs plaster repair. Damage found in southwest corner of courtroom and in Room 2-3 bathroom. Courtroom ceiling repairs will be painted. Remains of were found. Documented with photos.

19 Mar 1999 - MCHS Board Minutes – Painting contract awarded to R & F Decorating and McCoy Painting, both of Marysville, for $22,600. Funded by Trust Fund (MCHS Board Minutes – 5 Apr 1999.)

6 July 1999 MCHS Board Minutes – Moisture problem reported in basement.

2 Aug 1999 - MCHS Board Minutes – Ralph Schiffbauer bid $7,516 to work on basement moisture problem: digging out foundation, sealing, laying down drainage tile around the east and south walls. Downspouts may have been diverted away from building, also.

6 Dec 1999 - MCHS Board Minutes – Board voted to have R & F Decorating paint the basement floor and steps. Also painted the vault room off the Bremen room.

April 2000 - MCHS Magpie Newsletter – p. 5 Courthouse Restoration recap lists a total of $198,793 spent from 1996-2000.

3 July 2000 - MCHS Board Minutes – Three dehumidifiers and 3 fans are running in basement to take care of moisture in basement.

July 2000 - MCHS Magpie Newsletter – 3 pigeons were caught in the Furnace room in the last few months? The foundation of the HC is being monitored for cracking because of the drought.

4 Dec 2000 - MCHS Board Minutes – Front door repairs done by Steve Pacha of Pacha Construction.

9 April 2001 - MCHS Board Minutes – Quarterly Meeting – MCHS President Shirley Volesky states that between 1996 and 2000 a total of nearly $200,000 was spent on roof repairs, tuckpointing, plaster repair and repainting.

2 July 2001 - MCHS Board Minutes – Eavestroughs and downspouts were cleaned out.

6 Aug 2001 – MCHS Board Minutes – Electrical work in office done to bring it up to code.

10 Sept 2001 - MCHS Board Minutes – Electrician John Prebyl, Oketo, reported on upgrading wiring to handle new Christmas lights, including the south façade, at a cost of $1,166.

Oct 2001 - MCHS Magpie Newsletter – 3 basement rooms needed to be repainted because of plugged downspouts during the June rain.

5 Nov 2001 - MCHS Board Minutes – Steve Pacha installed two storm windows in courtroom.

April 2003 - MCHS Magpie Newsletter – Basement storm windows installed and new double-pane windows in furnace room funded by Helvering Trust.

2 June 2003 – MCHS Board Minutes – state that the tower roof was not repaired along with the rest of the roof in 1994-95 because of cost overruns.

July 2003 - MCHS Magpie Newsletter – Wind storm May 4, 2003 damaged the roof of the HC. 24 slate shingles were damaged on the main roof and an area 4'x8' completely blown off tower. Temporary repairs by Vincent Roofing. Insurance will pay for temporary repair & missing slate minus the deductible. Main roof was re-slated in 1996. [see 2 June 2003 Board Minutes discrepancy in date of main roof re-slating] Tower was NOT re-slated at that time due to lack of money.

Oct 2003 - MCHS Magpie Newsletter -Board voted [4 Aug 2003] to retile tower and replace missing slate on main roof. Vincent Roofing is doing the work. All old slate taken off tower and copper valleys being replaced.

3 Nov 2003 - MCHS Board Minutes – Cost of roof repair is $79,988, funded by Helvering and Guise Trusts and MCHS funds.

Jan 2004 - MCHS Magpie Newsletter – Total cost of roofing $77,482.50 p.6 mentions Linda Cohorst donated photos of roof repair.

6 Dec 2004 - MCHS Board Minutes – KSHS contacted about moisture in basement; they gave names of structural engineers.

Jan 2005 - MCHS Magpie Newsletter – Board approved repairing plaster & repainting the west basement storage room which will be used for exhibits. Ralph Schiffbauer will do the work.

6 June 2005 - MCHS Board Minutes – Eric Johnson, Concordia architect, reported general condition of building is good. Conditions needing attention are foundation is not waterproofed, especially on east and south sides. May need a moisture barrier, estimate $60,000-$70,000.

5 July 2005 - MCHS Board Minutes – flat roof on annex on southeast corner of building needs to be repaired. Extensions on downspouts need to be installed on east & west sides of building.

2 Oct 2006 - MCHS Board Minutes – Portion of sidewalk in front of courthouse is "sinking"

6 Nov 2006 - MCHS Board Minutes -Boiler repaired. Sidewalk repaired by MCHS (not city responsibility)

Sept 2007 - MCHS Board Minutes – Termites in "basement storeroom" (probably B-5)

Oct 2007 - MCHS Magpie Newsletter – New Roof on SE Annex done by Francis Taphorn. Terry Stithem of InVision Imaging Services, Salina, used infrared camera to look for moisture in basement walls. Result: one drainage line and one sewer line need to be replaced. Stithem will return in the Fall to determine if steam pipe is leaking into inside basement wall. No evidence of moisture in outside basement walls.

Dec. 2007 – yard was dug up south of courthouse to find problems with water lines. [from Jan 2008 - MCHS Magpie Newsletter]

3 Mar 2008 – Terry Stithem says moisture problem is not in the walls. Inside condensation causes part of the problem. May need heavy duty dehumidifier.

23 May 2008 – Wind damaged tower. Downspout and some slate shingles blown off. [from July 2008 - MCHS Magpie Newsletter]

7 July 2008 - MCHS Board Minutes – Board voted to repair tower. Estimate of $10,220 sent to insurance adjuster. Basement moisture not solved. Board voted to purchase several humidistats.

4 Aug 2008 - MCHS Board Minutes – Turner Roofing will try to repair tower before Fall. Insurance paid $7482 toward repair of damage. 2 Humidistats purchased.

Sept 2008 - MCHS Magpie Newsletter – Mold discovered in closed off 2nd floor vault housing Marshall Co. court & tax records (Room 2-2) Fans & dehumidifier set up. County seeking bids to clean books & records. No other mold observed elsewhere. Humidistat in Men's Restroom registers 87% constantly. [from MCHS Board Minutes – 2 Sept 2008]

6 Oct 2008 - MCHS Board Minutes – Turner Roofing reported loose flashing about Room 2-2. Some windows in tower need repair.

2 Nov 2008 - MCHS Board Minutes – following water damage in 2-2, county wants to use 2-9 for records.

Jan 2009 - MCHS Magpie Newsletter – Reported that books & room were treated by Brad Eichelberger of Rainbow International [exact date unknown]

5 Jan 2009 - MCHS Board Minutes – Basement walls get wetter in winter.

2 Mar 2009 - MCHS Board Minutes – Light-blocking shades purchased for room 2-9. Jay Gough is to repair the plaster and paint in Room 2-2 for $1300.

April 2009 - MCHS Magpie Newsletter – Nelson Construction (Richard Nelson), Waterville, repaired a number of windows in the tower and a few in the attic which were loose in deteriorated frames. He recommended storm windows be installed to protect from weather damage. (57 windows in tower)

Ground behind the HC was leveled & seeded to repair a 9' deep trench dug to repair drain & sewage pipes.

6 June 2009 – Hail storm damaged "high" windows. Richard Nelson repaired 7 windows in tower [from 6 July 2009 MCHS Board Minutes]. Storm windows not yet installed. [from July 2009 - MCHS Magpie Newsletter]

Summer 2009 – Richard Nelson installed storm windows to protect original window panes (in tower). A few remaining windows on south side of tower need a taller lift to access. 13 attic windows with an unusual shape are on special order. Funded by Historic Courthouse Preservation Fund. [from Oct 2009 - MCHS Magpie Newsletter]

1 Nov 2010 - MCHS Board Minutes – Richard Nelson begins replacing tower windows.

6 Dec 2010 - MCHS Board Minutes – Richard Nelson paid $7,056 from Courthouse Preservation Fund. 4 storm windows were not installed on the south side of tower. Will rent higher lift or try to install from inside. Damaged shingles were not repaired, but sealed around them. Roofing company needs to do repair.

Jan 2011 - MCHS Magpie Newsletter – New steel doors installed on south basement entrance.

3 Oct 2011 - MCHS Board Minutes – Board voted to go ahead with installation of 57 storm windows for 1st & 2nd stories. Windows to cost about $15,000 and labor $10,000 (by Richard Nelson) One window per room will be designed to be opened. For windows that don't open, the new storm window will be installed over the old ones, which will avoid any damage to the window frames when removing the old windows.

7 Nov 2011 - MCHS Board Minutes – Storm windows from Hometown Lumber cost $13,410.

5 Dec 2011 - MCHS Board Minutes – two storm windows still need to be installed on first floor because wrong sizes were sent. Four windows on south tower still need to be installed.

Jan 2012 - MCHS Magpie Newsletter – New storm windows are all installed (2010 project AND new storm windows on the 1st & 2nd floors.)

July/August 2012 - MCHS Magpie Newsletter – In Mar 2012, GBA Architects & Engineers, Lenexa, KS to perform an energy audit. Report received and Board meeting scheduled Aug. 20 to consider recommendations.

Report on energy audit found in MCHS Magpie Newsletter – Jan 2013: Cost of insulating attic could be recovered in about 4 years. Insulating was done Ground Up Construction, Marysville, at a cost around $6,000 from the Historic Courthouse Preservation Fund. Other recommendations: upgrade fluorescent fixtures and transition from incandescent bulbs to compact fluorescents.

4 Sept 2012 - MCHS Board Minutes – Energy Assessment recommendations to be implemented:

1. Replace T12 Fluorescent light fixtures with T8 fixtures (Office only, not Rom 1-11)

2. Replace incandescent lamps with compact fluorescent lamps in all rooms except 1-3 and 1-11)

3. Implement sleep mode on all computers if they are on but not active.

4. Insulate attic with blown-in insulation at R38 value

[Don't think 2 & 3 ever done. Maybe 1st floor only on #2] Recommendations not accepted: flue gas heat recovery system (expensive and long pay-back period) and maintain steam traps on radiators (can't locate knowledgeable steam heat contractor)

Oct 2012 - MCHS Magpie Newsletter – Attic being insulated.

2 Dec 2012 - MCHS Board Minutes – Cost of insulation project - $4,656.

7 Oct 2013 - MCHS Board Minutes – Ceiling leak in Room 2-1. Roof there was last worked on in 2008.

5 May 2014 - MCHS Board Minutes – Work on roof completed.

1 Jun 2015 - MCHS Board Minutes – Leaks in furnace room – not sure if from furnace or water heater.

2016 – Roof problems on Southwest corner (plaster on floor in Room 2-8 Jury Room) no date given.

5 Sept 2016 – MCHS Board Minutes - Representative of Turner Roofing reported that in addition to roof, there is damage to brick in the building and tuckpointing and chimney repairs are needed.

7 Nov 2016 – MCHS Board Minutes - Turner Roofing bid $4,272 to repair roof. Heartland Masonry, Topeka bid $289,000 to tuckpoint entire building, a 5-month project.

Jan 2017 - MCHS Magpie Newsletter – Wind and hail storms during Summer 2016 caused damage to the roof & Christmas lights. Roof will be fixed when it is warmer. The roof had been repaired by April 2017 [from MCHS Magpie Newsletter -April 2017]

6 Mar 2017 - MCHS Board Minutes – Turner Roofing worked on roof in February. Advised that masonry in Chimney and & west walls need to be repaired. Recommended JHE Construction, Lebo KS.

4 Apr 2017 - MCHS Board Minutes – Have bid from JHE Construction, Lebo, KS. Waiting on bid from Randy Rikoric, Chapman, KS.

1 May 2017 - MCHS Board Minutes – Board confirmed decision made in special session on 4/13 to accept Randy Rikoric's bid for chimney masonry repair only. Cost of $57,808 to be taken from Courthouse Preservation Fund. Also voted to purchase 30 extra slate shingles.

3 July 2017 – MCHS Board Minutes - Randy Rikoric submitted a proposal for tuckpointing all four walls of courthouse for $600,00 which includes work already done and paid for.

7 Aug 2017 – MCHS Board Minutes - Moisture in basement again. Latta Plumbing to check underground clay drain pipes.

Oct 2017 - MCHS Magpie Newsletter – newsletter mentions that drains all around HC need attention, Moisture problems should be less after clean out.

2 Oct 2017 – MCHS Board Minutes - All drains that were blocked were cleared. Advised to check every 2-3 years.

Jan 2018 - MCHS Magpie Newsletter – President's Message mentions repairs to the chimney on the southwest corn of the courthouse. Work done by Rikoric Masonry (Randy Rikoric), Chapman, KS. Cost of repair - $59,000.

4 Sept 2018 - MCHS Board Minutes – Front doors refinished by Lucas Packett in August for $1967. Also, replaced glazing on stained glass windows above front door. Pony Up Marysville funds used.

July/October 2018 – MCHS Magpie Newsletter - Front doors and entryway refinished by Lucas Packett, Marysville, with funds from Pony Up Day. Energy efficient lighting installed on 1st floor.

Labor Day Weekend 2018. Fourteen inches of rains resulted in moisture problems on the west side of the courthouse. Moisture in 1-9 (Temporary Display Room) and 1-10 (Storage Vault).

1 Oct 2018 - MCHS Board Minutes – Board voted to accept Randy Rikoric's bid of $94,000 to repoint west wall of courthouse.

Jan 2019 - MCHS Magpie Newsletter – West Exterior wall was repaired by Rikoric Masonry starting in the Fall 2018 and continuing until December when the weather became too cold to continue. Top portion of wall was to be completed in Spring 2019. The project included: Tuck-pointing the entire wall, remove & replace all mortar between bricks, replace broken bricks with matching brick, remove existing caulking patch work and repair, wash & seal brick wall with a water repellant. Total cost $94,432.

7 Jan 2019 – MCHS Board Minutes – Wall of Room 1-9 still drying out. Lou Wassenberg volunteered to paint in 1-9, 1-10 and B-2

4 Feb 2019 - MCHS Board Minutes – New linoleum installed in Room B-2 by Dusin Enterprises, Washington.

3 June 2019 - MCHS Board Minutes – Wall leaking in B4 – Latta Plumbing fixes plugged downspout nearby.

5 Aug 2019 - MCHS Board Minutes – Randy Rikoric reports that south wall should be done soon. Cost estimate of $146,000. Board approves project.

Summer/Fall 2019 – Rikoric Masonry completed work on the south exterior wall. Repairs the same as West wall. Cost $146,000.

7 Oct 2019 – MCHS Board Minutes – Randy Rikoric reports missing flashing on roof.

Oct 2019 - MCHS Magpie Newsletter – "Fix the Bricks" campaign announced at Fall program celebrating the 40th anniversary of MCHS taking over responsibility & ownership of the Historic Courthouse. Over the last 3 years, $333,585 was spent on "bricks" (chimney, west wall, & south wall)

4 Nov 2019 - MCHS Board Minutes – Turner and Sons Roofing, Topeka, repaired roof.

Spring/Summer 2020 - MCHS Magpie Newsletter – Estimates of future expenses: East Exterior Wall - $94,500; North side and tower - $221,030; Fix the Bricks Campaign has raised $50,755. A grant for funding a preservation plan will be applied for.

6 Jul 2020 – MCHS Board Minutes – A leak in the tower roof became evident in late spring when during a rainstorm, water fell from the ceiling onto the foyer floor near the doors to the courtroom. It seems to be caused by missing shingles along the edge of the tower. Workers from Turner & Co., Topeka came out but were unwilling to go out the tower windows to work on the roof. A volunteer has been monitoring the situation and checking buckets that he has set out in the tower and bringing them down to empty as necessary. Current plan is to keep checking the buckets. The amount of water is much slower than at first. This issue can be fixed during a regular repair trip by Turner's later.

2 Nov 2020 – No further information about a leak in a drainpipe near the southwest corner of the building. It isn't clear where it originates or empties. Not leaking into building.

MARSHALL COUNTY HISTORIC COURTHOUSE
HISTORIC STRUCTURE REPORT

MISCELLANEOUS ADDITIONAL STORIES OF INTEREST



TREANORHL

10. MISCELLANEOUS ADDITIONAL STORIES OF INTEREST

Marshall County Historic Courthouse

COMPILED BY THE MARSHALL COUNTY HISTORICAL SOCIETY

A SPECIAL CONCERT

The contract with Groves & Hackett specified that Marysville workers should be used as much as possible in construction of the building, but apparently for the most part this firm employed its own workers brought from St. Joseph. Some or most of these men were Black, and local newspapers noted that they sometimes sang as they worked. In the fall of 1891 they gave a well-received public concert. "The colored workmen who are employed on the courthouse treated our citizens to some very fine singing Saturday night. They are the best band of warblers that has been here for some time. Our citizens can appreciate good music when they hear it, as was demonstrated by the crowd that gathered to hear them." (Evening Democrat, September 21, 1891, p. 1, and Marshall County Democrat, September 25, 1891, p. 5.)

MORE ABOUT THE MILWAUKEE ARCHITECT

H. C. Koch designed at least 12 other courthouses in four states, as well as state university buildings, insane asylums, and a soldiers' home in Madison, Wisconsin. As a young man he had served in the Civil War as a topographical engineer under General Philip Sheridan; this job required mapping battlefields before the battle. A citation about Koch's Civil War service was published in Milwaukee newspapers in the 1890s and reprinted in Marysville newspapers. Mr. Koch's sister Caroline was married to Christian Mohrbacher, a farmer in Franklin Township in Marshall County.

TWO MURDER TRIALS IN THE COURTROOM

James S. Dalton was tried here in 1902 for a murder which had been committed four years earlier. Dalton claimed to be a cousin of the Dalton Gang known for their attempted bank robbery in Coffeyville, Kansas. In 1898 while working as a school teacher he was arrested with two other men in neighboring Nemaha County and charged with robberies in two towns in Marshall County. The three men were taken to Marysville, where the jail at that time was at the south edge of town. Dalton and his cell mates staged a successful jail break, in the course of which Dalton beat night guard Charles Batterson over the head with an iron rod pried from his jail cot. Batterson died a week later without regaining consciousness. Dalton was on the loose for four years, joining the army under an assumed name and serving in the Cuban and Philippines campaigns of the Spanish-American War. Through the diligence of the deputy sheriff in Nemaha County, Dalton was arrested again in 1902, tried in the Marysville courthouse and sentenced to life imprisonment at the Lansing penitentiary. There he was made a clerk in the Berillon room and became an expert in the Berillon system of identifying criminals by physical measurements. After eight years, now considered a model prisoner, Dalton was pardoned by the governor. He worked for a time as head clerk of the Berillon department of the Hutchinson State Reformatory and later moved to California where he became financially successful.

In 1910 C. W. Humberd was tried in the courtroom of this building for the murder of J. E. Harberts. The shooting had occurred on the "principal business corner" of Frankfort late one afternoon and had been witnessed by numerous people. Humberd and Harberts had previously worked together, but had quarreled over a debt and Harberts had reportedly threatened Humberd repeatedly. After a brief argument Humberd had fired three shots at Harberts and then immediately handed his gun to a bystander. The first trial of this case ended in a hung jury. After three days and nights in which the jury was sequestered (could not leave and had to sleep in the rooms next to the courtroom), the jurors declared that they were hopelessly deadlocked. Humberd was released on bond. After a second trial in February 1911 the jury voted for acquittal.

THE BUFFALO IN THE LOBBY

The mounted head of a buffalo is a long-standing feature in the courthouse lobby. This very large buffalo came from a ranch near Salina. Buffalo meat was served at the dinner when 7,500 people attended the 50th-anniversary

celebration of the town of Bremen in June 1935. An Oregon Trail monument near the town was also dedicated that day.

RESTROOM FACILITIES FOR JURORS

In 1941 the restroom in the jury room was divided to make two smaller rooms, following an order by the county commissioners to provide a restroom for women jurors. Judge Edgar C. Bennett then issued a message informing township trustees that facilities for mixed juries were now available, further stating that women were just as well qualified to be jurors as men and it was important to select good people. The first woman juror in Marshall County was Ruby Erickson, an Axtell businesswoman. The case on which she served involved an appeal to the Kansas Highway Commission about a property boundary. When the jury was required to view the land in question, Mrs. Erickson "donned galoshes and joined the others to tramp the fields." Mrs. Erickson was named the foreman by her fellow jurors. This was revealed only when she rose to deliver the verdict, surprising visitors in the courtroom who were attending because of the novelty of a woman juror.

THE COURTHOUSE IN WORLD WAR II

During World War II, local draft boards were required to arrange a preliminary physical examination for men being called up for military service. Beginning in March of 1942, physical exams for Marshall County men took place in the courtroom of the Historic Courthouse and in the adjoining jury rooms. These were "screening" physical exams conducted by local doctors. Those who passed were then called to Fort Leavenworth for a final physical and induction into the armed services.

The exams took place about once a month, with 25 to 40 men, sometimes more, being called in for each. At first they were scheduled on a weekday, but later on Saturday mornings. We are told that the men sat in the jury box to have blood drawn. One morning 94 young men about 18 or 19 were processed; they lived in various county towns and were ride-sharing because of gasoline rationing. In the summer of 1943 men were seen a few at a time each half hour because there was a polio epidemic and group gatherings were frowned upon.

The last such event was in January 1944. The rules had changed; the national selective service administration abandoned "screening" exams run by local draft boards. From then until the war ended the entire process for Marshall County men took place at Fort Leavenworth.

CHRISTMAS LIGHTS

In 1982 Christmas lights were mounted on the exterior walls of the Courthouse. Many downtown Marysville businesses already had such displays. The Kansas Historical Society originally objected to this project, which required small punctures in the mortar around the bricks. But strong interest and financial backing from local supporters overrode their objections. The south wall of the building, the least prominent in this respect, was done some years after the rest of the building. Locating equipment and workmen to periodically check the wiring and replace hundreds of burned-out bulbs on the building and the tower has not always been easy.

100-YEAR REDEDICATION CEREMONY, 1991

A Courthouse Rededication Ceremony was held July 4, 1991, to commemorate the 100th anniversary of laying of the cornerstone. In 1891 a metal box had been placed in a deep hole in the cornerstone and then secured with mortar all around it. In April 1991 Marshall County Historical Society Board members opened the cornerstone and retrieved its contents, after several hours of work by a bricklayer with a jack hammer. They put some of the documents on temporary display in the museum and made plans to duplicate some of the activities of the original dedication. The wax cylinder voice recording made at the original ceremony was sent to the Library of Congress in Washington, D.C. in hopes that experts there could make a copy of its contents to be replayed at the rededication, but the recording proved to be unsalvageable. On July 4 a team of officials from the Grand Lodge of Kansas Masons re-enacted the dedication of the courthouse. As the ceremony ended 2,000 red, white and blue balloons were released on the Courthouse grounds. Afterwards documents were to be resealed in the cornerstone capsule for another 100 years. (*Marysville Advocate*, April 18, 1991 and July 4, 1991)

MARSHALL COUNTY HISTORIC COURTHOUSE
HISTORIC STRUCTURE REPORT

COST ESTIMATE



TREANORHL

11. COST ESTIMATE

Opinion of Probable Costs for Recommended Priority 1 Repairs

Project # HP0931.2001.00
Date: April 2, 2021
Cost Estimate Based on Calendar Year: 2021

Total Building Gross Square Footage: 17,295

	ITEM	QTY	U	UNIT COST	COSTS
Div 1	General Requirements				
	Mobilization and Supervision	1	ls	$68,400.00	$68,400
	Scaffold at Tower for Masonry Restoration	1	ls	$100,000.00	$100,000
Div 2	Sitework				
Div 3	Concrete				
Div 4	Masonry				
	Install crack monitors and 2 monitor readings	1	ls	$2,500.00	$2,500
	Point open joints at tower, exterior and interior	4,600	sf	$30.00	$138,000
Div 5	Metals				
	Repair sheet metal cornice and gutter at tower	50	lf	$250.00	$12,500
	Reattach ship ladder handrail at top	1	ls	$500.00	$500
	Replace ladder to upper level attic to top attic	1	ea	$500.00	$500
	Decorative metal handrail at main entry	16	lf	$300.00	$4,800
Div 6	Wood and Plastics				
	New continuous handrail at all interior stairs	116	lf	$100.00	$11,600
Div 7	Thermal and Moisture Protection				
	Install downspouts where missing at tower	40	lf	$50.00	$2,000
	Replace flashing at SE annex connection to building	15	lf	$100.00	$1,500
Div 8	Doors and Windows				
	Egress Door Hardware at North and South Double Doors	2	ea	$2,500.00	$5,000
	Replace attic hatch door	1	ea	$500.00	$500
	New fire rated door, frame and hdwr at boiler room enclosure	1	ea	$2,000.00	$2,000

Div 9	Finishes			
	Fire Rated Partition at Boiler Room	50sf	$20.00	$1,000
	Paint new door and partition	100sf	$4.00	$400
Div 26	Mechanical			
	Combustion Air Intake	1ea	$25,000.00	$25,000
	Scope Storm & Sanitary lines	4hr	$125.00	$500
	Camera Areaway drains	4hr	$125.00	$500
	Repair leaking radiator	2hr	$125.00	$250
Div 26	Electrical			
	Emergency Lighting and Exit Lighting	1ea	$45,000.00	$45,000
	Manual Fire Alarm System	1ea	$40,000.00	$40,000
	Electrical Service Upgrade; new distribution panels and feeders	1ea	$75,000.00	$75,000
	SUBTOTAL		**$31.08**	**$537,450**
	General Contractor Fee	10.0%	$3.11	$53,745
	SUBTOTAL		$34.18	$591,195
	Construction Contingency	5.0%	$1.71	$29,560
	SUBTOTAL		$35.89	$620,755
	Design/Estimate Contingency	15.0%	$5.38	$93,113
	SUBTOTAL		$41.28	$713,868
	Professional Fees	12%	$4.95	$85,664
	TOTAL ANTICIPATED BASE CONSTRUCTION COST – 2022		**$46.23**	**$799,532**

MARSHALL COUNTY HISTORIC COURTHOUSE
HISTORIC STRUCTURE REPORT

LEAD PAINT SURVEY REPORT



TREANORHL

Lead Paint Survey Report

Marshall County Historical Courthouse Museum
1207 Broadway
Marysville, Kansas

March 5, 2021

Terracon Project No. 02207317



Prepared for:
TREANORHL
Kansas City, Missouri

Prepared by:
Terracon Consultants, Inc.
Lenexa, Kansas

Offices Nationwide
Employee-Owned
Established in 1965
terracon.com
Terracon
Geotechnical ■ Environmental ■ Construction Materials ■ Facilities

March 5, 2021

TREANORHL
1811 Baltimore Avenue
Kansas City, Missouri 64108-1930

Attn: Joy L. Coleman, AIA
P: (816) 581-4027
E: jcoleman@treanorhl.com

Re: Lead Paint Survey Report
Marshall County Historical Courthouse Museum
1207 Broadway
Marysville, Kansas 66508
Terracon Project No. 02207317

Terracon Consultants, Inc. (Terracon) is pleased to submit the attached report for the above referenced site to TREANORHL. The purpose of this report is to present the results of a lead paint survey performed on February 23, 2021 at the above referenced site. This survey was conducted in general accordance with Terracon's Proposal P02207317 dated December 1, 2020. We understand that this survey was requested due to planned renovation activities within the above referenced building.

Based on results of the lead paint testing, Lead-based paint was identified on the following surfaces:

- Basement, 1st and 2nd floors hard plaster ceilings
- Basement, 1st and 2nd floors hard plaster walls
- Basement concrete wall base
- Basement restrooms wood stalls
- Basement stair concrete stringers
- Basement and 1st floor steel Vault doors
- 1st and 2nd floor wood window sash
- 1st and 2nd floor wood chair rail
- 1st floor crown molding

Terracon Consultants, Inc. 15620 W. 113th St. Lenexa, KS 66219
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Geotechnical ■ Environmental ■ Construction Materials ■ Facilities

- 1st floor steel stair risers and stringers
- 1st floor room 1-4 wood window sash, window casing and steel window covers
- 1st floor lobby, 2nd floor stair and exterior at entry brick glazing

Please refer to the attached report for details.

Terracon appreciates the opportunity to provide this service to TREANORHL. If you have any questions regarding this report please contact the undersigned at 913-492-7777.

Sincerely,
Terracon Consultants, Inc.

Timothy Easley
Environmental Technician

Mitch Reiber PG, CIH
National Director Environmental Services

Terracon

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LEAD PAINT SURVEY REPORT
MARSHALL COUNTY HISTORICAL COURTHOUSE MUSEUM
1207 Broadway
Marysville, Kansas

Terracon Project No. 02207317
March 5, 2021

1.0 INTRODUCTION

Terracon Consultants, Inc. (Terracon) conducted a lead paint survey of the building located at 1207 Broadway in Marysville, Kansas. The survey was conducted on February 23, 2021 by a state of Kansas licensed lead inspector in general accordance with Terracon`s Proposal P02207317 dated December 1, 2020. The interior and exterior building components were surveyed, and areas of suspect lead paint (LP) were visually identified and documented.

1.1 Project Objective

We understand this lead paint survey was requested due to the planned renovation of the on-site building to satisfy requirements of the United States Occupational Safety and Health Administration (USOSHA) communication standard.

1.2 Reliance

This report is for the exclusive use of TREANORHL for the project being discussed. Reliance by any other party on this report is prohibited without written authorization of Terracon and TREANORHL. Reliance on this report by TREANORHL and all authorized parties will be subject to the terms, conditions, and limitations stated in the proposal, this report and the Agreement for Services. The limitations of liability defined in the Agreement for Services is the aggregate limit of Terracon's liability to TREANORHL.

2.0 BUILDING DESCRIPTION

This is a three-story County Courthouse building constructed in 1891. Interior floors are concrete or hardwood. Interior ceilings and walls are hard plaster. Exterior walls are brick. The building has stone foundation walls.

3.0 LEAD PAINT SURVEY

Mr. Timothy Easley, a state of Missouri licensed lead inspector, conducted lead paint testing using an Innov-X systems, Alpha series X-Ray Fluorescence instrument to determine if surface coatings contain lead.

3.1 Visual Assessment

The lead paint inspection began by visually surveying building components. Various colors of paint were found on interior and exterior surfaces. All of these components have the potential to be disturbed during renovation activities.

3.2 Sample Collection

A total of 222 XRF readings were taken from testing combinations associated with the various interior and exterior building components. XRF readings are measured in milligrams per square centimeter (mg/cm^2).

3.3 Sample Analysis

An Innov-X Systems Alpha series X-Ray Fluorescence Spectrometer analyzed the surface coating for lead content. The instrument was used in accordance with guidelines detailed in the manufacturer's Standard Operating Procedures.

Calibration checks were performed prior to and after sampling, using protocols provided by the instrument manufacturer.

3.4 Lead Paint Regulatory Overview

The USOSHA 29 CFR 1926.62 has established permissible limits for airborne lead concentrations in the workplace. Owners or employers conducting renovation or demolition activities which may disturb building materials containing lead (in any concentration) are required to protect their employees from airborne lead exposures in excess of the USOSHA permissible exposure limit (PEL).

USOSHA has established an "Action Level" for lead concentrations "in air" of 30 micrograms per cubic meter of air ($\mu g/m^3$) and a "Permissible Exposure Limit" for lead concentrations "in air" of 50 $\mu g/m^3$. At this time, USOSHA has no established limits for lead content in bulk paint (non-airborne). Their interpretation on this issue is that any amount of lead may cause airborne concentrations above the established limits.

3.5 Lead Paint Findings and Recommendations

Lead based paint (LBP) is defined by the United States Environmental Protection Agency (USEPA) and the State of Kansas as any paint or surface coating that contains 1.0 mg/cm^2 or greater of lead.

Based on results of the lead paint testing, LBP was identified on the following surfaces:

- Basement, 1st and 2nd floors hard plaster ceilings
- Basement, 1st and 2nd floors hard plaster walls
- Basement concrete wall base
- Basement restrooms wood stalls

- Basement stair concrete stringers
- Basement and 1st floor steel Vault doors
- 1st and 2nd floor wood window sash
- 1st and 2nd floor wood chair rail
- 1st floor crown molding
- 1st floor steel stair risers and stringers
- 1st floor room 1-4 wood window sash, casing and steel window covers
- 1st floor lobby, 2nd floor stair and exterior at entry brick glazing

Refer to Lead Paint XRF Data in Attachment A, for a complete list of surfaces tested. Surfaces testing positive for lead are highlighted in red.

The USOSHA hazard communication requirement states that when hazardous materials (lead, asbestos, etc.) are present, employers who have employees that may disturb the hazardous materials, employers should inform their employees of the presence of such materials.

While the painted surfaces containing lead in concentrations between 0.0 and 1.0 mg/cm^2 do not meet the definition of lead-based paint under the USEPA or the State of Kansas, the paint does contain lead and is subject to exposure limits under USOSHA. Therefore, it is the contractor`s responsibility to make appropriate decisions concerning compliance with applicable USOSHA regulations.

4.0 LIMITATIONS/GENERAL COMMENTS

Terracon did not perform sampling which required demolition or destructive activities such as knocking holes in walls, dismantling of equipment or removal of protective coverings. Reasonable efforts to access suspect materials within known areas of restricted access (e.g., crawl spaces) were made; however, confined spaces or areas which may pose a health or safety risk to Terracon personnel were not sampled. Sampling did not include suspect materials which could not be safely reached with available ladders/man-lifts. Although reasonable effort was made to survey accessible suspect materials, additional suspect but un-sampled materials could be located in walls, in voids or in other concealed areas.

This survey was conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions in the same locale. The results, findings, conclusions and recommendations expressed in this report are based on conditions observed during our survey of the building. The information contained in this report is relevant to the date on which this survey was performed, and should not be relied upon to represent conditions at a later date. This report has been prepared on

behalf of and exclusively for use by TREANORHL. for specific application to their project as discussed. This report is not a bidding document. Contractors or consultants reviewing this report must draw their own conclusions regarding further investigation or remediation deemed necessary. Terracon does not warrant the work of regulatory agencies, laboratories or other third parties supplying information which may have been used in the preparation of this report. No warranty, express or implied is made.

ATTACHMENT A

LEAD PAINT XRF DATA

XRF Paint Test Results
Date: February 23, 2021

Marshall County Courthouse
1207 Broadway, Marysville, Kansas

Terracon Project No. 02207317

Reading	Classification	Pb	Location	Side	Component	Substrate	Color	Condition
1	PASS		Instrument Standardization					
2	Positive	1.12	Instrument Calibration NIST 2573				Red	
3	Positive	1.07	Instrument Calibration NIST 2573				Red	
4	Negative	0	Instrument Calibration NIST 2570				White	
5	Negative	0	Basement Room B-0	South	Wall	Plaster	White	Intact
6	Positive	1	Basement Room B-0	North	Upper Wall	Plaster	White	Intact
7	Positive	1	Basement Room B-0	North	Lower Wall	Plaster	Grey	Intact
8	Positive	1	Basement Room B-0		Ceiling	Plaster	White	Intact
9	Negative	0.08	Basement Room B-0		Floor	Concrete	Grey	Intact
10	Negative	0.01	Basement Room B-0	North	Door	Wood	Brown	Intact
11	Negative	0.02	Basement Room B-0	North	Door Jamb	Wood	Brown	Intact
12	Positive	1	Basement Room B-0	East	Wall	Plaster	White	Intact
13	Negative	0.53	Basement Room B-1	North	Wall	Plaster	White	Intact
14	Negative	0.26	Basement Room B-1	West	Wall	Plaster	White	Intact
15	Negative	0.27	Basement Room B-1	West	Wall Base	Concrete	White	Intact
16	Negative	0.02	Basement Room B-1	South	Door	Wood	Brown	Intact
17	Negative	0.03	Basement Room B-1	South	Door Jamb	Wood	Brown	Intact
18	Negative	0.2	Basement Room B-1	East	Wall	Plaster	White	Intact
19	Negative	0.07	Basement Room B-1		Ceiling	Plaster	White	Intact
20	Negative	0	Basement Room B-2	East	Wall	Plaster	White	Intact
21	Negative	0	Basement Room B-2	South	Wall	Plaster	White	Intact
22	Negative	0.17	Basement Room B-2	East	Radiator	Steel	White	Intact
23	Negative	0.01	Basement Room B-2	North	Wall	Plaster	White	Intact
24	Negative	0	Basement Room B-2	North	Wall Base	Concrete	White	Intact
25	Positive	1	Basement Room B-2		Ceiling	Plaster	White	Intact
26	Negative	0.29	Basement Room B-2		Steam Pipe	Steel	White	Intact
27	Positive	1	Basement Room B-3	South	Wall	Plaster	Yellow	Peeling
28	Positive	1	Basement Room B-3	East	Wall	Plaster	Yellow	Peeling
29	Positive	1	Basement Room B-3	East	Wall Base	Concrete	Yellow	Intact
30	Negative	0.11	Basement Room B-3	East	Radiator	Steel	White	Intact
31	Positive	1	Basement Room B-3	North	Wall	Plaster	Yellow	Intact
32	Negative	0.1	Basement Room B-3	North	Door	Wood	Brown	Intact
33	Positive	1	Basement Room B-3		Ceiling	Plaster	White	Intact
34	Negative	0.1	Basement Room B-3	East	Steam Pipe	Steel	Yellow	Intact

Pb = Lead in milligrams per square centimeter

Positive Lead results in red

Inspector - Timothy Easley
Kansas License No. KS10-3090

XRF Paint Test Results
Date: February 23, 2021

Marshall County Courthouse
1207 Broadway, Marysville, Kansas

Terracon Project No. 02207317

Reading	Classification	Pb	Location	Side	Component	Substrate	Color	Condition
35	Positive	1	Basement Room B-4	East	Wall	Plaster	Tan	Peeling
36	Positive	1	Basement Room B-4	West	Wall	Plaster	Tan	Peeling
37	Positive	1	Basement Room B-4	East	Wall Base	Concrete	Tan	Peeling
38	Negative	0.06	Basement Room B-4	East	Radiator	Steel	White	Intact
39	Positive	1	Basement Room B-4		Ceiling	Plaster	Tan	Intact
40	Positive	1	Basement Room B-5	East	Wall	Plaster	Tan	Peeling
41	Positive	1	Basement Room B-5	North	Wall	Plaster	Tan	Intact
42	Positive	1	Basement Room B-5	East	Wall Base	Concrete	Tan	Intact
43	Negative	0.02	Basement Room B-5	North	Door	Wood	Brown	Intact
44	Negative	0.05	Basement Room B-5	North	Door Jamb	Wood	Brown	Intact
45	Negative	0.05	Basement Room B-5		Ceiling	Plaster	Tan	Intact
46	Negative	0	Basement Room B-6	West	Wall	Plaster	White	Peeling
47	Negative	0	Basement Room B-6	South	Wall	Plaster	White	Peeling
48	Negative	0	Basement Room B-6	North	Wall	Plaster	White	Peeling
49	Negative	0	Basement Room B-6	East	Ceiling	Plaster	White	Intact
50	Positive	2.47	Basement Room B-6	North	Vault Door	Metal	White	Intact
51	Positive	1.07	Instrument Calibration NIST 2573				Red	
52	PASS		Instrument Standardization					
53	Positive	1.18	Instrument Calibration NIST 2573				Red	
54	Positive	1	Basement Men's restroom	East	Wall	Plaster	Black	Intact
55	Positive	1	Basement Men's restroom	East	Wall Base	Concrete	Grey	Intact
56	Negative	0.17	Basement Men's restroom		Floor	Concrete	Grey	Intact
57	Negative	0.04	Basement Men's restroom	South	Radiator	Steel	Green	Intact
58	Negative	0.32	Basement Men's restroom		Stall Door	Wood	Blue	Intact
59	Negative	0.19	Basement Men's restroom	North	Wall	Plaster	Blue	Intact
60	Negative	0.1	Basement Men's restroom		Floor	Concrete	Grey	Intact
61	Positive	1	Basement Men's restroom		Ceiling	Plaster	Brown	Intact
62	Negative	0.08	Basement Men's restroom	South	Window	Wood	White	Peeling
63	Negative	0.16	Basement Men's restroom	South	Window	Metal	White	Peeling
64	Positive	1	Basement Men's restroom		Stall Door	Wood	Blue	Intact
65	Negative	0.29	Basement Women's restroom	South	Wall	Plaster	Pink	Fair
66	Negative	0	Basement Women's restroom	West	Wall	Plaster	Pink	Fair
67	Positive	1	Basement Women's restroom	South	Wall Base	Concrete	Grey	Intact
68	Negative	0.19	Basement Women's restroom	South	Radiator	Steel	Green	Intact

Pb = Lead in milligrams per square centimeter

Positive Lead results in red

Inspector - Timothy Easley
Kansas License No. KS10-3090

XRF Paint Test Results
Date: February 23, 2021

Marshall County Courthouse
1207 Broadway, Marysville, Kansas

Terracon Project No. 02207317

Reading	Classification	Pb	Location	Side	Component	Substrate	Color	Condition
69	Negative	0.01	Basement Women's restroom		Floor	Concrete	Grey	Intact
70	Positive	4.99	Basement Women's restroom		Stall Door	Wood	Pink	Intact
71	Negative	0.02	Basement Women's restroom	West	Door	Wood	Brown	Intact
72	Negative	0.12	Basement Women's restroom		Ceiling	Plaster	Orange	Peeling
73	Negative	0.07	Basement South hall	East	Wall	Plaster	White	Intact
74	Positive	1	Basement South hall	South	Ceiling	Plaster	White	Intact
75	Negative	0.05	Basement South hall	South	Stair Tread	Concrete	Grey	Peeling
76	Negative	0	Basement Room B-7		Ceiling	Concrete	Grey	Intact
77	Negative	0.02	Basement Room B-7		Floor	Concrete	Grey	Peeling
78	Negative	0.01	Basement Room B-8	North	Wall	Brick	Blue	Intact
79	Negative	0.01	Basement Room B-8	East	Wall	Brick	Blue	Intact
80	Negative	0.02	Basement Room B-8		Floor	Concrete	Green	Intact
81	Negative	0.36	Basement Room B-9	West	Wall	Plaster	Blue	Intact
82	Negative	0.25	Basement Room B-9	North	Wall	Plaster	Blue	Peeling
83	Positive	1	Basement Room B-9	North	Wall Base	Concrete	Blue	Intact
84	Negative	0.29	Basement Room B-9	South	Wall	Plaster	Blue	Intact
85	Negative	0.02	Basement Room B-9		Ceiling	Plaster	White	Intact
86	Positive	1	Basement Room B-10	West	Wall	Plaster	Blue	Intact
87	Negative	0.07	Basement Room B-10	South	Wall	Plaster	Blue	Peeling
88	Negative	0.01	Basement Room B-10		Floor	Concrete	Grey	Intact
89	Negative	0.27	Basement Room B-11	North	Wall	Plaster	Blue	Intact
90	Negative	0.54	Basement Room B-11	East	Wall	Plaster	Blue	Intact
91	Positive	1	Basement Room B-11	South	Wall Base	Concrete	Blue	Intact
92	Negative	0.19	Basement Room B-11		Floor	Concrete	Grey	Intact
93	Negative	0.18	Basement Stair	West	Stair Tread	Concrete	Grey	Intact
94	Negative	0.12	Basement Stair		Stair Riser	Concrete	Grey	Intact
95	Positive	1	Basement Stair	West	Stair Stringer	Concrete	Grey	Intact
96	Negative	0	Basement Stair	West	Stair Handrail	Wood	Brown	Intact
97	Positive	5	1st floor Room 1-0	South	Wall	Glazed Brick	Yellow	Intact
98	Positive	2.55	1st floor Room 1-0	South	Wall	Glazed Brick	White	Intact
99	Positive	1.9	1st floor Stair	East	Stair Stringer	Steel	Black	Intact
100	Positive	2.94	1st floor Stair	East	Stair Riser	Steel	Black	Intact
101	Negative	0.02	1st floor Stair	East	Stair Baluster	Steel	Black	Intact
102	Negative	0.05	1st floor Room 1-0	North	Door	Wood	Brown	Intact

Pb = Lead in milligrams per square centimeter

Positive Lead results in red

Inspector - Timothy Easley
Kansas License No. KS10-3090

XRF Paint Test Results
Date: February 23, 2021

Marshall County Courthouse
1207 Broadway, Marysville, Kansas

Terracon Project No. 02207317

Reading	Classification	Pb	Location	Side	Component	Substrate	Color	Condition
103	Negative	0.08	1st floor Room 1-0	North	Door Jamb	Wood	Brown	Intact
104	Positive	3.38	1st floor Room 1-0		Ceiling	Plaster	White	Intact
105	Positive	5	1st floor Room 1-1	West	Upper Wall	Plaster	Tan	Intact
106	Negative	0	1st floor Room 1-1	North	Lower Wall	Plaster	Tan	Intact
107	Negative	0.01	1st floor Room 1-1	North	Steam Pipe	Steel	White	Intact
108	Positive	5	1st floor Room 1-1	North	Window Sash	Wood	Brown	Intact
109	Negative	0.13	1st floor Room 1-1	North	Window Sill	Wood	Brown	Intact
110	Negative	0.12	1st floor Room 1-1	North	Window Casing	Wood	Brown	Intact
111	Negative	0.08	1st floor Room 1-1	North	Radiator	Steel	Brown	Intact
112	Positive	5	1st floor Room 1-1	East	Wall	Plaster	Tan	Intact
113	Negative	0.05	1st floor Room 1-1	West	Baseboard	Wood	Brown	Intact
114	Negative	0.11	1st floor Room 1-1	South	Door	Wood	Brown	Intact
115	Positive	1.91	1st floor Room 1-1		Ceiling	Plaster	White	Intact
116	Negative	0.21	1st floor Room 1-1	West	Crown Molding	Wood	Tan	Intact
117	Positive	5	1st floor Room 1-3	West	Upper Wall	Plaster	White	Intact
118	Negative	0.07	1st floor Room 1-3	South	Lower Wall	Plaster	Tan	Intact
119	Positive	5	1st floor Room 1-4	South	Wall	Plaster	White	Intact
120	Positive	5	1st floor Room 1-4	South	Window Sash	Wood	Blue	Intact
121	Positive	4.33	1st floor Room 1-4	South	Window Casing	Wood	Black	Intact
122	Positive	5	1st floor Room 1-4	South	Window Cover	Steel	White	Intact
123	Positive	4.36	1st floor Room 1-4	West	Vault Door	Steel	Black	Intact
124	Negative	0	1st floor Room 1-5	West	Lower Wall	Plaster	White	Intact
125	Positive	5	1st floor Room 1-5	West	Upper Wall	Plaster	Tan	Intact
126	Positive	5	1st floor Room 1-5	South	Window Sash	Wood	Brown	Intact
127	Negative	0.09	1st floor Room 1-5	South	Window Casing	Wood	Brown	Intact
128	Positive	5	1st floor Room 1-5		Ceiling	Plaster	White	Intact
129	Positive	1	1st floor Room 1-5	North	Crown Molding	Wood	Brown	Intact
130	Positive	5	1st floor Room 1-6	North	Upper Wall	Plaster	White	Intact
131	Negative	0	1st floor Room 1-6	North	Lower Wall	Plaster	Brown	Intact
132	Negative	0.1	1st floor Room 1-6	North	Door Casing	Wood	Brown	Intact
133	Negative	0.07	1st floor Room 1-6	North	Baseboard	Wood	Brown	Intact
134	Positive	3.46	1st floor Room 1-6		Ceiling	Plaster	White	Peeling
135	Negative	0.2	1st floor Room 1-6	North	Crown Molding	Wood	Brown	Intact
136	Positive	5	1st floor Room 1-7	East	Upper Wall	Plaster	White	Intact

Pb = Lead in milligrams per square centimeter

Positive Lead results in red

Inspector - Timothy Easley
Kansas License No. KS10-3090

XRF Paint Test Results
Date: February 23, 2021

Marshall County Courthouse
1207 Broadway, Marysville, Kansas

Terracon Project No. 02207317

Reading	Classification	Pb	Location	Side	Component	Substrate	Color	Condition
137	Negative	0	1st floor Room 1-7	East	Lower Wall	Plaster	Tan	Intact
138	Positive	3.1	1st floor Room 1-7	East	Chair Rail	Wood	Brown	Intact
139	Negative	0.1	1st floor Room 1-7	North	Door	Wood	Brown	Intact
140	Negative	0.12	1st floor Room 1-7	North	Door Casing	Wood	Brown	Intact
141	Negative	0.06	1st floor Room 1-7	East	Baseboard	Wood	Brown	Intact
142	Positive	5	1st floor Room 1-7		Ceiling	Plaster	White	Intact
143	Positive	1	1st floor Room 1-7	North	Crown Molding	Wood	White	Intact
144	Positive	5	1st floor Room 1-8	West	Upper Wall	Plaster	White	Intact
145	Positive	1	1st floor Room 1-8	North	Lower Wall	Plaster	Brown	Intact
146	Positive	2.81	1st floor Room 1-8	West	Chair Rail	Wood	Brown	Intact
147	Negative	0	1st floor Room 1-8		Floor	Wood	Brown	Intact
148	Positive	4.72	1st floor Room 1-9	West	Wall	Plaster	Tan	Intact
149	Positive	5	1st floor Room 1-9	West	Window Sash	Wood	Brown	Intact
150	Negative	0.08	1st floor Room 1-9	West	Window Sill	Wood	Brown	Intact
151	Negative	0.16	1st floor Room 1-9	West	Window Casing	Wood	Brown	Intact
152	Negative	0.06	1st floor Room 1-9	West	Radiator	Steel	Brown	Intact
153	Positive	1	1st floor Room 1-9	South	Lower Wall	Plaster	Red	Intact
154	Negative	0.03	1st floor Room 1-9	East	Baseboard	Wood	Brown	Intact
155	Negative	0.05	1st floor Room 1-10	East	Wall	Plaster	White	Intact
156	Positive	5	1st floor Room 1-10	South	Vault Door	Steel	Black	Intact
157	Positive	5	1st floor Room 1-11	South	Wall	Plaster	Yellow	Intact
158	Negative	0.74	1st floor Room 1-11	South	Chair Rail	Wood	Brown	Intact
159	Negative	0.01	1st floor Room 1-11	South	Door	Wood	Brown	Intact
160	Negative	0.03	1st floor Room 1-11	North	Door Casing	Wood	Brown	Intact
161	Negative	0.05	1st floor Room 1-11	South	Baseboard	Wood	Brown	Intact
162	Positive	2.59	1st floor Room 1-11		Ceiling	Plaster	White	Intact
163	Negative	0.19	1st floor Room 1-11	East	Crown Molding	Wood	Yellow	Intact
164	Positive	1	2nd Floor Room 2-0	East	Wall	Plaster	White	Intact
165	Positive	2.83	2nd Floor Room 2-0	North	Upper Wall	Plaster	White	Intact
166	Positive	1	2nd Floor Room 2-0	North	Middle Wall	Plaster	Brown	Intact
167	Positive	4.05	2nd Floor Room 2-0	North	Window Sash	Wood	Brown	Intact
168	Negative	0.09	2nd Floor Room 2-0	North	Window Casing	Wood	Brown	Intact
169	Positive	1.05	2nd Floor Room 2-1	South	Upper Wall	Plaster	White	Intact
170	Negative	0	2nd Floor Room 2-1	South	Lower Wall	Plaster	Brown	Intact

Pb = Lead in milligrams per square centimeter

Positive Lead results in red

Inspector - Timothy Easley
Kansas License No. KS10-3090

XRF Paint Test Results
Date: February 23, 2021

Marshall County Courthouse
1207 Broadway, Marysville, Kansas

Terracon Project No. 02207317

Reading	Classification	Pb	Location	Side	Component	Substrate	Color	Condition
171	Positive	1.69	2nd Floor Room 2-1	South	Chair Rail	Wood	Brown	Intact
172	Negative	0.01	2nd Floor Room 2-1		Floor	Wood	Brown	Intact
173	Negative	0.12	2nd Floor Room 2-1	West	Baseboard	Wood	Brown	Intact
174	Negative	0.07	2nd Floor Room 2-1	South	Door	Wood	Brown	Intact
175	Positive	5	2nd Floor Room 2-1	North	Window Sash	Wood	Brown	Intact
176	Negative	0.08	2nd Floor Room 2-1	North	Window Sill	Wood	Brown	Intact
177	Negative	0.1	2nd Floor Room 2-1		Ceiling	Plaster	White	Intact
178	Negative	0	2nd Floor Room 2-4	North	Upper Wall	Plaster	Yellow	Intact
179	Positive	1.63	2nd Floor Room 2-4	South	Lower Wall	Plaster	Yellow	Intact
180	Negative	0.7	2nd Floor Room 2-4	South	Chair Rail	Wood	Brown	Intact
181	Positive	5	2nd Floor Room 2-4	South	Window Sash	Wood	Brown	Intact
182	Negative	0.1	2nd Floor Room 2-4	South	Window Casing	Wood	Brown	Intact
183	Negative	0.86	2nd Floor Room 2-4	West	Radiator	Steel	Gold	Intact
184	Negative	0.05	2nd Floor Room 2-4	West	Baseboard	Wood	Brown	Intact
185	Negative	0.1	2nd Floor Room 2-4	West	Door	Wood	Brown	Intact
186	Negative	0.12	2nd Floor Room 2-4	West	Door Jamb	Wood	Brown	Intact
187	Negative	0.82	2nd Floor Room 2-4		Ceiling	Plaster	Yellow	Intact
188	Negative	0	2nd Floor Room 2-6	South	Lower Wall	Plaster	Brown	Intact
189	Negative	0.17	2nd Floor Room 2-6	South	Baseboard	Wood	Brown	Intact
190	Negative	0.1	2nd Floor Room 2-6	South	Radiator	Steel	Gold	Intact
191	Positive	5	2nd Floor Room 2-6	East	Wall Panel	Plaster	Blue	Intact
192	Positive	1	2nd Floor Room 2-6	East	Wall	Plaster	Tan	Intact
193	Positive	5	2nd Floor Room 2-6	South	Window Sash	Wood	Brown	Intact
194	Negative	0.09	2nd Floor Room 2-6	South	Window Casing	Wood	Brown	Intact
195	Negative	0.07	2nd Floor Room 2-6	South	Chair Rail	Wood	Blue	Intact
196	Positive	5	2nd Floor Room 2-6	North	Upper Wall Panel	Plaster	Brown	Intact
197	Positive	1.04	2nd Floor Room 2-6	North	Wall	Plaster	Tan	Intact
198	Negative	0.08	2nd Floor Room 2-6	North	Door	Wood	Brown	Intact
199	Negative	0.02	2nd Floor Room 2-6		Floor	Wood	Brown	Intact
200	Positive	3.44	2nd Floor Room 2-8	West	UpperWall	Plaster	Tan	Peeling
201	Negative	0	2nd Floor Room 2-8	West	Lower Wall	Plaster	Tan	Intact
202	Positive	1.24	2nd Floor Room 2-8	West	Chair Rail	Wood	Brown	Intact
203	Negative	0.04	2nd Floor Room 2-8	West	Wall Base	Wood	Brown	Intact
204	Negative	0	2nd Floor Room 2-8		Floor	Wood	Brown	Intact

Pb = Lead in milligrams per square centimeter

Positive Lead results in red

Inspector - Timothy Easley
Kansas License No. KS10-3090

XRF Paint Test Results
Date: February 23, 2021

Marshall County Courthouse
1207 Broadway, Marysville, Kansas

Terracon Project No. 02207317

Reading	Classification	Pb	Location	Side	Component	Substrate	Color	Condition
205	Positive	5	2nd Floor Room 2-8	South	Window Sash	Wood	Brown	Intact
206	Negative	0.09	2nd Floor Room 2-8	South	Window Sill	Wood	Brown	Intact
207	Negative	0.07	2nd Floor Room 2-8		Ceiling	Plaster	Tan	Intact
208	Negative	0.19	2nd Floor Room 2-8 men's restroom		Floor	Wood	Grey	Intact
209	Negative	0.1	2nd Floor Room 2-8 men's restroom	West	Wall	Wood	White	Intact
210	Positive	5	2nd Floor Room 2-10	South	Wall	Plaster	White	Intact
211	Negative	0.03	2nd Floor Room 2-10	South	Baseboard	Wood	Brown	Intact
212	Positive	1.64	2nd Floor Room 2-11	North	Wall	Plaster	White	Intact
213	Positive	5	2nd Floor Room 2-11	North	Window Sash	Wood	Brown	Intact
214	Negative	0.05	2nd Floor Room 2-11	North	Window Casing	Wood	Brown	Intact
215	Negative	0.01	2nd Floor Room 2-11	South	Baseboard	Wood	Brown	Intact
216	Negative	0.11	2nd Floor Room 2-11	East	Door	Wood	Brown	Intact
217	Negative	0.07	2nd Floor Room 2-0		Stair to Tower	Steel	Black	Intact
218	Negative	0.07	Exterior	North	Door	Wood	Brown	Intact
219	Positive	2.54	Exterior at entry	North	Wall	Glazed Brick	White	Intact
220	Negative	0.1	Exterior at entry	North	Handrail	Metal	Brown	Intact
221	Negative	0.08	Exterior Window Well	North	Handrail	Metal	Red	Intact
222	Negative	0.04	Exterior Window Well	North	Window Frame	Metal	Brown	Peeling
223	Negative	0	Exterior	North	Wall	Brick	Red	Intact
224	Negative	0.01	Exterior	East	Downspout	Metal	Red	Intact
225	Negative	0.08	Exterior Window Well	East	Handrail	Metal	Red	Intact
226	Negative	0.03	Exterior Window Well	East	Window Frame	Metal	Brown	Peeling
227	Negative	0	Exterior	East	Wall	Brick	Red	Intact
228	Negative	0.09	Exterior Window Well	South	Window Frame	Metal	Brown	Fair
229	Negative	0.03	Exterior	South	Downspout	Metal	Red	Intact
230	Positive	1.04	Instrument Calibration NIST 2573				Red	
231	Positive	1.2	Instrument Calibration NIST 2573				Red	
232	Negative	0	Instrument Calibration NIST 2570				White	

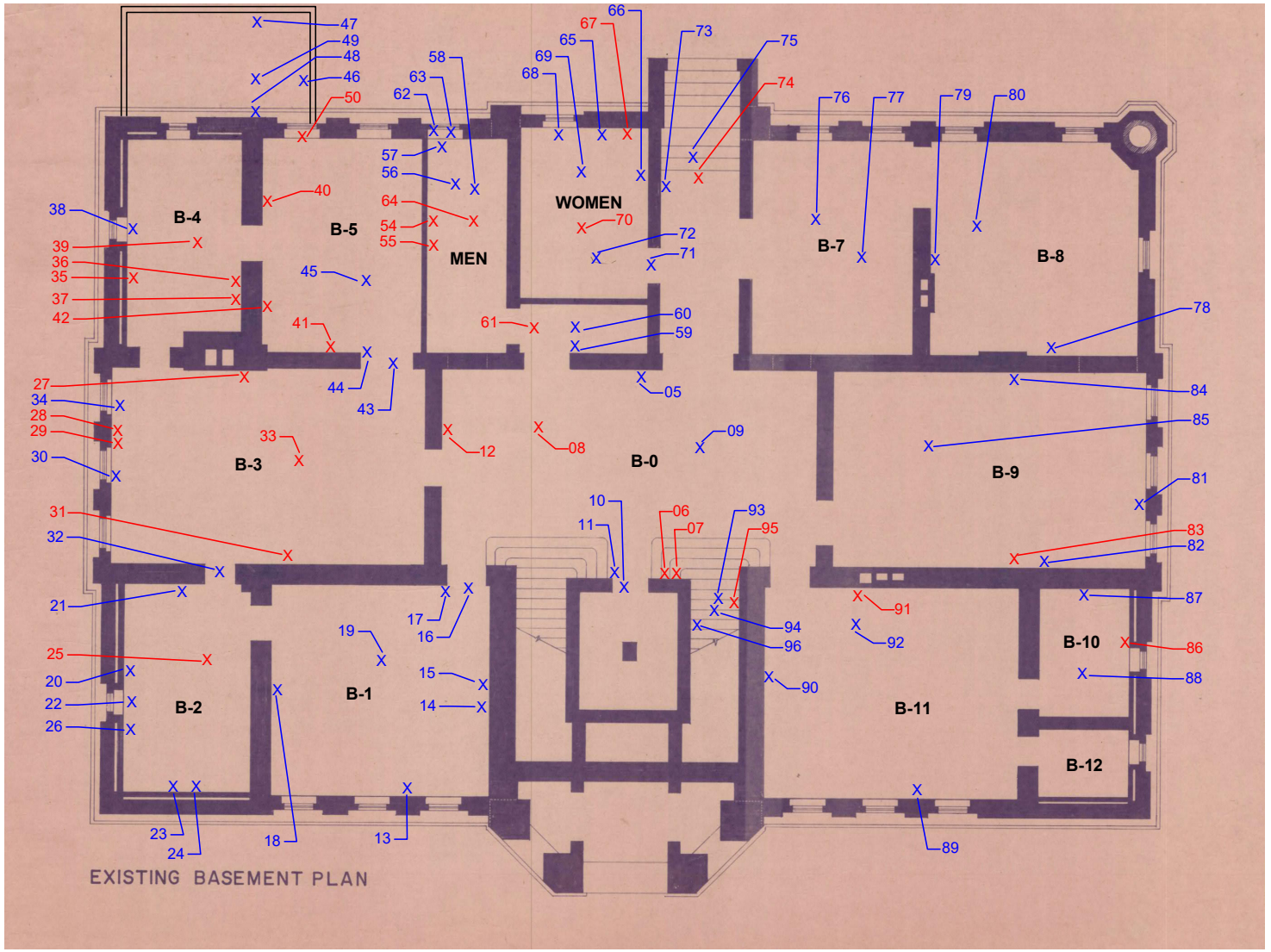
Pb = Lead in milligrams per square centimeter

Positive Lead results in red

Inspector - Timothy Easley
Kansas License No. KS10-3090

ATTACHMENT B

XRF PAINT TEST LOCATION DRAWINGS



LEGEND

X XRF PAINT TEST LOCATION

X POSITVE XRF PAINT TEST LOCATION

DIAGRAM IS INTENDED FOR GENERAL USE ONLY, AND IS NOT FOR CONSTRUCTION PURPOSES. LOCATIONS ARE APPROXIMATE.

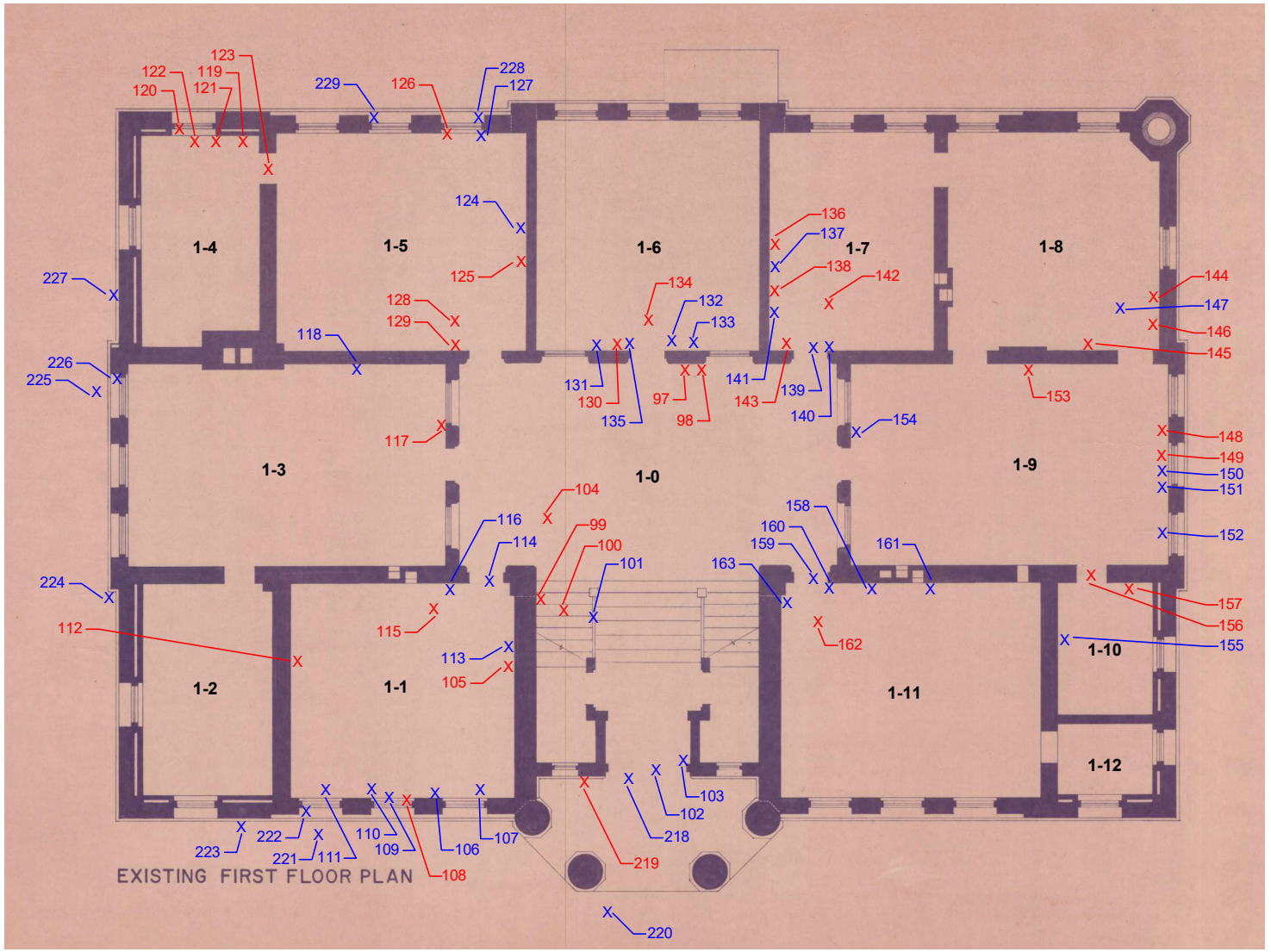
Project Mngr:	PEF
Approved By:	TEE
Checked By:	TEE
Drawn By:	DBM
Project No.	02207317
Scale:	1" = 70'
Date:	03/02/2021
File No.	02217317.DWG

Terracon
Consulting Engineers and Scientists
15620 W 113TH STREET LENEXA, KS 66219
PH. (913) 492-7777 FAX. (913) 492-7443

BASEMENT PLAN SAMPLE LOCATIONS

MARSHALL COUNTY COURTHOUSE
1207 BROADWAY
MARYSVILLE, KANSAS

EXHIBIT 1



LEGEND

X XRF PAINT TEST LOCATION

X POSITVE XRF PAINT TEST LOCATION

DIAGRAM IS INTENDED FOR GENERAL USE ONLY, AND IS NOT FOR CONSTRUCTION PURPOSES. LOCATIONS ARE APPROXIMATE.

Project Mngr:	PEF
Approved By:	TEE
Checked By:	TEE
Drawn By:	DBM

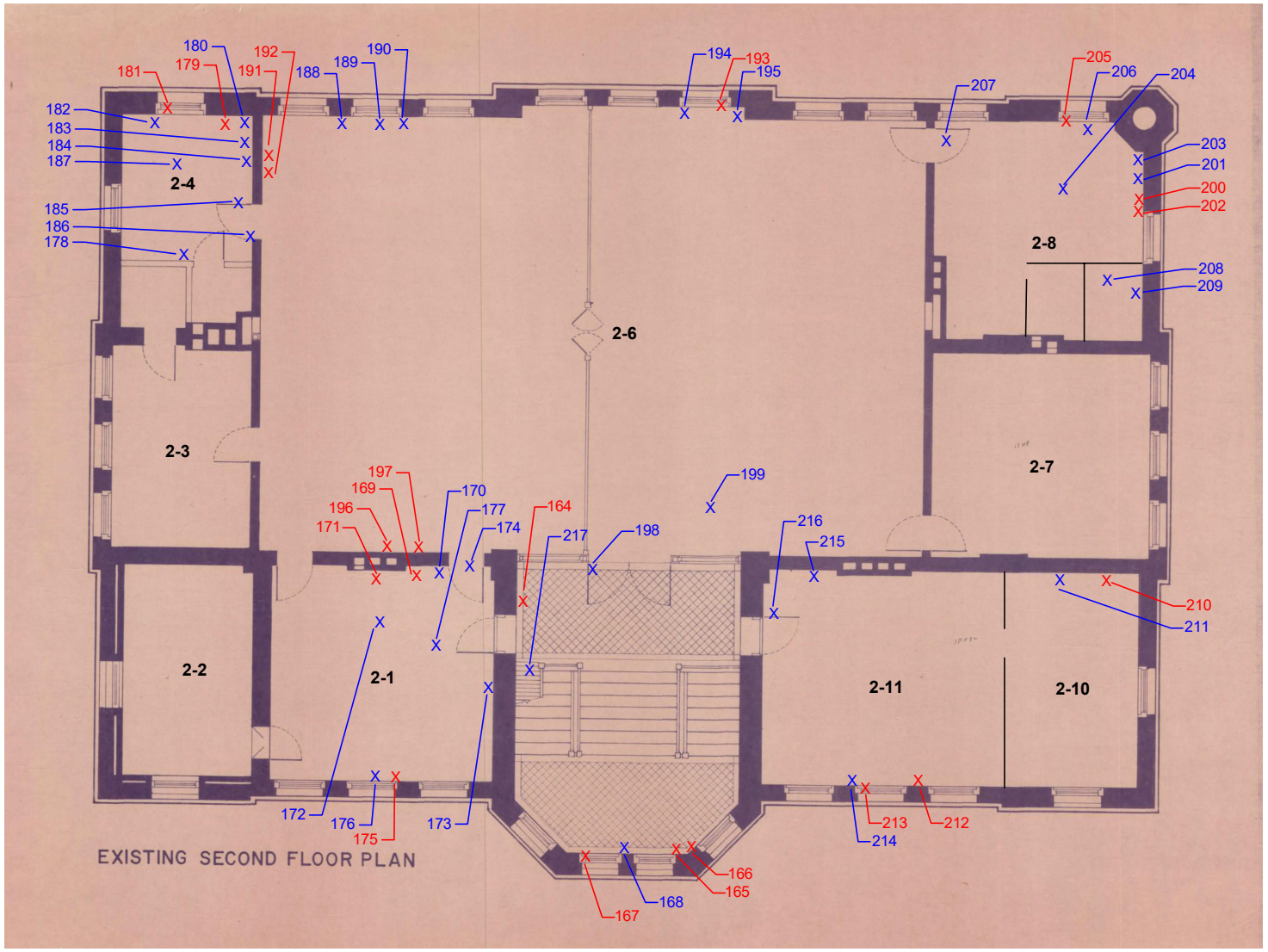
Project No.	02207317
Scale:	1" = 70'
Date:	03/02/2021
File No.	02217317.DWG

Terracon
Consulting Engineers and Scientists
15620 W 113TH STREET LENEXA, KS 66219
PH. (913) 492-7777 FAX. (913) 492-7443

FIRST FLOOR PLAN SAMPLE LOCATIONS

MARSHALL COUNTY COURTHOUSE
1207 BROADWAY
MARYSVILLE, KANSAS

EXHIBIT 2



LEGEND

X XRF PAINT TEST LOCATION

X POSITVE XRF PAINT TEST LOCATION

DIAGRAM IS INTENDED FOR GENERAL USE ONLY, AND IS NOT FOR CONSTRUCTION PURPOSES. LOCATIONS ARE APPROXIMATE.

Project Mngr:	PEF
Approved By:	TEE
Checked By:	TEE
Drawn By:	DBM

Project No.	02207317
Scale:	1" = 70'
Date:	03/02/2021
File No.	02217317.DWG

Terracon
Consulting Engineers and Scientists
15620 W 113TH STREET LENEXA, KS 66219
PH. (913) 492-7777 FAX. (913) 492-7443

SECOND FLOOR PLAN SAMPLE LOCATIONS

MARSHALL COUNTY COURTHOUSE
1207 BROADWAY
MARYSVILLE, KANSAS

EXHIBIT 3

ATTACHMENT C

INSPECTOR CERTIFICATION

Kansas Department of Health and Environment

Be it known, that having properly filed application with the Kansas Department of Health and Environment,

Timothy Easley

is hereby certified as a

Lead Inspector

Certification Number : KS10-3090

Issue Date: July 16, 2020 Expiration Date: October 1, 2022

Lee A. Norman, M.D., Secretary
Kansas Department of Health and Environment