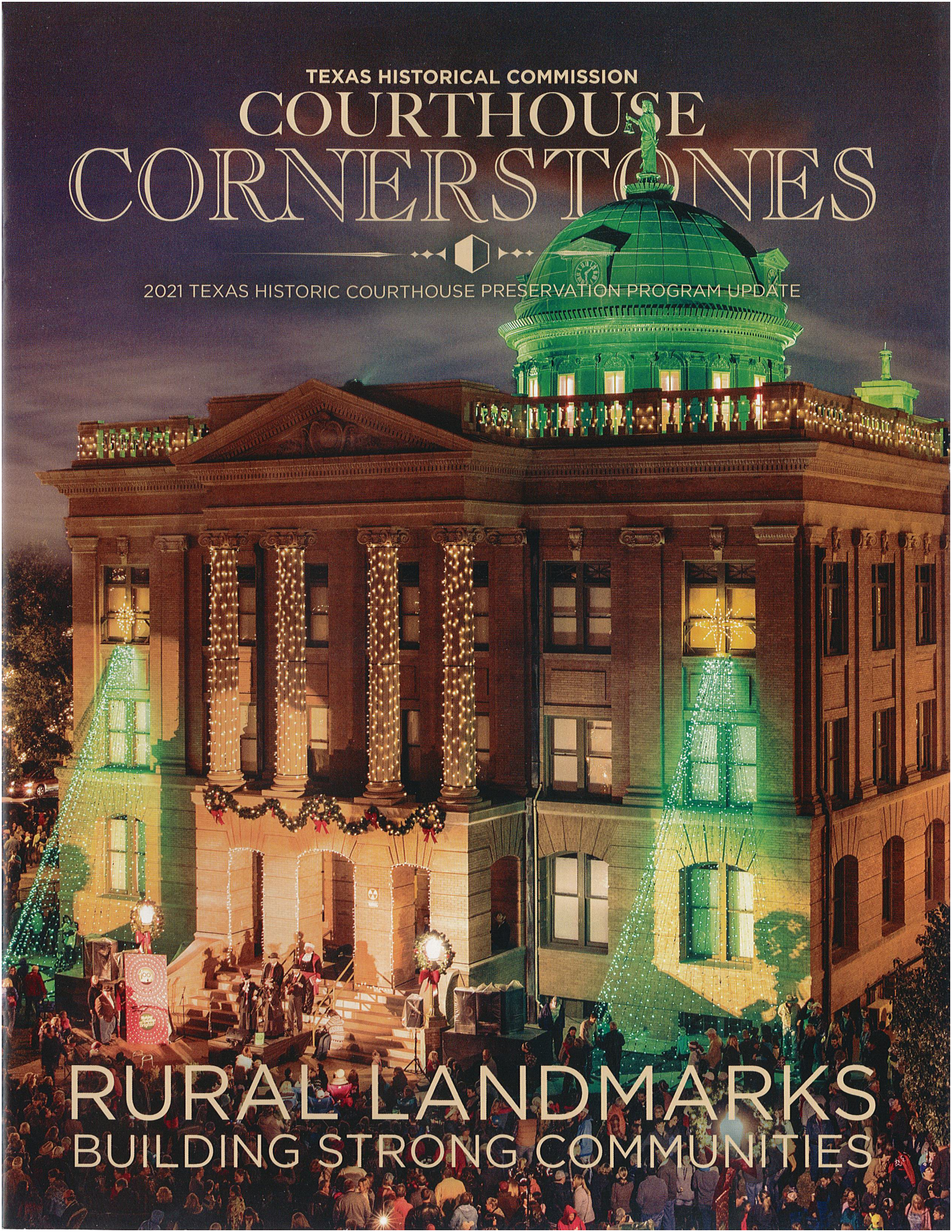
TEXAS HISTORICAL COMMISSION

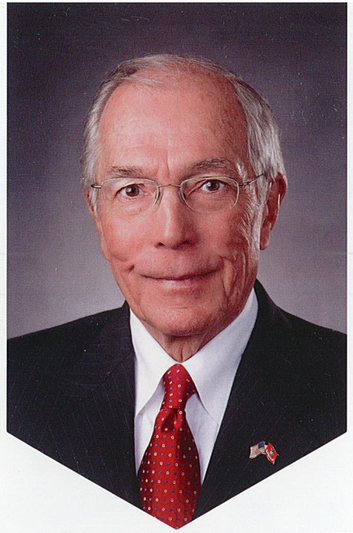
COURTHOUSE CORNERSTONES

2021 TEXAS HISTORIC COURTHOUSE PRESERVATION PROGRAM UPDATE



RURAL LANDMARKS

BUILDING STRONG COMMUNITIES



THC CHAIRMAN **JOHN L. NAU, III** ON HISTORIC TEXAS COURTHOUSES

Fire can be friend or foe, but it is always an agent of change. For Hill County and the community of Hillsboro, fire was the enemy in 1993.

The county's beloved and beautiful courthouse, more than a century old at the time, burned almost to the ground. One of Hillsboro's own, then-Lt. Gov. Bob Bullock championed a rebuilding effort and worked with the county and others to raise money to fully restore one of the county's most valuable historic assets.

That fire did more than destroy—in addition to inspiring the community, it prompted then-Gov. George W. Bush and the 76th Texas Legislature to create the Texas Historic Courthouse Preservation Program (THCPP). This program provides matching grants to counties to preserve their courthouses, restoring them to former glory while safeguarding them against fire, extreme weather, and the ravages of time.

The THCPP provides counties the opportunity to receive funds to address emergency needs, plan for an eventual full courthouse restoration, or complete the restoration itself. The companion Texas Courthouse Stewardship Program offers maintenance resources and training to help counties preserve their restored courthouses for another century or more.

Since the beginning of the THCPP over 20 years ago, we have worked with more than 70 counties to help fund and supervise full restorations of their historic courthouses. The program has supported almost 12,000 jobs and $850 million in gross state product.

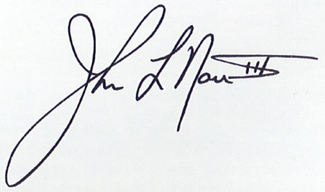
In 2020, Texas counties faced a new threat, along with the nation and the world. Through this long pandemic, Texas county governments are on the front line. County judges are making tough decisions about public health and safety. County health departments provide testing, care and, as I write these words, distribution of the first vaccines against this terrible disease to the most vulnerable in their communities.

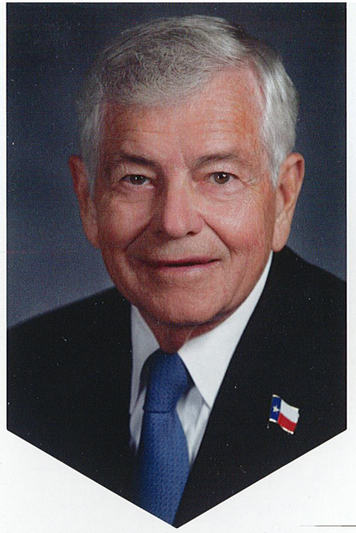
The county courthouse is headquarters, base of operations, and staging ground for the critical state services county governments provide. The THCPP does more than maintain the history of these buildings—it prepares them for a future filled with unknown challenges and opportunities. The grants provide significant upgrades to security, safety, and technology infrastructure, creating a beautiful, modern, and secure place for communities to gather, justice to prosper, and visitors to admire.

And while urban areas have reaped the rewards of participation, we see an especially profound impact on Texas' rural areas and small towns, where our restoration projects can be the largest public projects communities have seen in decades.

The Texas Historical Commission's (THC) goal is to preserve these treasures, not as mere showcases of historic architecture, but as ongoing catalysts for opportunity, prosperity, and service for all Texans.

The Lone Star State is ready to set the bar for recovery in the coming year, and the THC will be a big part of it. We will race toward the opportunities 2021 and the 87th Legislative Session offer the THCPP.





TOM CRADDICK TEXAS HOUSE OF REPRESENTATIVES, DISTRICT 82

Fifty years ago I supported the original statutory protections for Texas historic county courthouses. Twenty-two years ago I voted to fund Texas Historical Commission grants to help counties restore and save these treasures.

Today, I ask members of the 87th Legislature to join me in renewing our commitment to preserve Texas historic courthouses.

Sixty-six courthouses have been rededicated since 1999 through the Texas Historic Courthouse Preservation Program. With few exceptions, those buildings still serve as the county's primary administrative office hosting state and county courts in a modern workplace with enhanced court security, as well as state-of-the-art digital and HVAC infrastructure.

Built to last by our immigrant ancestors, those 66 courthouses average 120 years old. Compare that to the '40-year useful life' of today's office building.

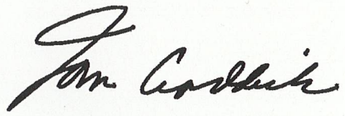
Historic courthouses promote economic development. State grants totaling $316 million have combined with $265 million of county-match construction spending in cities and smaller towns alike. After restoration, retail businesses invariably move back to the courthouse square.

Our magnificent courthouses are tourist magnets for history lovers who seek styles ranging from 19th-century Second Empire to the Art Deco of the 1930s.

Texans find state services in courthouses—from voting to deed filings, child protective and veterans services, extension offices, marriage licenses, and more. The courthouse is where you pay taxes and serve on a jury.

For many Texans, the historic courthouse is still where we meet—for the Fourth of July, Veterans Day, Juneteenth, and Homecoming parade.

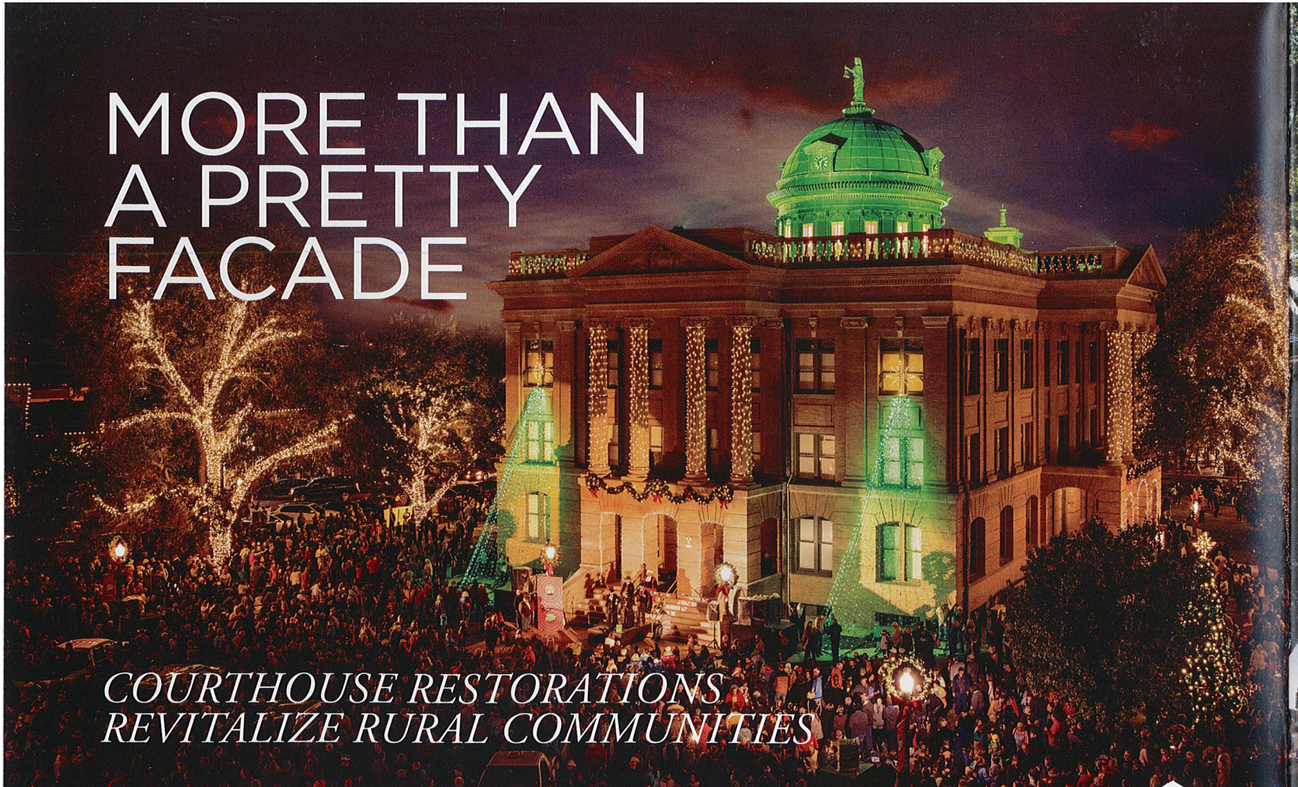
Our historic county courthouses deliver value every day. Let's renew our vow to save as many as we can.



Tom Craddick
Texas House of Representatives
District 82

MORE THAN A PRETTY FACADE

COURTHOUSE RESTORATIONS REVITALIZE RURAL COMMUNITIES

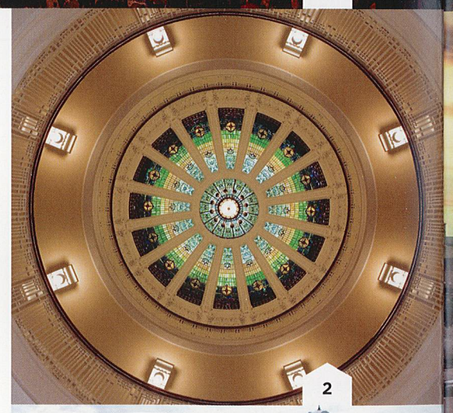

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By Susan Tietz, Coordinator of the Texas Historic Courthouse Preservation Program

While the goal of the Texas Historic Courthouse Preservation Program (THCPP) is to restore county courthouses' usefulness and architectural beauty, the benefits of the program extend well beyond that objective. Courthouse restorations revitalize rural communities, generate jobs and tax revenue, and inspire heritage tourism, attracting travelers from across the country and globe.

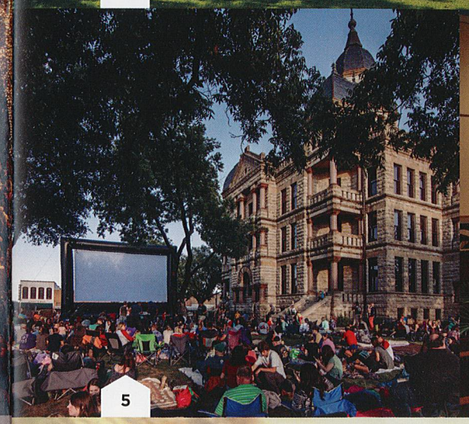
As the centerpieces of rural communities, restored historic courthouses have the potential to promote prosperity and revitalize city centers. Dozens of county seats have had their downtowns transformed following a THCPP-funded courthouse restoration, including the small town of Wharton. In the year after its 1889 courthouse was restored, occupancy of properties in the historic downtown increased from 30 to 80 percent, values nearly tripled, and downtown events doubled.

Since its inception 20 years ago, the THCPP has generated nearly 12,000 jobs for contractors, architects, and artisans whose crafts began dwindling decades ago with the advent of mechanization but are now in high demand across the state. Each courthouse restoration includes dozens of contractors, a team of architects, and specialized craftspeople who come from across the state to reside within or travel to the courthouse community. They rent housing, stay in hotels, purchase gas,


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1. Holiday lighting, Williamson County
2. Atrium stained glass, Cameron County
3. Fourth of July Celebration, Randall County
4. Wharton County Courthouse
5. Movie night on the square, Denton County
6. Rededication, San Saba County
7. Town square, Harrison County


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eat in restaurants, and shop at local businesses during the average two-year construction period.

Once construction is complete, a restored historic courthouse entices visitors from hundreds and even thousands of miles away. At the DeWitt County Courthouse in Cuero, guest books document inscriptions of visitors from dozens of states including Alabama, California, Georgia, and Montana, as well as the English town of Cornwall and Indonesia! Heritage tourists spend more money than other travelers, bringing welcome commerce to rural communities.

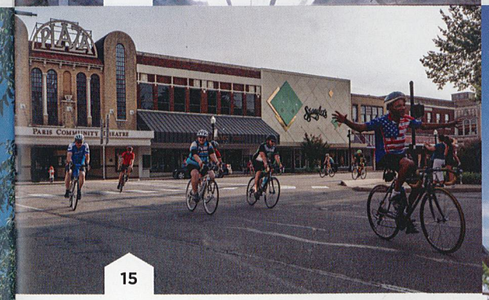
While the primary program goal of preserving many of the state's most important historic landmarks is noble and consequential for future generations, the effects of the state's investment extend well beyond the buildings themselves.


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8. Festival, Franklin County
9. Town Square, Cass County
10. Raising of the Cupola Celebration, Throckmorton County
11. Throckmorton County Courthouse
12. Atrium, Johnson County Courthouse
13. Trinity County Courthouse
14. High Noon on the Square Event, Potter County
15. Tour de Paris, Lamar County Courthouse Square
16. Official State of Texas Longhorn Herd, Shackelford County
17. Annual Corvette Car Show, Hopkins County



TIME HONORED

CLASSICAL REVIVAL COURTHOUSE RESTORED IN LYNN COUNTY

On August 27, 2016, Lynn County celebrated the 100th anniversary of its county courthouse in Tahoka. There was extra cause for celebration during the centennial commemoration because earlier that year, the Texas Historical Commission (THC) had awarded the county a matching grant for a full courthouse restoration in the Round IX grant cycle of the Texas Historic Courthouse Preservation Program (THCPP).

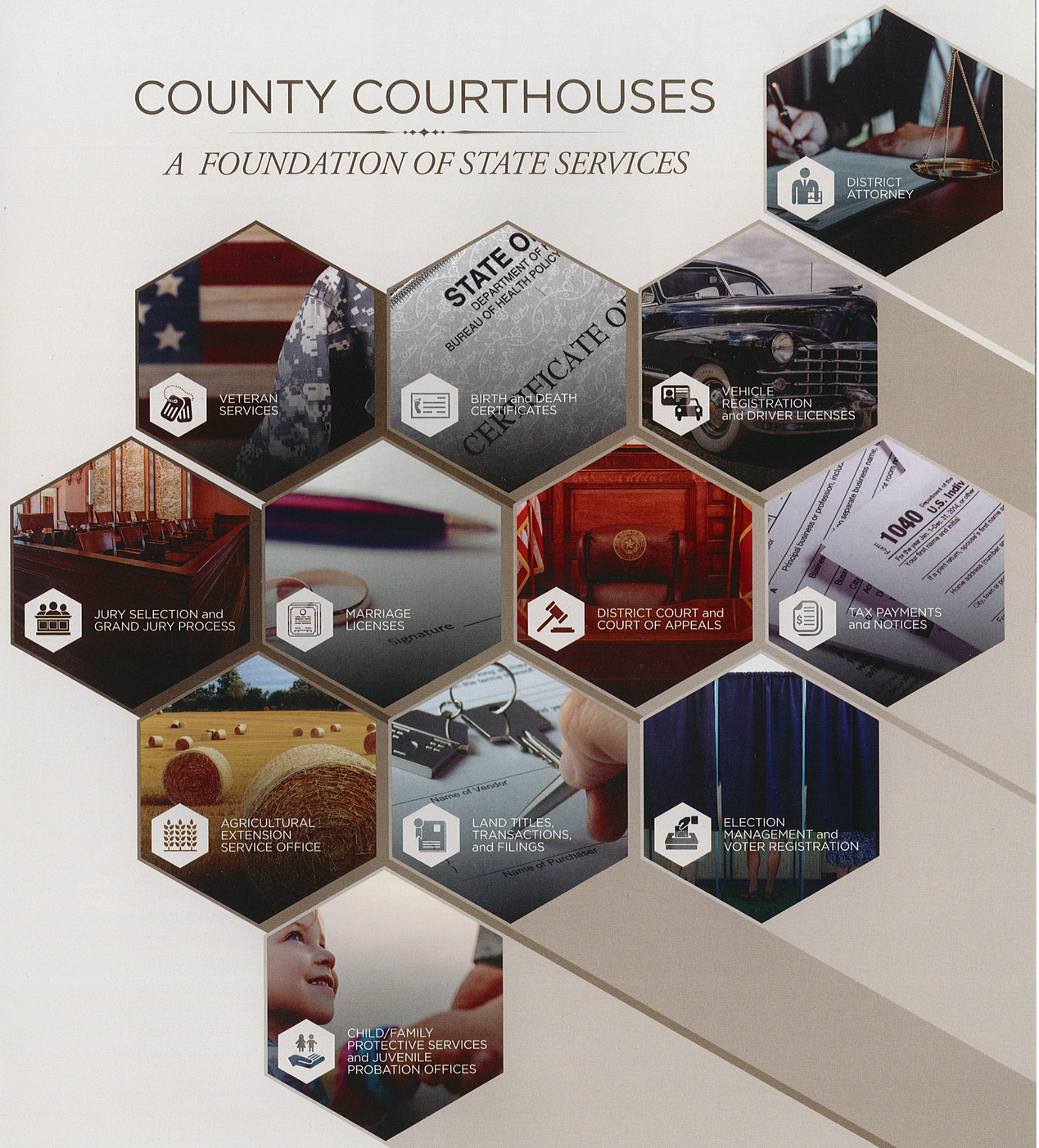
The festivities picked up three years later when the three-story courthouse with full basement was rededicated in late July 2019. County residents joined Lynn County Judge Mike Braddock and other local and state officials to recognize the remarkable preservation efforts of Komatsu Architecture and JC Stoddard Construction. The Classical Revival structure designed by William M. Rice had been returned to its 1916 glory.

One of the most unique aspects of this courthouse restoration occurred outside the building itself. In the early 1930s, Highway 9 (later the old US 87) bisected the northwest corner of the courthouse square in its north-south route through town. This roadway became less important in the 1960s, when the new US 87 was realigned a couple blocks east of the courthouse. The current courthouse restoration project reclaimed the courthouse grounds and traditional town square by removing the old road.

Other aspects of the restoration included reversing minimal modifications made to the building over the years, including window and door replacements. On the third floor, a concrete and steel prisoner holding cell was restored just outside the courtroom entry doors, as well as steel bars on a door that separates the new elevator lobby from the historic jail area and an original cell with graffiti intact. As with its other restoration projects, the THCPP addressed public health and safety concerns, accessibility, code compliance, and court security. With proper maintenance, the building is now ready to withstand the next 100 years.

COUNTY COURTHOUSES

A FOUNDATION OF STATE SERVICES

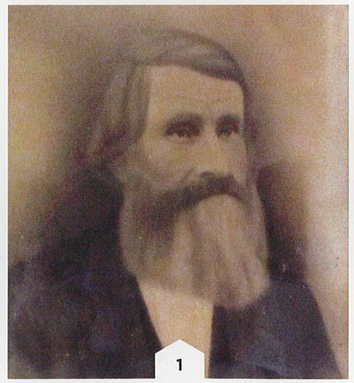


ROCK OUT

OLD TEXAS QUARRY REOPENS TO SUPPLY LIMESTONE FOR COURTHOUSE RESTORATIONS

By Susan Tietz, Coordinator of the Texas Historic Courthouse Preservation Program

William Floyd and his wife Elizabeth Ford Floyd traveled in a covered wagon with their three children from Grassy Cove, Tenn. to Fannin County in North Texas in January 1859. Elizabeth carried their toddler son on foot for most of the journey because he was wagon sick.



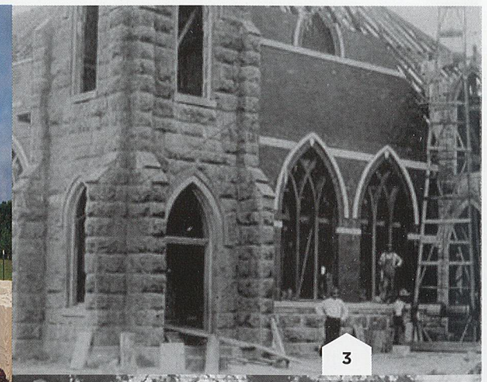
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Shortly after William arrived in Honey Grove, he approached three businessmen and borrowed money in a clever round-robin scheme to purchase and quarry about 6,000 acres of limestone-laden land just south of town. He opened the Floyd Quarry and supplied smooth, cream-colored "Gober Chalk" limestone for the construction of churches, banks, mercantiles, and other commercial buildings across northeast Texas.

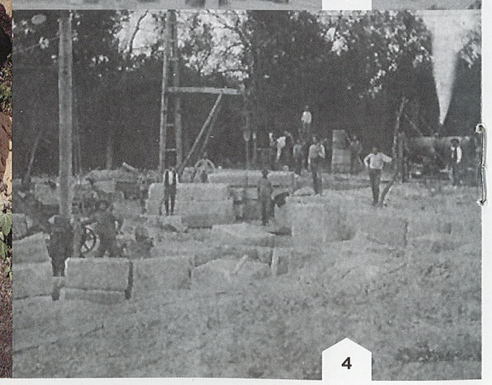
Once exposed to UV light and oxygen, the soft masonry transformed from a mustard color to a perfect building material that was hard and a bright, light yellow. Several public buildings such as schools, city halls, and the Red River County Courthouse in Clarksville were constructed of Floyd Quarry limestone.



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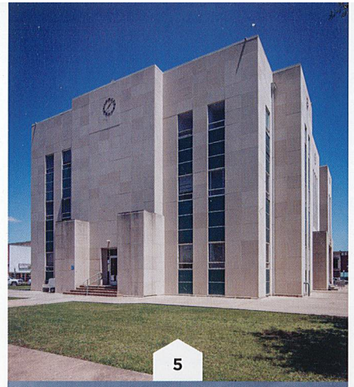
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William became successful and was able to honor his wife's request that he purchase a new suit so he could attend church. Eventually, Elizabeth purchased cloth to make a dress for herself so she could join him. When McKenzie Methodist in Honey Grove built its church in 1880, the building was constructed with Floyd Quarry limestone under William's supervision. During construction, a large masonry unit fell, crushing William's leg and eventually causing his death in 1883.

When Red River County received a grant to restore its 1884 Second Empire courthouse from the Texas Historical Commission's (THC) Texas Historic Courthouse Preservation Program in 2000, some of the badly deteriorated limestone needed to be replaced. While all limestone may look alike, it is in fact extremely difficult to match the original masonry on a historic building unless stone removed from the original quarry is used.

The Floyd Quarry closed in 1904, but when the THC approached Mary Pauline Yarborough, owner of the quarry and great-granddaughter of William Floyd, she graciously agreed to reopen it. She gave the mason permission to remove limestone from the quarry that provided a perfect match to the stone first used to construct the Red River County Courthouse. In 2002, the THC honored Yarborough for her family's contribution with its Award of Excellence in Historic Architecture for "significant contribution in the preservation of Texas architectural heritage and craftsmanship."

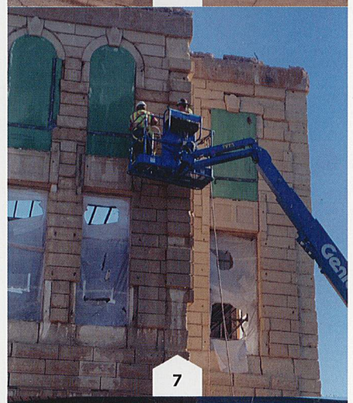
Now, 20 years later, Yarborough has once again agreed to reopen the quarry to supply over 35 tons of limestone for restoration work on the Fannin County Courthouse in nearby Bonham. That building was originally constructed of limestone from the Gober Quarry, immediately adjacent to her great-grandfather's quarry.



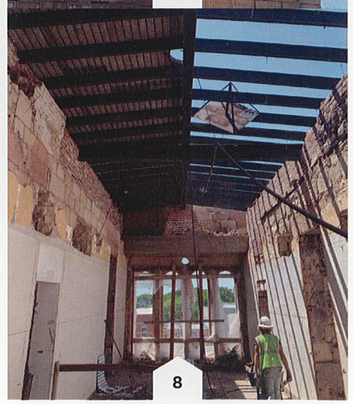
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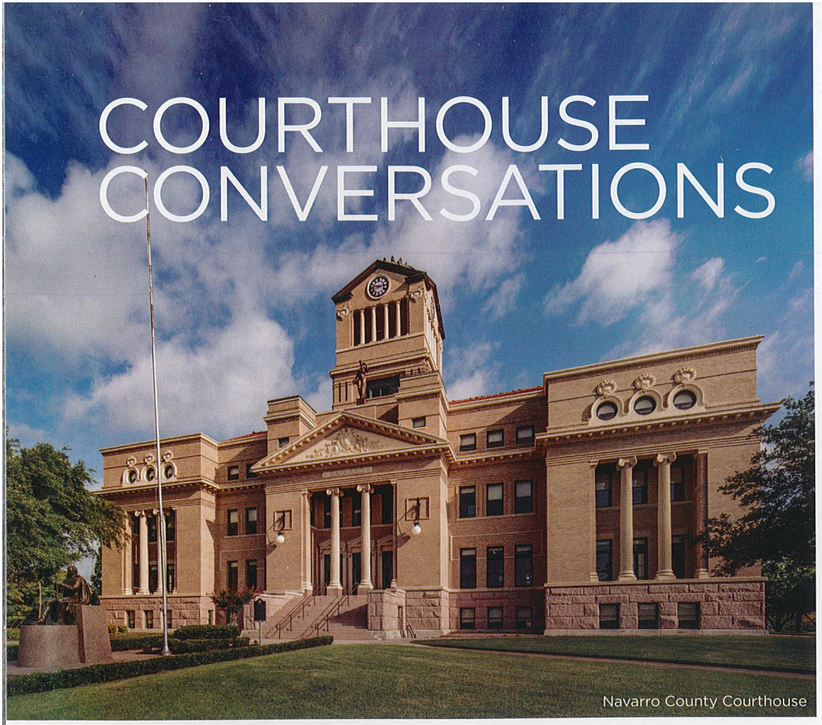
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In 1965, Yarborough was heartbroken to watch the beautifully carved and cut limestone obscured by the application of a modern panel system applied directly to the stone of the Fannin County Courthouse. Finally, those panels and the black, sticky adhesive on the courthouse's historic limestone facade have been removed to reveal badly damaged and deteriorated stone.

The restoration work ahead is extensive and has included removing the black stains left by the adhesive, as well as carving and installing dozens of decorative stone features that were removed from all sides of the courthouse during the 1960s alteration. Thanks in part to the Floyd Quarry, Fannin County's courthouse restoration will be completed this year. We look forward to the rededication.

1. William Floyd portrait
   Credit: Honey Grove Preservation League
2. Limestone for Fannin County Courthouse
   Credit: Architexas
3. McKenzie Methodist Church Construction
   Credit: Honey Grove Preservation League
4. Workers at the original quarry
   Credit: Honey Grove Preservation League
5. Fannin County Courthouse with 1965 facade
   Credit: Texas Historical Commission
6. Exterior after facade removal
   Credit: Texas Historical Commission
7. Workers restoring exterior
   Credit: Architexas
8. Interior restoration work
   Credit: Architexas

COURTHOUSE CONVERSATIONS



Navarro County Courthouse

WHY PARTICIPATE?

Sometimes the decision to leverage county funds with a Texas Historical Commission (THC) grant is a practical one. Tackling repairs and critical upgrades or dealing with deferred maintenance costs over time can often equal or exceed the required match for a comprehensive restoration. But sometimes the decision goes beyond financial sense. Some participating counties go to extraordinary lengths and endure significant challenges for the less-practical reason of proudly preserving the history and artistry of a community centerpiece.

For many years, Lynn County citizens aspired to preserve the historic town square of Tahoka, starting with the courthouse at its heart. Like many counties, the goal could not have been achieved without THC assistance, even after years of fundraising. The county finally attained its ambitious goal, including the removal of hazardous materials and improving the appearance of the entire courthouse square by regaining property that had been captured by a state highway in the 1930s. The courthouse was rededicated last July.

In San Saba County, "time was ticking for our 100-year-old courthouse, with original wiring and other serious infrastructure threats making its future a growing concern," lamented Theodosis. Like many counties funded through the program, San Saba County is rural and has a low tax base, making a fully restored courthouse seem to Theodosis "like an impossible dream." That is until THC grants became available in 2000, when the county submitted its first application. The dream was finally realized when the county rededicated its courthouse in early 2020.

Although the condition of the Navarro County Courthouse was fair when its restoration began, there were still major plumbing problems, there had been a small electrical fire in the judge's office, and the 1950s chiller caused constant maintenance and financial headaches. The county would have spent at least a few million dollars to address deferred maintenance and code-compliance issues. Its constituents made the wise decision to approve a bond and that money as a match to fully restore the building.

The San Augustine Garden Club assisted its county with grant application efforts, with full support of the San Augustine County Commissioners Court and inspiration from the inclusion of its 1927 courthouse in an article about Texas courthouses on the National Trust for Historic Preservation's Most Endangered Places list. Later, the club succeeded in providing two-thirds of the county's match toward the building's full restoration through a major fundraising effort.

COUNTY JUDGES SHARE EXPERIENCES WITH STATE COURTHOUSE GRANT PROGRAM

By Susan Tietz,
Coordinator of the Texas Historic Courthouse Preservation Program

Recently, we asked judges from across the state to provide feedback about what it was like to fully restore their courthouses as part of the Texas Historic Courthouse Preservation Program (THCPP). Judge Byron Theodosis of San Saba County, Judge H.M. Davenport of Navarro County, former Judge Samye Johnson of San Augustine County, and Judge Mike Braddock of Lynn County were happy to assist.

ANY CONTROVERSIES?

While some commissioners' courts hesitate to proceed with a full restoration due to fiscal concerns, anxiety is consistently transformed into pride when people see the finished product—a beautiful and functional building that beckons locals and tourists to a once-forgotten downtown. In San Saba County, the court and most of the community saw the financial sense of accepting a grant that paid for more than two-thirds of its planning and construction costs. But not all courts feel so confident about taking a perceived risk.

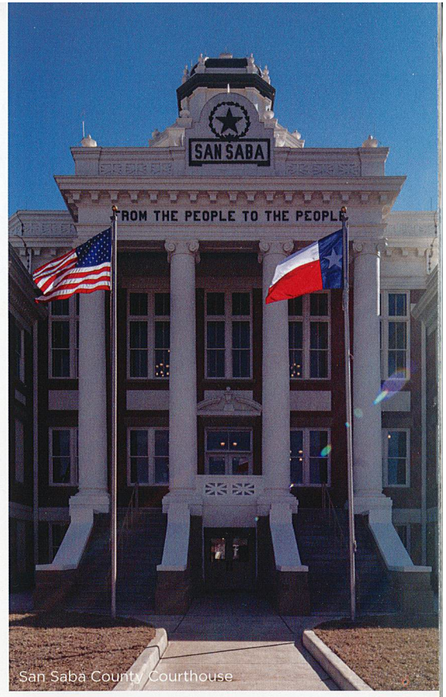
A few Navarro County Commissioners initially hesitated, but the court voted to move forward after receiving an estimate for the minimum-required repairs to the courthouse that exceeded its match toward a grant-funded full restoration, as well as assurances that the bond repayment had a fixed tax rate. The county carefully engaged the community before putting a bond on a ballot, which passed easily. And according to Davenport, "any public dissension disappeared very soon after the rededication."

After completion of grant-funded bid documents to restore the San Augustine County Courthouse, Commissioners Court support to pursue a construction grant waned. But when local proponents filled the district courtroom to witness the court's vote, it reluctantly decided to proceed. "With the full restoration completed, every resident and friend of San Augustine County was thrilled and pleased with the result of the restoration," said Johnson. "Perhaps the most successful aspect of the courthouse restoration was the excitement and enthusiasm created as our people saw the transformation of our moldy, deteriorating courthouse into its magnificent original appearance."

Braddock noted that some Lynn County residents believed they could build a new, bigger facility for the cost to restore the historic courthouse. But once the project was completed, some of those same people complimented the restoration, and any remaining controversy quickly dissipated.



Lynn County Courthouse



San Saba County Courthouse

GREATEST CHALLENGES?

In any restoration project, unforeseen conditions can emerge, increasing costs and causing delays. The THC encourages grant recipients to set aside money to cover unanticipated costs, but sometimes cost overruns exceed that contingency. In those cases, the THC will consider requests for supplemental funding to address issues that were unknown during planning. In Navarro County, code officials required additional fire protection after a construction bid had already been accepted, increasing the project cost and timeline. The THC agreed to provide supplemental funding to cover its portion of the added scope.

Integrating systems into a building while retaining its historic appearance is always a puzzle, as in the case of the Lynn County Courthouse. According to Braddock, the arrangement of all required services behind walls and above ceilings was the most difficult aspect of the project.

DIRECT BENEFITS?

In addition to restoring the historic appearance of courthouses, the THC program provides functional, safe, and code-compliant buildings with increased energy efficiency. The THC allows the application of low-e films on windows, as well as interior storm inserts. Both reduce heat gain, while the latter improves sound insulation from street noises. During a full restoration, more efficient mechanical, electrical, and plumbing systems are installed, which significantly reduce utility and water bills.

The restoration of the San Saba County Courthouse included important technological upgrades such as improved energy conservation, increased security, ample task lighting, and the installation of acoustical treatments and modern audio-visual systems in both courtrooms. A new electrical system was critical since the building had experienced a smoldering insulation fire on Christmas Eve 2007. This need was addressed with an emergency grant in 2012. All these useful improvements "coupled with the restored elegance of the grand old structure, have eclipsed concerns that we were simply carrying forward old problems," attested Theodosis.

For Navarro County, critical improvements that made the stunningly restored courthouse more useful included fire suppression and protection systems, fire-truck access, the addition of handrails on stairs, a new elevator, accessible restrooms, new basement lighting, an updated accessible ramp, new audio-visual equipment, and acoustical treatments in both courtrooms, as well as new mechanical, electrical, and plumbing systems. Comparing costs in the two years after the restoration, the county used 25 percent less electricity and 60 percent less water.

Before its restoration, there was major concern that the antiquated 1927 wiring in the San Augustine County Courthouse would cause a fire, as several other Texas courthouses suffered over the years. "Our county records, many written in Spanish, go back to the early 1800s and are irreplaceable," says Johnson. Replacing the building's electrical system and providing a safe environment for records storage was reassuring. Visitors and occupants of the courthouse now find its climate far more comfortable, and utility costs have fallen.



San Augustine County Courthouse

VALUE-ADDED BENEFITS?

In addition to the direct benefits of a newly restored and easier to maintain building, participating counties across the state experience an increase in heritage tourism after restoring the courthouse at the heart of their historic business districts. Participating communities also repeatedly see increased property values on the courthouse square.

"We have hundreds of visitors through the year coming to take pictures of the building and grounds during the week and on weekends," declared Davenport, adding "I give tours whenever asked so I can show the building and share its history with others." Several movie scenes have been filmed in both courtrooms and other locations within the building since its restoration. Visitors spend money in town, eat at restaurants, buy gas, and stay overnight.

"Not only has it helped to make the entire downtown more appealing and inviting to all who visit San Augustine, it caused the city to become part of the THC's Main Street Program, which has further boosted the city's visibility," said Johnson. "Tour buses visit the city regularly, and they always visit the courthouse."

Note: A version of this article previously appeared in the January 2020 issue of County Progress *magazine.*

"IN THEIR OWN WORDS"

WHAT WAS IT LIKE WORKING WITH THC STAFF?

"THC staff could not have been better. They, along with the agency's commissioners, are inspired laborers in an inspired program, one which has been shown to deliver significant economic and aesthetic returns on investment."
San Saba County Judge Byron Theodosis

"THC staff were very easy to work with. If there were any differences, they could be discussed and worked out with minimal effort."
Lynn County Judge Mike Braddock

"I personally have nothing but the highest praise for the excellent relationship we developed with THC staff, and all concerned could not have been more understanding and helpful through it all!"
former San Augustine County Judge Samye Johnson

"The THC is wonderful to work with. Staff, commissioners, and all representatives have the goal of doing the repairs properly and getting the structure back to the original design (and appearance) in as much as is possible and making it safe, yet modern in functionality. I never had an issue with them, as I was on the "same page" with them all the way. After all, they were supplying a significant amount of money to help make the restoration a success, and it has been a wonderful improvement that should last another 100-plus years with proper maintenance."
Navarro County Judge H.M. Davenport

DO YOU HAVE ANY ADVICE FOR A COUNTY THAT'S CONSIDERING A COURTHOUSE RESTORATION?

"The whole process [took] a bit longer than we had hoped, but we are pleased with our architects and general contractor, who [showed] admirable attention to detail and exemplary commitment to high standards."
San Saba County Judge Byron Theodosis

"Be aware that it is a time-consuming project, be certain that whoever you appoint in your county to oversee the project is committed for the long haul because it can be hectic at times, but in the end is well worth it."
Lynn County Judge Mike Braddock

"The courthouse preservation/restoration program offered by the Texas Historical Commission has been hugely successful throughout Texas and is well worth every bit of effort it takes at the county level to be chosen as a recipient of one of the grants. It can be a long process, so stay positive. It is good to get everyone in the county on board with the project by sharing with residents through newspaper, radio, TV, and social media."
former San Augustine County Judge Samye Johnson

"Plan on hiring a really good, well-recommended project manager, and don't have a member of commissioners court take it on. Someone who is independent of the courthouse staffing is best, but they work for the best interest of the county that pays them. Our project manager saved the county his yearly salary through the scrutiny he exhibited with change orders and general repairs he brought to the attention of the commissioners court for approval."
Navarro County Judge H.M. Davenport

LIGHT AT THE END OF THE TUNNEL



SAN SABA COUNTY COURTHOUSE RESTORED FOLLOWING NEAR DISASTER

It all started as a race against the train.

In 1910, news of an upcoming railroad connection in San Saba prompted incorporation of the town and construction of a new courthouse. Alabama architect Walter Chamberlain designed the Classical Revival building, constructed in less than a year before the first train arrived in August 1911. With its domed clock tower, grand columns, and stately pediments, the San Saba County Courthouse was dubbed the archetype of the "Texas Renaissance" style by architectural historian Willard Robinson.

Fast-forward nearly 100 years, and the crown jewel of the community was in serious danger. On Christmas Eve 2007, the aging electrical system was overloaded by holiday lighting, and a fire broke out that was fortunately contained before extensive damage occurred. The county applied for an emergency grant from the Texas Historic Courthouse Preservation Program, which it received in 2008, followed by grants in 2012, 2014, and finally, the full restoration grant in 2016.

On March 5, 2020, citizens packed into the courtroom to rededicate the newly restored building and mark the satisfying terminus of a 12-year project. Speakers included David M. Williams, chair of the San Saba County Historical Commission, State Rep. J.D. Sheffield, San Saba County Judge Byron Theodosis, and broadcaster and author Tumbleweed Smith.

Key aspects of the restoration project included a new electrical system, new HVAC system, site drainage work, returning the third-floor courtroom to its former double height, and fixing deteriorated spaces to house more staff. Work also included reconstructing and stabilizing several important exterior elements, including column capitals, clock tower parts, brick and plaster, and historically accurate color coatings.

The message "From the People, to the People" inscribed over the courthouse entryway reflects the community pride San Saba citizens wanted to display to visitors when the railroad came to town in the early 1900s. With the courthouse now restored, that pride is again on full display in this century.

CONSENT FOR CALLAHAN COUNTY

VOTERS GIVE GREEN LIGHT TO COURTHOUSE RESTORATION

In June 2020, the Texas Historical Commission (THC) awarded matching grants totaling $20,038,121 to nine counties as part of the Texas Historic Courthouse Preservation Program (THCPP) Round XI grant cycle.

Callahan, Mason, and Taylor counties received construction grants for full restorations, while Kimble, Washington, Wise, and Willacy counties received planning grants to be applied toward the production of construction documents for future applications for full restorations. Duval and Lee counties received emergency grants to address critical issues.

In November 2020, Callahan County citizens voted in support of two propositions related to the courthouse restoration in Baird. Proposition A was for the issuance of bonds of up to $6,980,000 for the local matching grant, while Proposition B was for the issuance of bonds for the renovation, expansion, and improvement of the county annex building, the Calvo Building, and the historic 1877 jail for use as a county office and records archive space.

After the vote, County Judge G. Scott Kniffen agreed to an interview about the upcoming restoration. The full interview can be read at thc.texas.gov/blog/callahan-county-consent.



WHAT KIND OF POSITIVE IMPACT DO YOU THINK THIS COURTHOUSE RESTORATION WILL HAVE ON YOUR COMMUNITY?

"A few years ago, the city and a nonprofit organization restored the T&P Railroad Depot at the opposite end of Market Street from the Callahan County Courthouse in Baird. That began revitalizing the downtown, and I hope the courthouse restoration will do the same. Some of the contractors who worked on the window project (funded by an earlier emergency courthouse grant) were from different communities in Callahan County, which had a positive economic impact."

WHY IS THIS COURTHOUSE RESTORATION IMPORTANT TO CALLAHAN COUNTY?

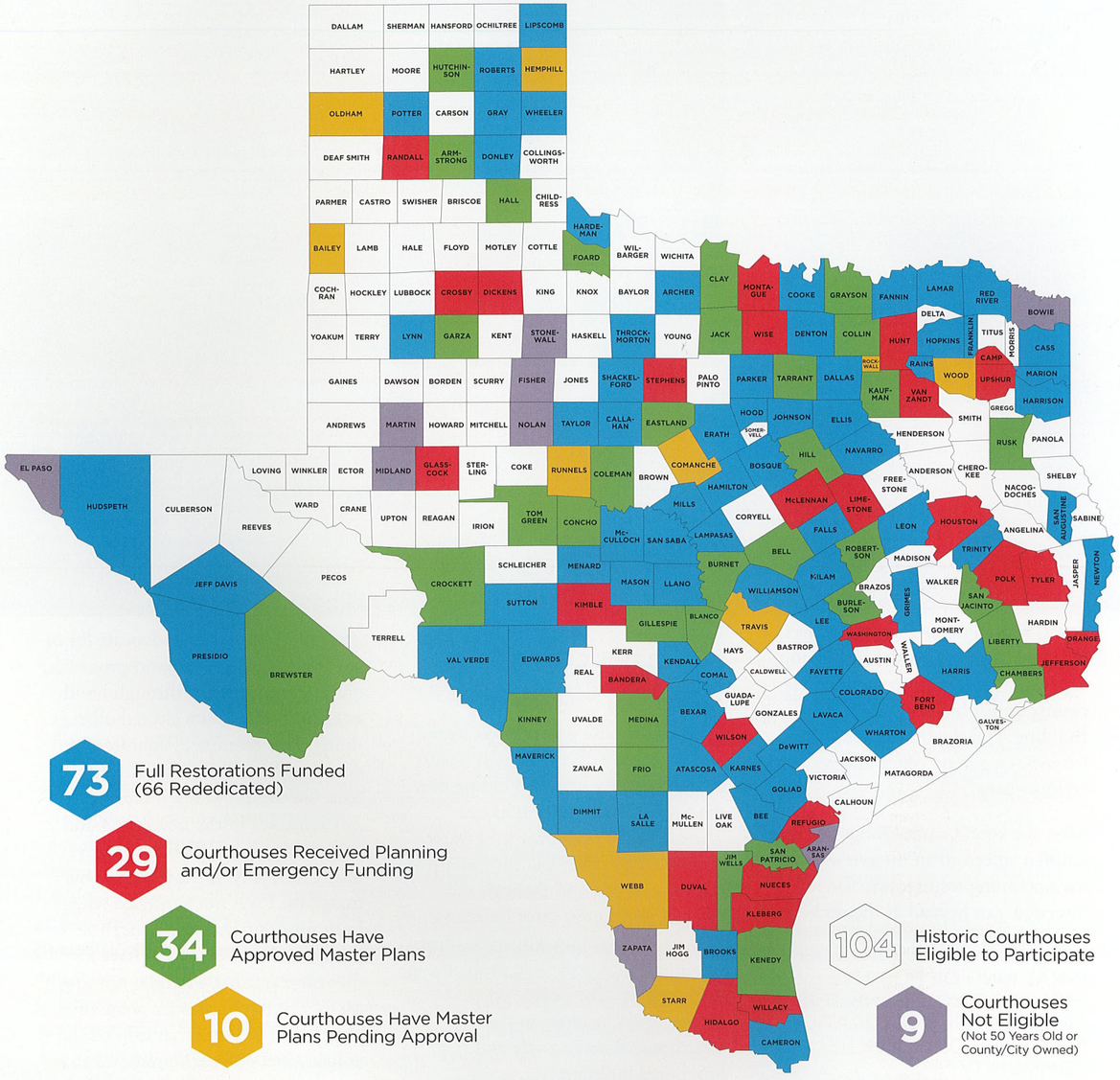
"The courthouse is over 90 years old and there hasn't been enough repairs or maintenance on the building over the years, so it's showing its age. There are roof problems, and water infiltration problems in the basement, the elevator pit, and through the walls. Those things must be dealt with or we'll end up with even more significant and expensive problems in the long run. The people who work and do business in the courthouse deserve a safe and functional building."

HOW WERE PROPOSITIONS A AND B PROMOTED?

"Early in the process, I asked the commissioners court to approve the formation of an ad hoc advisory committee... That team was invaluable acting as researchers and meeting with the architect to help plan the space for personnel, future county needs, and records storage. This committee provided input into developing the documents that were provided to the public.

The county could not advocate for or speak out against the bond proposals, and everything went through bond council to make sure elected officials didn't cross that line. [Volunteer and courthouse preservation advocate] Sam Goldsmith raised money to put some ads in the newspaper and created signage. Callahan County didn't fund any of the promotional materials. I was not surprised when both propositions passed… These particular bond proposals have a 30-year term that will raise taxes by $0.073. Interest rates are at an all-time low. The bond that funded the annex was a 40-year-term bond that raised taxes by $0.10, comparatively... The THC grant also plays an important role supporting the project, and we were aware that future funding by the Legislature is uncertain."

TEXAS HISTORIC COURTHOUSE PRESERVATION PROGRAM



73 Full Restorations Funded (66 Rededicated)

29 Courthouses Received Planning and/or Emergency Funding

34 Courthouses Have Approved Master Plans

10 Courthouses Have Master Plans Pending Approval

104 Historic Courthouses Eligible to Participate

9 Courthouses Not Eligible (Not 50 Years Old or County/City Owned)

103 Courthouses Awarded Preservation Grants

73 Counties Have Committed Local Funds and Need State Grants to Restore Their Historic Courthouses

MAJOR FUNDING FOR PROJECTS FROM 1999 TO 2020

FULLY RESTORED COURTHOUSES

County	City	Rededicated	Yr Built
Archer	Archer City	5/12/05	1891
Atascosa	Jourdanton	6/14/03	1912
Bee	Beeville	5/20/06	1913
Bexar	San Antonio	7/14/15	1896
Bosque	Meridian	9/22/07	1886
Brooks	Falfurrias	2/26/10	1914
Cameron	Brownsville	10/17/06	1912
Cass	Linden	2/18/12	1861
Colorado	Columbus	5/17/14	1891
Comal	New Braunfels	1/22/13	1898
Cooke	Gainesville	11/12/11	1911
Dallas	Dallas	5/15/07	1892
Denton	Denton	11/6/04	1896
DeWitt	Cuero	10/27/07	1896
Dimmit	Carrizo Springs	11/18/04	1884
Donley	Clarendon	7/4/03	1894
Edwards	Rocksprings	7/5/14	1891
Ellis	Waxahachie	10/4/03	1897
Erath	Stephenville	8/20/02	1892
Fayette	La Grange	6/25/05	1891
Franklin	Mount Vernon	9/20/14	1912
Goliad	Goliad	12/4/03	1894
Gray	Pampa	4/12/03	1928
Grimes	Anderson	3/2/02	1894
Hamilton	Hamilton	4/28/12	1887
Hardeman	Quanah	5/9/14	1908
Harris	Houston	8/23/11	1910
Harrison	Marshall	6/20/09	1901
Hood	Granbury	10/27/12	1891
Hopkins	Sulphur Springs	12/7/02	1894
Hudspeth	Sierra Blanca	7/3/04	1920
Jeff Davis	Fort Davis	11/8/03	1910
Johnson	Cleburne	12/1/07	1913
Karnes	Karnes City	4/7/18	1894
Kendall	Boerne	4/10/10	1870
La Salle	Cotulla	1/26/13	1931
Lamar	Paris	9/3/05	1917
Lampasas	Lampasas	3/2/04	1883
Lavaca	Hallettsville	9/11/10	1897
Lee	Giddings	10/8/04	1899
Leon	Centerville	7/1/07	1887
Llano	Llano	6/15/02	1892
Lynn	Tahoka	6/20/19	1916
Maverick	Eagle Pass	10/13/05	1885
McCulloch	Brady	9/5/09	1899
Menard	Menard	11/11/06	1932
Milam	Cameron	7/4/02	1892
Mills	Goldthwaite	8/27/11	1913
Navarro	Corsicana	7/9/16	1905
Newton	Newton	12/8/12	1903
Parker	Weatherford	6/4/05	1886
Potter	Amarillo	8/18/12	1932
Presidio	Marfa	1/5/02	1886
Rains	Emory	10/17/10	1909
Red River	Clarksville	10/26/02	1884
Roberts	Miami	6/2/12	1913
San Augustine	San Augustine	11/20/10	1928
San Saba	San Saba	1/23/20	1911
Shackelford	Albany	6/30/01	1883
Sutton	Sonora	6/11/02	1891
Throckmorton	Throckmorton	3/12/15	1891
Trinity	Groveton	7/22/11	1914
Val Verde	Del Rio	7/23/04	1887
Wharton	Wharton	8/4/07	1889
Wheeler	Wheeler	10/16/04	1925
Williamson	Georgetown	12/8/07	1911

CURRENT FULL RESTORATION GRANTS

County	City	Status	Yr Built
Callahan	Baird	In Progress	1929
Falls	Marlin	In Progress	1940
Fannin	Bonham	In Progress	1889
Lipscomb	Lipscomb	In Progress	1916
Marion	Jefferson	In Progress	1912
Mason	Mason	In Progress	1910
Taylor	Abilene	In Progress	1915

CURRENT PLANNING PROJECTS

County	City	Status	Yr Built
Kimble	Junction	In Progress	1930
Washington	Brenham	In Progress	1939
Willacy	Raymondville	In Progress	1922
Wise	Decatur	In Progress	1896

PREVIOUS PLANNING PROJECTS

County	City	Status	Yr Built
Crosby	Crosbyton	Complete	1914
Fort Bend	Richmond	Complete	1909
Houston	Crockett	Complete	1940
Hunt	Greenville	Complete	1929
Mason	Mason	Complete	1910
Polk	Livingston	Complete	1923
Stephens	Breckenridge	Complete	1926
Upshur	Gilmer	Complete	1933
Van Zandt	Canton	Complete	1937

CURRENT EMERGENCY PROJECTS

County	City	Status	Yr Built
Camp	Pittsburg	In Progress	1929
Duval	San Diego	in Progress	1916
Lee	Giddings	In Progress	1899
Limestone	Groesbeck	In Progress	1924
Willacy	Raymondville	In Progress	1922

PREVIOUS EMERGENCY PROJECTS

County	City	Status	Yr Built
Bandera	Bandera	Complete	1891
Callahan	Baird	Complete	1929
Cameron	Brownsville	Complete	1912
Dickens	Dickens	Complete	1893
Glasscock	Garden City	Complete	1894
Goliad	Goliad	Complete	1894
Hidalgo	Hidalgo	Complete	1886
Houston	Crockett	Complete	1940
Hunt	Greenville	Complete	1929
Jefferson	Beaumont	Complete	1932
Kimble	Junction	Complete	1930
Kleberg	Kingsville	Complete	1914
Limestone	Groesbeck	Complete	1924
Lipscomb	Lipscomb	Complete	1916
Mason	Mason	Complete	1910
McLennan	Waco	Complete	1901
Milam	Cameron	Complete	1892
Montague	Montague	Complete	1913
Nueces	Corpus Christi	Complete	1914
Polk	Livingston	Complete	1923
Randall	Canyon	Complete	1908
Tyler	Woodville	Complete	1891
Upshur	Gilmer	Complete	1933
Wilson	Floresville	Complete	1884

THE BENEFITS OF RESTORED HISTORIC COURTHOUSES

ECONOMIC

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

ACCESSIBILITY

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

SAFETY

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

ENERGY EFFICIENCY/ SUSTAINABILITY

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

MAINTENANCE

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

FUNCTIONALITY

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

QUALITY OF LIFE

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

TEXAS HISTORICAL COMMISSION
REAL PLACES TELLING REAL STORIES

thc.texas.gov/courthouses