

# SAN SABA COUNTY COURTHOUSE

San Saba, Texas

## HISTORIC COURTHOUSE MASTER PLAN

Prepared by

THE WILLIAMS COMPANY, AIA

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## BUILDING AND SITE HISTORY

### HISTORICAL BACKGROUND

San Saba County was created in 1856 as one of several new counties carved from the giant Bexar Land District. Its earliest historic-era inhabitants were nomadic Native Americans, specifically Tonkawas, Apaches, Lipan Apaches, and Comanches. Although a portion of the county was included in one of Stephen F. Austin's colonization grants, permanent settlement did not occur until about 1854, when the Harkey and Mastler families settled along several of the county's creeks. The population grew sufficiently to establish the county in February 1856. The county's configuration was set at that time and has not changed. It was named for the San Saba River that runs through the county (Gournay 1995: 71-72; Murphy 1996: 5: 877).

An election for county seat and officers was held in May of 1856, and voters selected "Rowe's land on the hill near J. C. Rainey's old home place" by a large margin (Hamrick 1969: 37). That election, however, was set aside, and another poll was taken in July. On the ballot at that time were Rowe's land, Simpson Creek, and a site at today's San Saba. Receiving 63 votes, San Saba took the election, and the town was laid out on 100 acres donated by R. D. McAnelly and Commissioner Shorty Brown (Hamrick 1969: 37).

The first commissioners' courts met in various homes in the county until a courthouse could be constructed. Convening on October 10, 1856, the court authorized the construction of a courthouse to be completed by April. Commissioners also named several committees to examine the various roads in the county. Money for the operation of county government, road construction and maintenance, and the new courthouse was to come from the county tax (1/2 of the state levy) and the sale of San Saba town lots. By October, 68 lots had been sold

for a total of \$2114.05. Although the courthouse was begun in October 1856, it was not until August 17, 1857, that the court first sat in the new building. At that meeting the court granted the local Masonic lodge use of the second floor and set aside city blocks for Methodist and Baptist churches (Hamrick 1969: 39-40).

Early San Saba was a primitive place. W. Irving Hubbert, son of the 1857 courthouse builder, remembered that when he first saw it "only three or four wooden shacks composed the town; stakes ran in each direction" (Hamrick 1969: 203). By 1857 a post office had been established in the town, and in 1860 the town had 111 inhabitants. San Saba County had grown to 913 people, 89 of whom were slaves. The economy was based on cattle raising and subsistence agriculture during the short antebellum period (San Saba County Centennial Souvenir Program 1956: 14; Walker 1872: 274, 64, 66).

San Saba County citizens supported states' rights and the Confederacy, although there were relatively few slaves in the jurisdiction. Native son Col. James E. McCord's Confederate Regiment was headquartered at Camp San Saba in nearby McCulloch County and primarily saw frontier duty during the war (Murphy 1996: 5: 877).

After the Civil War, San Saba County continued to grow, increasing to more than 1400 inhabitants in 1870, 168 of whom lived in the county seat. San Saba was the only town listed in San Saba County in the census of 1870 (Walker 1872: 274, 64). During the 1870s, county population increased almost fourfold to more than 5300 (USDOI 1894: I: 41). Agriculture continued to be the mainstay of the economy with cattle, sheep, goats, and cotton being major commodities. The rapid growth may have stimulated a notorious period of "mob rule" and



vigilante-ism in the county lasting almost 15 years. In the mid-1890s the open warfare and frequent murders bought in the Texas Rangers to restore order (Murphy 1996: 5: 877).

The town of San Saba continued to grow during the last quarter of the nineteenth century, serving the surrounding agricultural community. In 1873 the *San Saba News* was established, said to be the first newspaper in western Texas. By 1880 the town had more than 1200 inhabitants, a bank, two newspapers, and several grain mills, and cotton gins (Greene 1996: 5: 877).

About 1877 the county's first courthouse was destroyed by a windstorm, and a stone courthouse was built. The new building was accepted by the court about February 1878. In early 1879 the county passed a "special Court house and jail Tax of one fourth of one per cent" in order to pay for the new building and to repair the jail (SSCCC: February, 1878, February 14, 1879; SSCHC 1983: 478).

Like the first courthouse, the second also served as the headquarters for the town's social life. The commissioners authorized the sheriff to rent out the courthouse as a whole and various rooms for "shows" and performances, and to let churches and charitable organizations use if for free. They gave the San Saba Brass Band permission to practice and give concerts in the courtroom, in exchange for the band installing and maintaining "basket lights." In May of 1881 "teachers of vocal music and their class" were given permission to practice and hold concerts in the courtroom, if proceeds went "to benevolent purposes" (SSCCC February 14, 1879; August 12, 1880; c. May 1881). A "social hop" at the courthouse at the end of November, however, dissolved into a general melee (SSCHC 1983: 478-479).

Early railroad building in West Texas bypassed San Saba County, perhaps due to its notoriety. After the turn of the century, however, rail transportation into the county and to San Saba was

promising. During 1909 the Santa Fe line decided to extend track into San Saba County and broke ground in March 1910 (*San Saba Star* March 11, 1910). The first train arrived at 10:40 am on April 13, 1910. Local businesses shut down for the day, and approximately than 6000 people witnessed the iron horse arrive at the new depot (*San Saba Star* April 14, 1911). The railroad provided the impetus for the town of San Saba to incorporate in 1910, and the new government was inaugurated on October 2 (just days after ground was broken for the new courthouse) (*San Saba Star* September 30, 1910). During the first decade of the century, according to Hamrick (1969: 258), "San Saba County in general and the town of San Saba in particular grew in wealth and population."

After a false start in May 1909 the commissioners considered building a new courthouse in the late winter of 1910 (SSCCC May 14, 1909). In January 1910, no doubt spurred by the coming rail line, the San Saba Chamber of Commerce put out a large mailing to 1200 voters in the county asking their opinions about a new courthouse. According to the *San Saba Star* (February 4), "The returns are coming in and so far a large majority are in favor of the proposition." At their meeting on February 19, the commissioners set an election for April 9 to consider \$75,000 worth of bonds to build a new courthouse. Voters approved the bonds by a count of 653 to 526 (*San Saba Star* February 25, April 15, 1910).

Several architects and builders responded to the county's solicitation to design the new courthouse, and on June 29, the commissioners looked in detail at the two finalists: the firms of Churchill & White and Walter Chamberlain. With the help of local architect and builder, Walter R. Smith, the court selected Chamberlain and Company of Birmingham, Alabama, and Fort Worth. Chamberlain worked quickly, and on July 25 the commissioners accepted his plans and put the project out to bid. Falls City Construction Company of Louisville,



Kentucky received the contract for the new building on August 17, 1910 (SSCCC June 29, June 30, July 25, August 17, 1910).

January 6, 1911 saw the cornerstone laid on the northeast corner of the building "under the directions of San Saba Lodge No. 612, A. F. and A. M." The Masons placed various fraternal symbols in an iron box which went inside the stone, and the commissioners and county officers also offered memorabilia, including "pecans, coins, key rings and family records" (San Saba *Star* January 13, 1911).

On August 1, 1911, the commissioners' court convened in its new home for the first time. The momentous occasion seems to have been overshadowed by the approaching county fair. The fair, which began August 7, was highly publicized as an opportunity for San Saba, both town and county, to show off its resources. The first passenger train to arrive in the county rolled in on August 8 bringing in "a cargo of eager expectant visitors" (San Saba *Star* August 11, 1911).

During the twentieth century, San Saba County's economy has continued to be based on its agricultural productions. Cattle, sheep, and goats are important commodities, joined by grains and pecans. The horticultural work of Edmund E. Riesen, who moved to San Saba County in 1874, established pecan culture as a significant crop. Promotion of the product has led the county to dub itself the "Pecan Capital of the World." Stone quarrying, recreation, and tourism are also significant elements in the county's economy today (Murphy 1996: 5: 878). The 1912 courthouse continues in use today.

## **COURTHOUSES OF SAN SABA COUNTY**

### ***First Courthouse, 1857***

In October the new county commissioners' court contracted with

local resident Matthew Hubbert to construct a courthouse for \$850. Construction was to be completed by April 1, 1857, and funds for the building were the first to be appropriated from the county treasury (Hamrick 1969: 38).

Matthew Hubbert, identified by San Saba historian Alma Ward Hamrick as "trail-blazing... venturesome and dependable," left Williamson County in 1855 to find better opportunities on the Texas frontier. A native of Alabama, he and his family had lived in Mississippi before locating to Williamson County. A freighter, Hubbert settled on Simpson Creek and built a home just east of near today's San Saba.

Known to the commissioners' court because he had helped survey the new county seat, Hubbert was selected to build the new courthouse. Hubbert hauled lumber from Bastrop and perhaps Brenham in 1856 and 1857 for the building (Hamrick 1969: 202).

Hubbert continued his freighting business after building the courthouse and was not a major builder in San Saba County. His sons followed him in the business, traveling to Bastrop, Austin, Brenham and Port Lavaca. After the Civil War, Hubbert and one son took a herd of cattle across the Pecos River into New Mexico, where they established a ranch. His wife and young children joined him there in the early 1870s, and the family later moved to California. While in San Saba County, the Hubbert home was noted for its hospitality, hosting district judges on the circuit, as well as camp meetings (Hamrick 1969: 202-203).

This first courthouse was a frame structure and was completed in August 1857, almost five months after the contracted completion date. The second floor of the building was given to the Free Masons, and the building was also used as a school (Hamrick 1969: 38, 204). Little else is known about the building, except that it did evidently sit in the center of today's courthouse square. The structure was sold to James F. Brown for

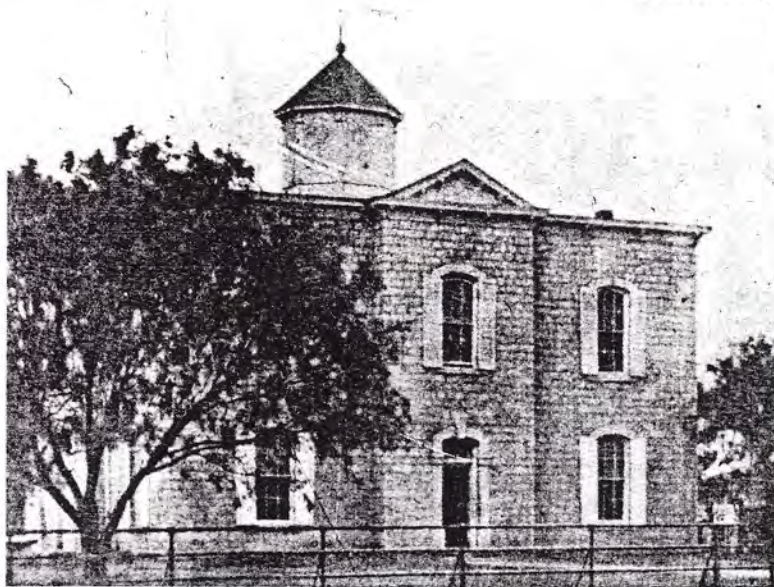


demolition when the second courthouse was built about 1878 (San Saba *Star* March 4, 1910).

### *Second Courthouse, 1878*

San Saba's second courthouse was built about 1878 after a storm had damaged the first (SSCCC February 1878; San Saba *Star* March 4, 1910). A stone building, it sat in the center of the courthouse square. The two-story structure was generally square with slightly protruding entrances on all four sides. The metal roof was surmounted by a central frame cupola. The building is remarkably similar to that in neighboring McCulloch County built in 1877 by John McDonald of Austin (SM&PC 1885; SSCHC 1983: 479).

The court wanted the new courthouse to help pay for itself and authorized the sheriff to rent it "to shows at the rate of ten dollars per night, other performances at the rate of five dollars per night, [and] for religious or charitable purposes free." County officers were also authorized to rent their offices and pay any fees collected into the courthouse fund (SSCCC February 14, 1879; August 10, 1880).



**Figure 1.** The second courthouse was a much sturdier building than the wood-framed structure that preceded it.

*Photo from San Saba County History, 1856-1983, pg. 478*

The building was plagued with bats soon after construction, and the court authorized the county judge "to make a contract with some party to get the bats out of the Court house...." In addition, the court accepted the proposal of Cole Bros. and Johnston to install platinum-tipped lighting rods on the new building (SSCCC March 13, 1879, c. August 13, 1879). At the end of August 1880 the court solicited bids for "putting up a fence around the court house; and having cisterns made." In January 1881 the fence was finished, and the local newspaper proclaimed it "ugly enough to repel anything" (SSCCC August 12, 1880; c. May 13, 1881).

The disposition of the "cisterns" is unclear. In mid-August the court voted "to substitute a wooden trough on the east side of the court house square in lieu of the stone one contracted for" (SSCCC Aug. 9, 1881). The Sanborn maps for 1885, 1889, and 1894 all show cisterns at the edge of the courthouse square, appearing to function as troughs and certainly not fed with water from the courthouse (or any other) roof.

A public well on the south side of the courthouse probably served the troughs as well as the courthouse proper. At the same meeting on August 9, the commissioners accepted a courthouse square landscaping proposal by E. E. Riesen, founder of Texas' pecan industry. For the sum of \$16, Riesen would plant sixteen honey locust trees on the grounds: "on in each corner or angle of the Fence, that is 2 on the North East corner -- 2 on the North West corner -- 2 on the south East corner, and two (2) on the South West corner -- and 1 on each side of the four steps of the Court house fence" (SSCCC August 9, 1881; Murphy 1996: 5: 878).



By August 1881, the cupola and roof needed painting, and R. G. Blakeney applied two coats of paint for \$4 (SSCCC August 26, 1881). Just a year later, the court looked at the roof and cupola again and contracted with James May of Llano County "to paint the roof of Court house and cupola... with a composition ... that said composition will stop up all cracks in the tin on said roof and guarantee that it will stop all leaks in said roof and cupola for a period of five years" (SSCCC August 15, 1882).

Unlike the McCulloch County courthouse, which was replaced in 1899, the San Saba building lasted 35 years. It was demolished by the builder of the new courthouse in the fall of 1910 (SSCCC July 25, 1910).

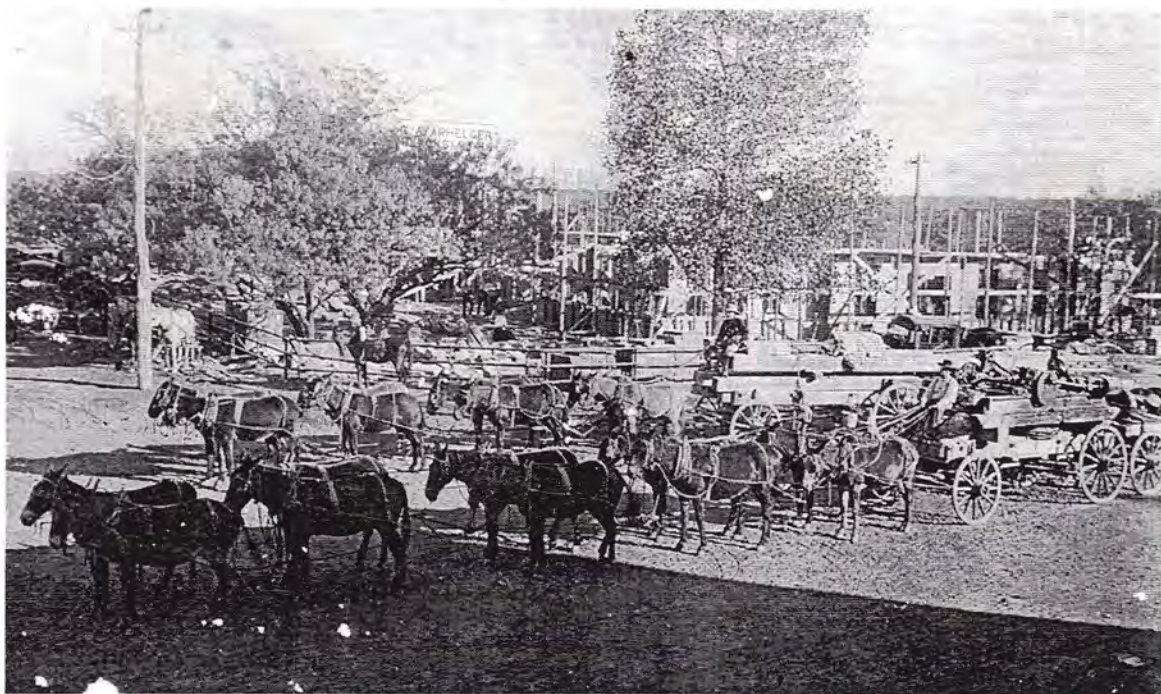
### *Third Courthouse, 1911*

On the advice of local architect and builder, Walter R. Smith, the San Saba commissioners' court selected Chamberlain and Company of Birmingham, Alabama, and Fort Worth to

design the new courthouse. Chamberlain (as well as Churchill & White) had evidently put together some designs for the competition, and his contract was for "full Plans, Specifications and Detail Drawings."

Chamberlain and Company had recently designed the Deaf Smith County courthouse in Hereford, and the commissioners may have been familiar with that classical revival structure (Kelsey and Dyal 1993: 89). According to the *San Saba Star* (August 2, 1910) the Chamberlain Company "makes a specialty of court houses, having designed over 60 of them and have [sic] done work in ten states." Chamberlain worked quickly, and on July 25 the commissioners accepted his plans and authorized solicitation for bids (SSCCC June 29, June 30, July 25, 1910).

The San Saba building is one of the 100 extant courthouses built between 1900 and 1940 grounded in classical styles. Domes, grand columns, and pediments evoked a classical era rooted in



**Figure 2.** Construction began on the new courthouse in September of 1910. Work proceeded quickly. The new building was occupied less than one year later.

*Photo courtesy of the San Saba County Historical Commission*



interpretations of Roman classical styles. The particularly Texas rendition of the style has been dubbed "Texas Renaissance" by Willard B. Robinson (1983) and Academic Eclecticism by Jay Henry (1993).

Like other courthouses of the day, the San Saba building reflects this move toward classical elements with its domed clock tower, ionic capitals, two-story columns and dentated cornices. The rusticated ground floor and corner quoins, however, recall lingering Richardsonian Romanesque influences not apparent on the earlier Deaf Smith building. San Saba's elevated entrances with broken pediment over the door are another hallmark of the era, as well as the more rectangular floor plan.

The San Saba courthouse is striking among such Texas structures of the time in the bold inscription on the entrances. Under a large star are the words "San Saba" and on the frieze beneath is the motto (evidently for county government) "From the People to the People." While Chamberlain may have used some

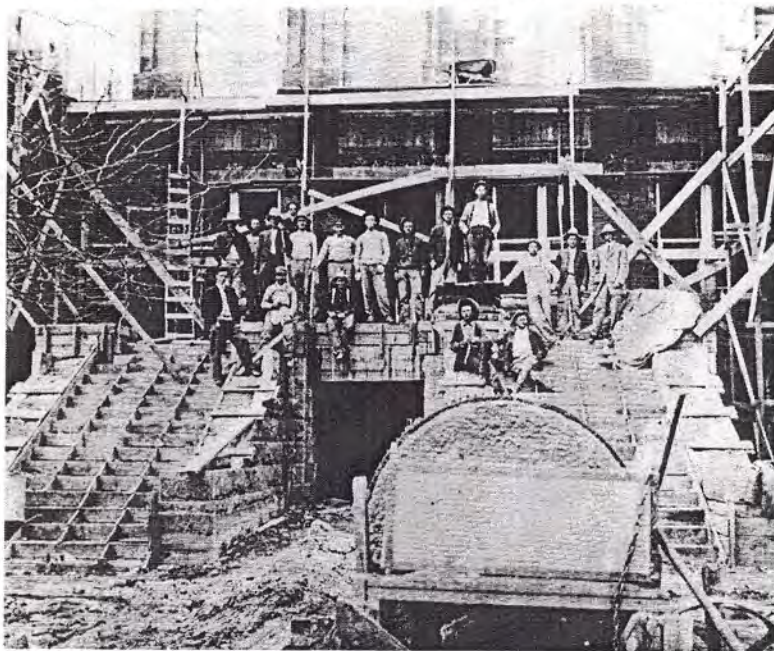
elements of a stock plan for the building as a whole, the finished product was certainly tailored to San Saba County.

The historic building finishes were considered modern and technologically advanced at the time. The pressed brick exterior cladding followed the courthouse trend even though locally quarried stone and wood were the materials of choice in the rest of the town (due probably to the lack of rail transport and the locally quarried stone) (Robinson 1983: 218; SM & PC 1912). Painted and scored plaster and woodwork defined interior finishes, and plaster and pressed metal were the ceiling materials.

That the county took great pride in the plans for the new building was reflected in a long newspaper article (San Saba Star August 12, 1910) about the structure that included a rendering. It was to be "concrete stone and brick... [with an] \$800 bell and with a clock of fine movement which will have four skeleton dials which will be 7 feet in diameter each.... [The building will be] fireproof and absolute up-to-date." It was to have a "vacuum cleaning system" and a fire line with 50 feet of fire hose, as well as modern plumbing and steam heating. Among the most advanced would be the internal communication system: "... each office will be provided with an inter phone, so that an official can talk to any room in the house."

The article also elaborated on the offices:

The basement is entered from four sides and in the center of the basement will be found a large Exhibition Hall or Farmers Rest Room, which will be about 50 x 50 feet, so that our farmers will have comfortable quarters in which to congregate. In the basement will also be found a Ladies Rest Room with



**Figure 3.** The courthouse was constructed using some of the most modern building methods of the day. This view shows the entry portico under construction. A large concrete hopper is in the foreground. Photo from San Saba County History, 1856-1983, pg. 479



toilet attached. A Justice of the peace office and also the toilets for the male whites and colored.

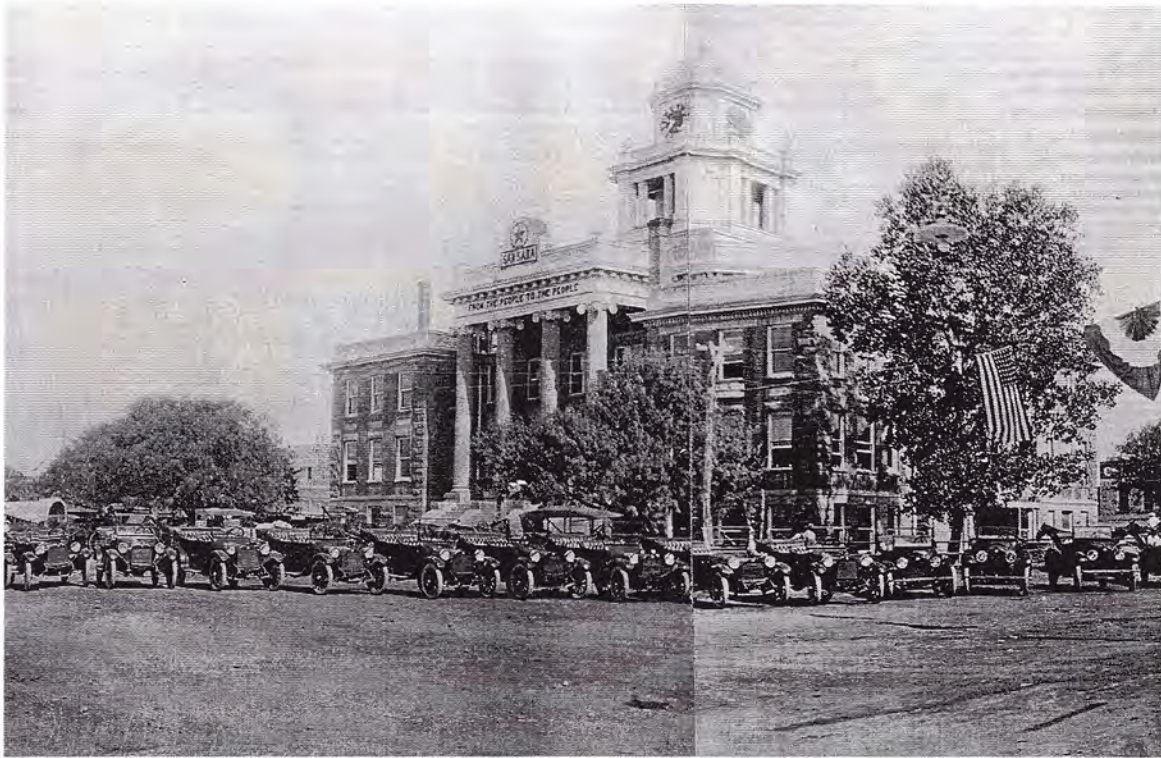
The first or principal floor will contain on one end, the County Court room with the County Judge adjoining on one side and the County Clerk on the other, each provided with private offices and vaults.

On the other end of the first floor will be the Tax Collector, Tax Assessor, Sheriff, Treasurer and Superintendent of Education, all of which are provided with vaults.

On the second floor will be found the District Court Room, which is 50 x 50 feet provided with a gallery for the use of ladies attending court.... [The second floor also included offices for the district clerk (with vault) and the county attorney, as well as rooms for the petit and grand juries, a consultation room and toilets for men and women.]

The commissioners awarded the building contract to Falls City Construction Company of Kentucky on August 17, 1910. County offices moved to the Murray Building at Wallace Street fronting the square in mid-September, and removal of the old courthouse began (SSCCC August 17, 1910; San Saba Star September 16, 1910).

The court cited the structure on September 14: "... the new County Court House Building shall be located on the present Court House site ... as follows: the house will be set on the center of the Lot, axes [*sic*] lines of which are located by stakes driven this day, one on the North, South, East and West sides of the Lot. The front elevation of the Building to face the north.... [The] grade line marked on the plans for the said Court House building shall coincide with a line marked on the meridian stone located near the North-west corner of the Lot. The line on this stone designating this grade line is on the North face of said stone, and



**Figure 4.** It was probably a proud day in San Saba when the courthouse was finally completed. This photo shows some of the opening day festivities.

*Photo courtesy of the San Saba County Historical Commission*



identified by cross marks approximately 2 inches above, and said line is approximately 21 inches below the top of said stone."

The next day the commissioners approved the pressed face brick for the exterior: "... the brick manufactured by the Coffeyville Vitrified Brick and Tile Company of Coffeyville, Kansas, and described as being "Press Face, Grade No. 1, shade 3" (SSCCC September 15, 1910).

Excavation for the foundation of the new building began on September 29 when C. H. Austin, foreman for Falls City Construction, mobilized his work force. On that day, "the centre [*sic*] stake of the square was found.... The ravages of time having rotted the stake, but a knot of the original pin was found in an excavation of a few inches square" (San Saba *Star* September 30, 1910).

The cornerstone was laid in January 1911, and by summer, the building was almost finished. The commissioners contracted with local architect, W. R. Smith to connect the courthouse to the city water main and also to make a connection with the sewer system. The next month the court rejected the bid of R. E. Davidson "to install a light plant for the purpose of lighting the new Court [house]" and instead contracted "to pay said San Saba Light Co. 15 cents per one thousand watts for lighting the Court House and jail" (SSCCC June 7, 1911; July 12, 1911; July 13, 1911).

On August 11, 1911, the county accepted the new courthouse after a personal inspection led by the contractor and W. R. Smith, who was the "supervising architect" at the time. The contractor warranted portions of his work, including three months for cement work and a year for the roof. He guaranteed that the radiators "will develop sufficient heat to produce 70 degrees Fahrenheit in the several rooms where placed when the outside temperature is at 10 degrees above zero...." (SSCCC August 11, 1911). The heating system, however, developed

problems long before the one-year warranty expired. A report to the court in January 1912 noted that the furnace in the courthouse "is not giving satisfaction, said furnace failing to produce heat sufficient to properly heat said Court House." In addition, the boiler was leaking, and the grating was "practically burned out." The court ordered the county judge to contact Falls City Construction Company about the warranty and repairs (SSCCC January 11, 1912)!

In February, 1911, the commissioners addressed furnishings for the new building and decided "to make a visit to some modern courthouses to be better able to select the necessary furniture and inside equipments and fixtures" (San Saba *Star* February 25, 1911). While the local paper did not divulge where these "modern" courthouses were, the group selected the C. H. Meyers Company of Houston to supply wood furniture and Mr. C. A. People of Dallas, "the Steel furniture man," to equip the building with his specialty (San Saba *Star* July 28, 1911). Wood blinds were provided by Texas Sealing Company, and light fixtures by Brown-Woods Electric Company (SSCCC August 25-26, 1911).

The third courthouse has functioned less as a county social center than its predecessors. The San Saba Brass Band continued to practice in the building for a while at least, moving from the ladies rest room to the basement in 1913. In 1956, however, the square and courthouse were the center of many San Saba County Centennial activities including Homecoming day. On Agricultural and Youth Day "...implements and livestock displays will be placed on the courthouse lawn and home demonstration club display will be on the ground floor in the court house" (Austin *American Statesman*, May 6, 1956).

### *Landscaping*

Landscaping in the fall of 1911 included the construction of "cement walks" and the removal "from the Court House yard



such trees as may be selected by the Court" (SSCCC October 11-12, 1911). "Such trees" may have included some or all of the honey locusts planted by Riesen in 1881. The water tanks evidently remained on the site for a while since the commissioners purchased two female and one male goldfish to stock the west tank in December, 1912 (SSCCC December 4, 1912). However, the Sanborn map dated 1912 did not show any water tanks on the grounds. It further depicted the courthouse square occupying the full block. Previous courthouse grounds in the Sanborn maps showed a wide

streetway surrounding smaller grounds (SM&PC 1885 - 1907).

In 1922, probably in honor of the growing pecan industry, the commissioners authorized W. J. Millican to plant pecan trees on the square, at no charge to the county. Pecans continued to be a favored tree when in 1929 the square was leveled and all trees except pecans and live oaks were removed. At the same time, more pecan trees were added to the square, and sidewalks were added around the square (SSCCC February - March, 1929).



**Figure 6.** The County has maintained a close and supportive relationship with the San Saba County Historical Commission which occupies a restored space on the third floor of the courthouse. TWC photo



**Figure 5.** Much of the original clockworks and bell still operate much as they did in 1911. Just to the right of the bell, someone has written the name of the construction company hired to build the courthouse, "Falls City Co."

TWC photo



## EXPLANATION OF DRAWINGS

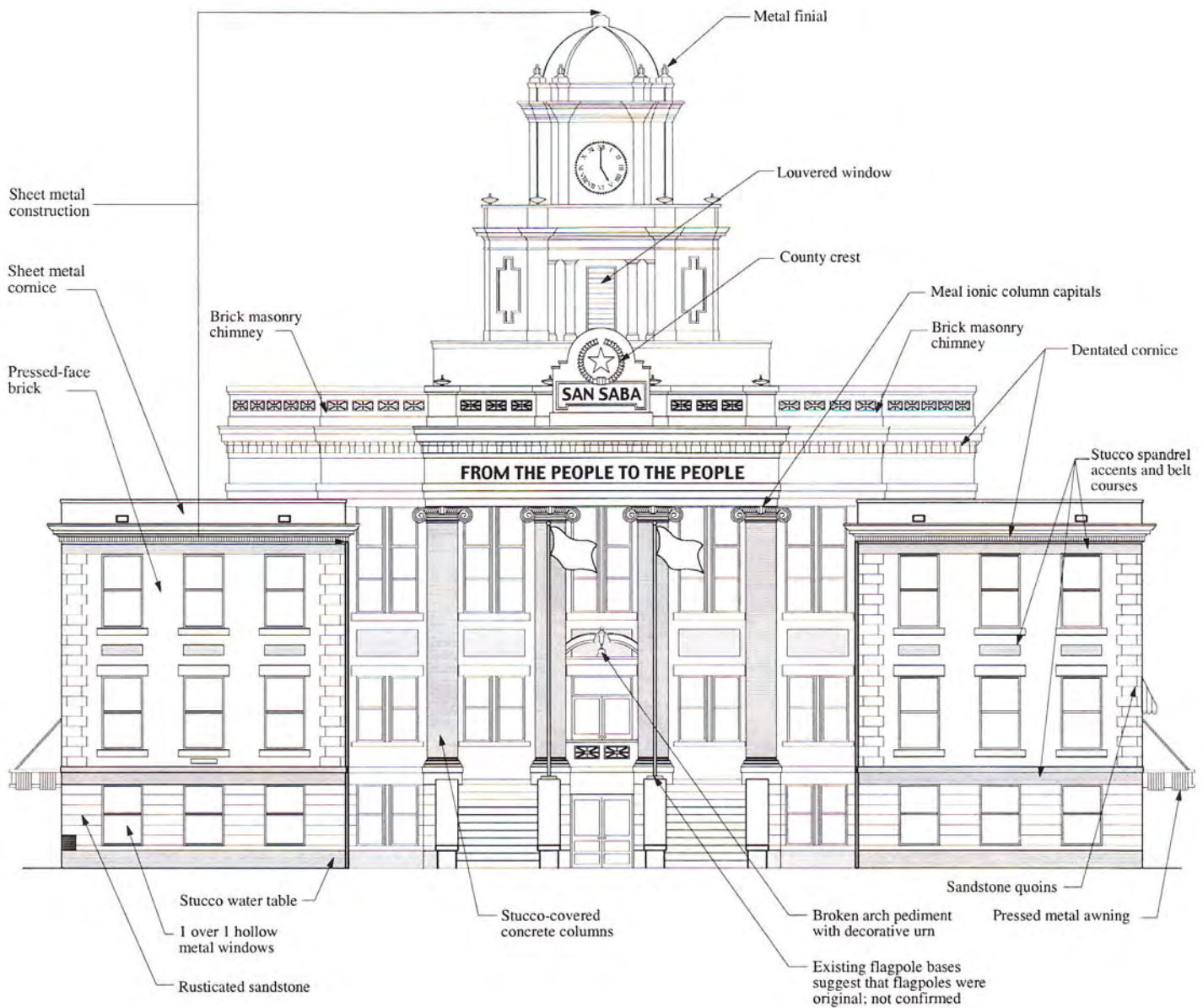
The drawings labeled "Historic" and "Alterations" are the result of research and oral accounts. Both the architects and county officials attempted to ascertain the original configuration of the courthouse in the absence of any documentation relating to either the original construction of the building or its subsequent alterations.

It is likely, then, that these drawings are only partially representative of the original building space planning. The architects have accessed the scant resources presented to them, including the Architectural History division of the historical commission in the architect's home state of Alabama, in hopes of discovering information that might more fully describe the development of the courthouse. Unfortunately, none of these sources have borne fruit, and the historic plans have been left to previous courthouse experience, professional opinion, and limited oral history.

However, the planning for the courthouse renovation does not rely heavily on the historic use plans to provide a basis for the preservation philosophy. It seems that many of the assumed alterations occurred relatively early in the structure's life and that the interior and exterior have remained essentially unchanged since that time. Therefore, much of the current image has existed in this state longer than the original condition.

As a result, space concerns and lack of documentation have driven the project to preserve the existing image of the courthouse and only restore those elements which are undeniably historic. Hopefully, the lack of concrete historical evidence relating to the original space planning and later alterations will be considered in this context.





Historic (1911) North Elevation

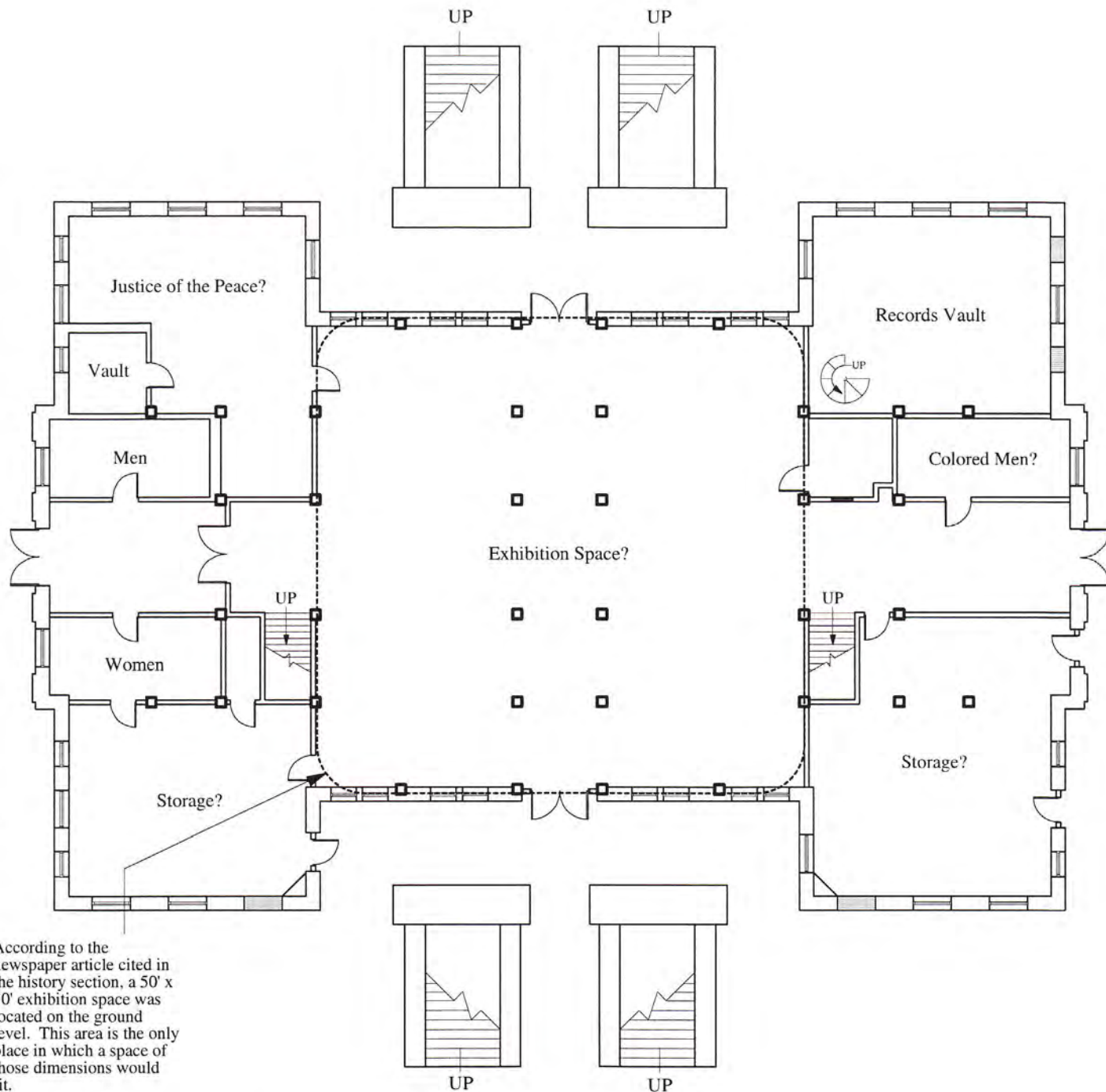
Note: Shaded areas correspond to occurrences of stucco finish

0 5 10 20 feet

The Williams Company, AIA

Drawing 7





According to the newspaper article cited in the history section, a 50' x 50' exhibition space was located on the ground level. This area is the only place in which a space of those dimensions would fit.

The original character of this area is unknown except that the floor material was concrete. Whether the space was open to the elements or conditioned is also unknown. The construction of the existing walls (shown on the plan) is consistent with other wall types considered to be historic.

If this area was open planned, the walls were almost certainly an early addition.

### Original Finish Materials

|              |   |           |   |
|--------------|---|-----------|---|
| Floors:      | It seems that utilitarian areas were mostly bare concrete. Other areas, such as offices or courtrooms were fitted with wood floors. | Ceilings: | First and second floor ceilings are plaster over structural terra cotta. The third floor ceiling was pressed metal in the District Courtroom and painted plaster in the remainder of the offices. |
| Wainscots:   | Scored plaster  |           |   |
| Upper Walls: | Painted plaster   | Doors:    | 4 panel wood and glass with transom glass on 2nd floor doors  |

## Historic First Floor Plan

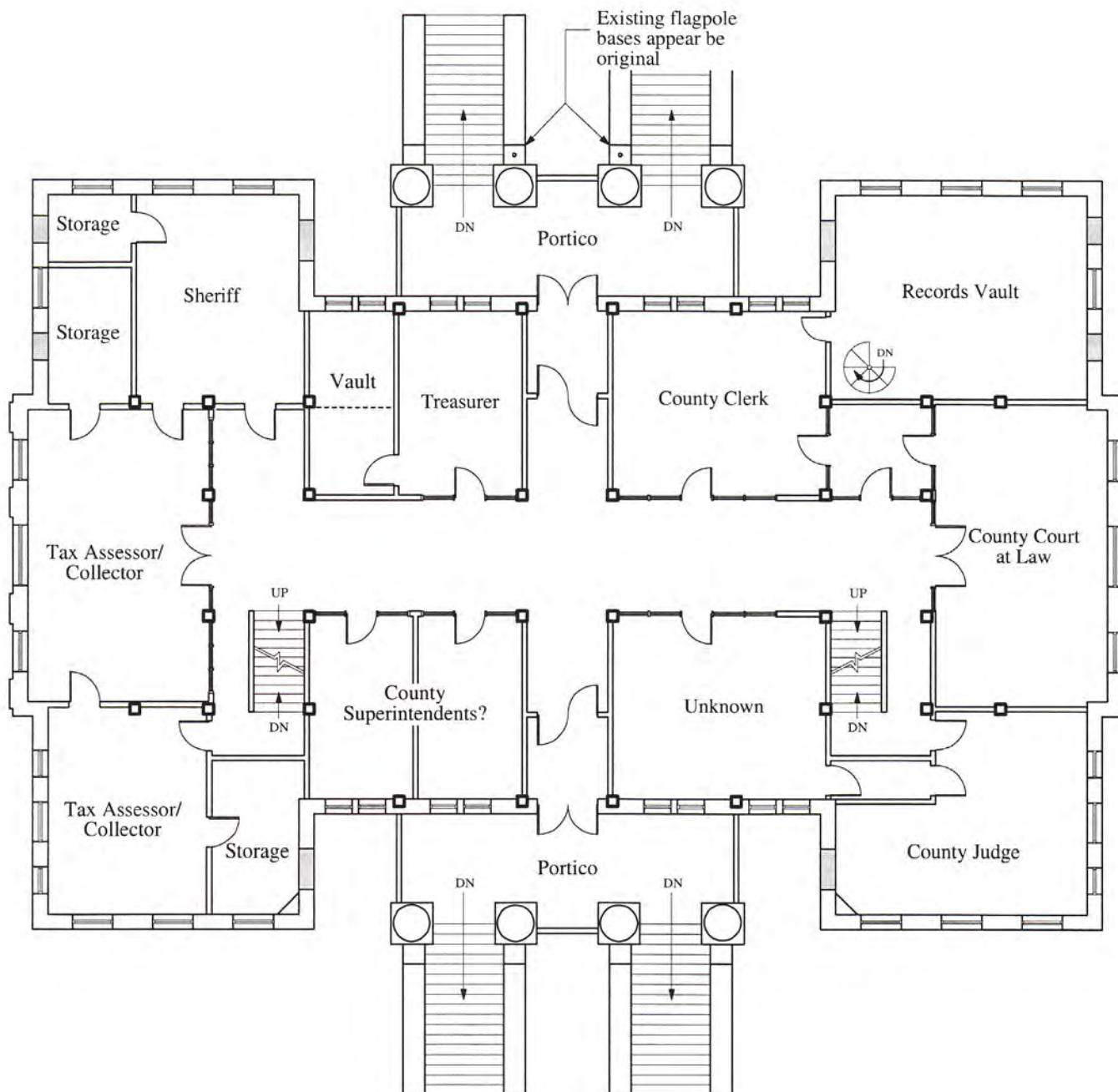
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The Williams Company, AIA



Drawing 2





### Original Finish Materials

|              |   |           |   |
|--------------|---|-----------|---|
| Floors:      | It seems that utilitarian areas were mostly bare concrete. Other areas, such as offices or courtrooms were fitted with wood floors. | Ceilings: | First and second floor ceilings are plaster over structural terra cotta. The third floor ceiling was pressed metal in the District Courtroom and painted plaster in the remainder of the offices. |
| Wainscots:   | Scored plaster  |           |   |
| Upper Walls: | Painted plaster   | Doors:    | 4 panel wood and glass with transom glass on 2nd floor doors  |

## Historic Second Floor Plan

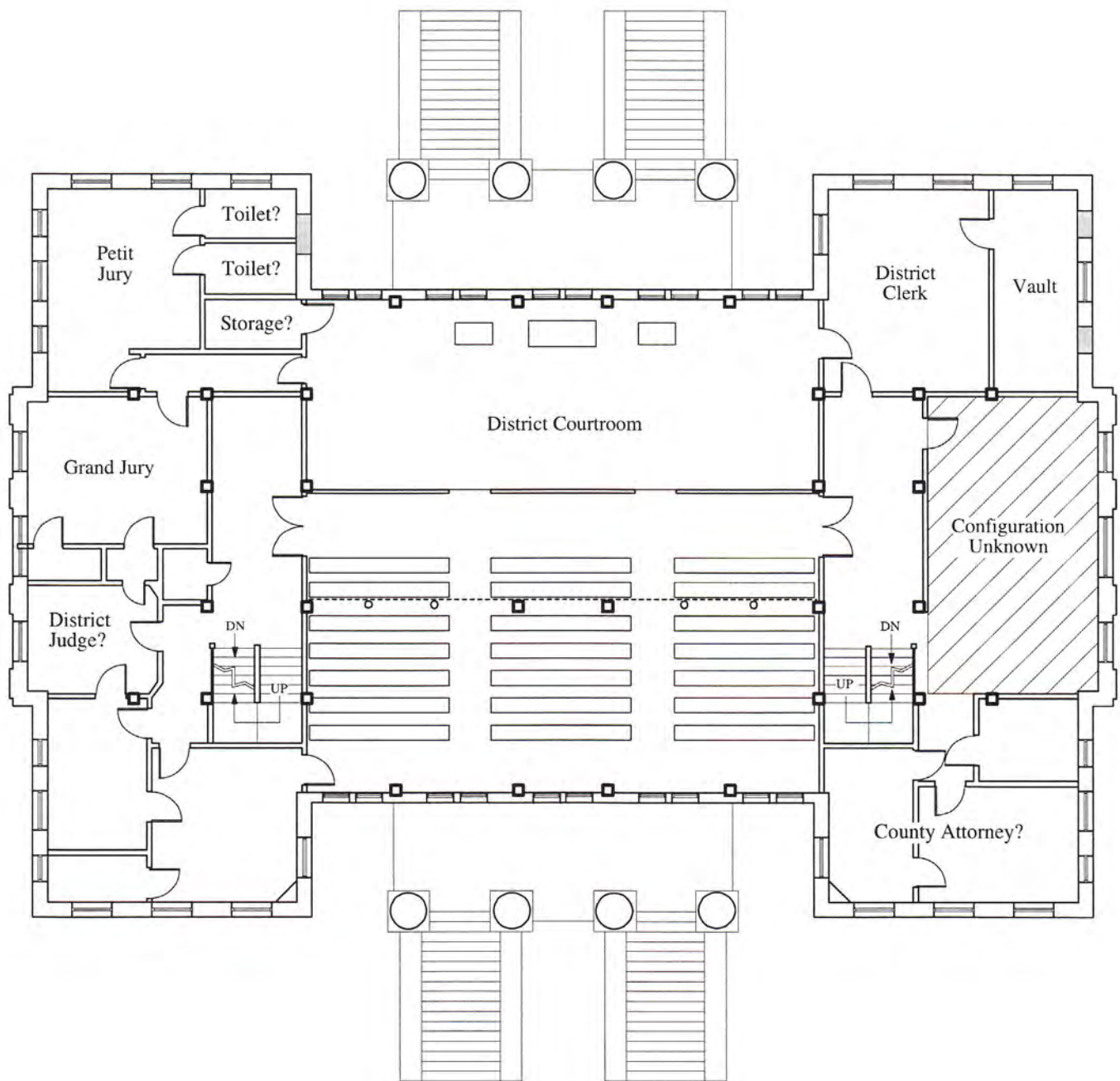
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The Williams Company, AIA



Drawing 3





### Original Finish Materials

|              |   |           |   |
|--------------|---|-----------|---|
| Floors:      | It seems that utilitarian areas were mostly bare concrete. Other areas, such as offices or courtrooms were fitted with wood floors. | Ceilings: | First and second floor ceilings are plaster over structural terra cotta. The third floor ceiling was pressed metal in the District Courtroom and painted plaster in the remainder of the offices. |
| Wainscots:   | Scored plaster  |           |   |
| Upper Walls: | Painted plaster   | Doors:    | 4 panel wood and glass with transom glass on 2nd floor doors  |

## Historic Third Floor Plan

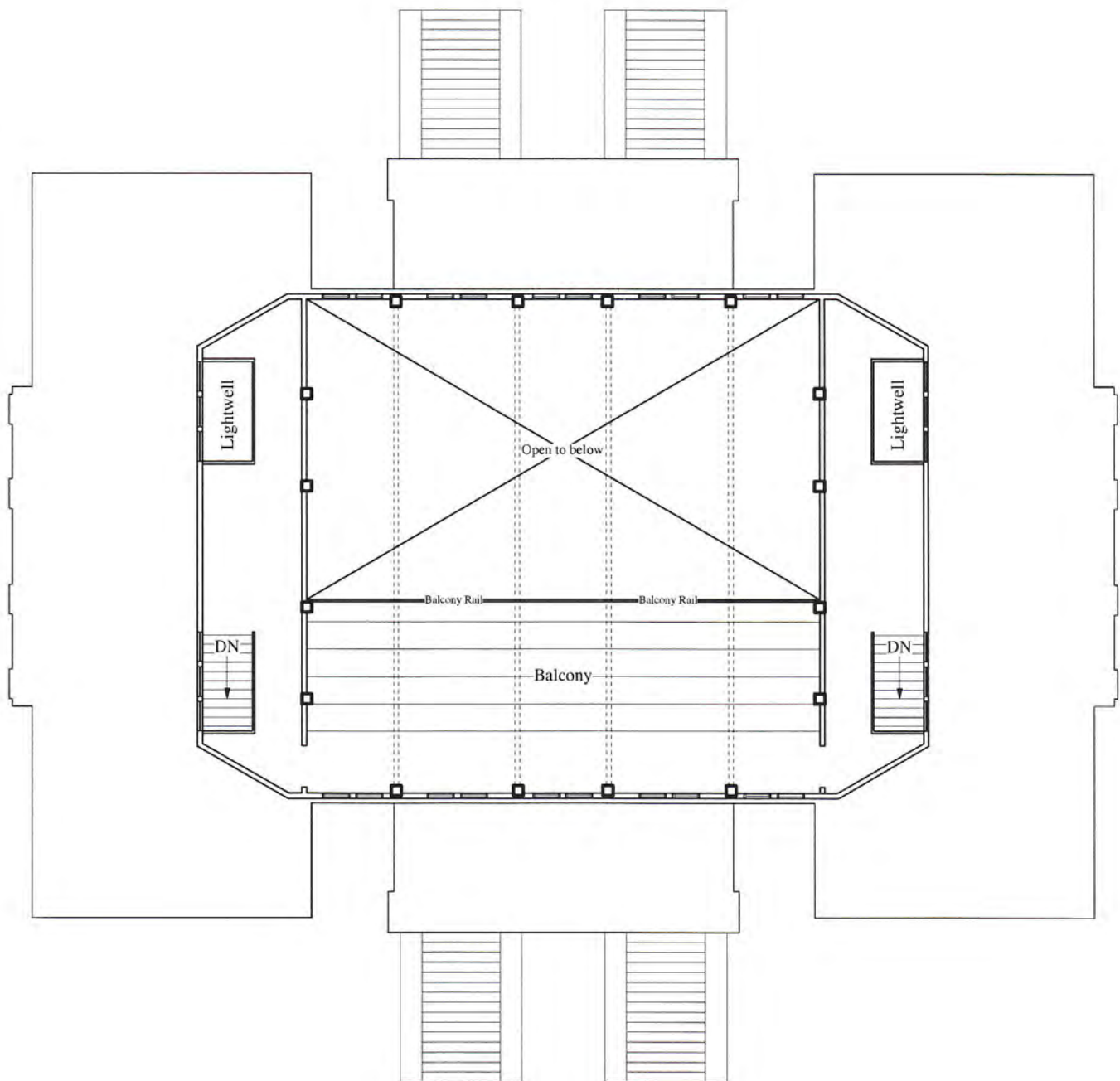
0 5 10 20 feet

The Williams Company, AIA



Drawing 4





### Original Finish Materials

|              |   |           |   |
|--------------|---|-----------|---|
| Floors:      | It seems that utilitarian areas were mostly bare concrete. Other areas, such as offices or courtrooms were fitted with wood floors. | Ceilings: | First and second floor ceilings are plaster over structural terra cotta. The third floor ceiling was pressed metal in the District Courtroom and painted plaster in the remainder of the offices. |
| Wainscots:   | Scored plaster  |           |   |
| Upper Walls: | Painted plaster   | Doors:    | 4 panel wood and glass with transom glass on 2nd floor doors  |

## Historic Fourth Floor Plan

0 5 10 20 feet

The Williams Company, AIA

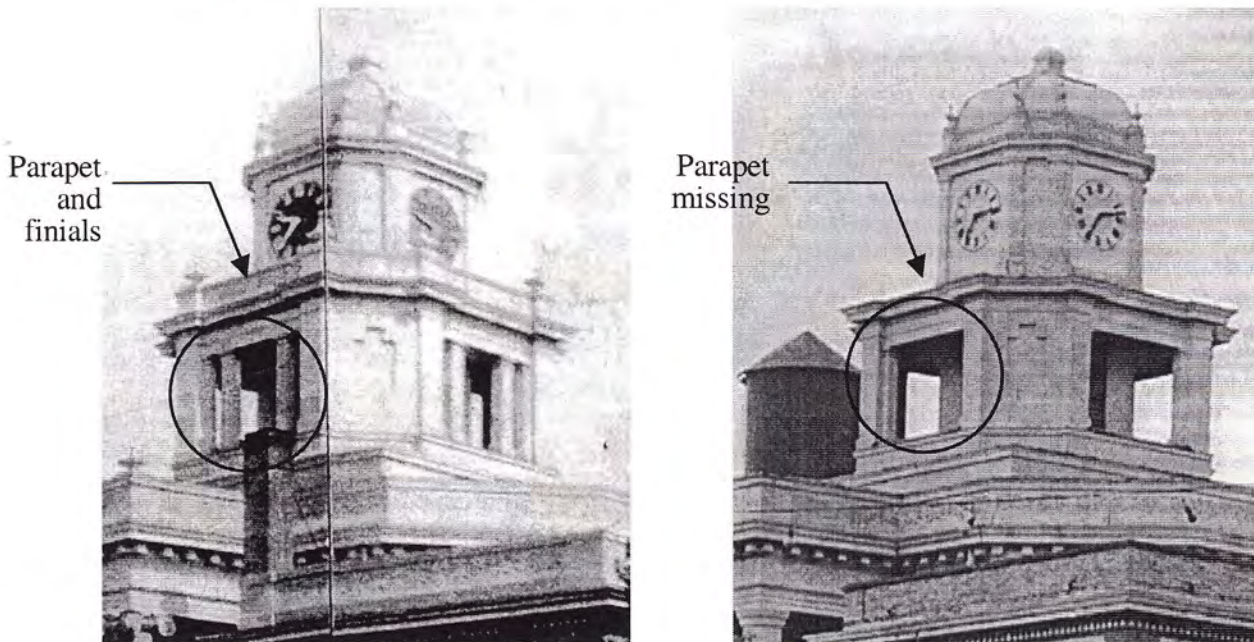


Drawing 5



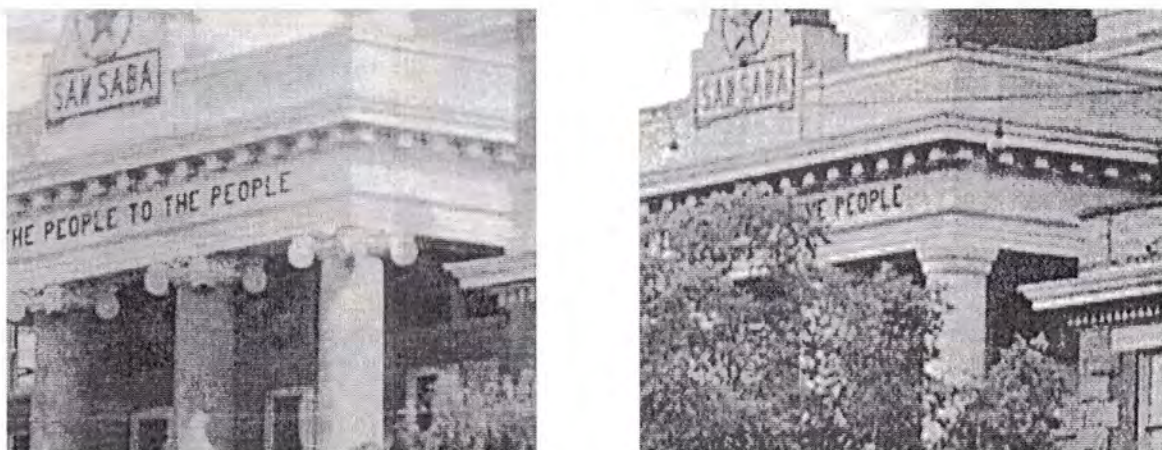
## ARCHITECTURAL DEVELOPMENT

The San Saba County Courthouse and site have not undergone any major alterations in the course of their development. Rather, a long series of minor changes have subtly altered the character of the courthouse and square. Research has provided a long list of alterations ordered by the Commissioners Court, but this list is by no means complete. Careful inspection of the building and study of the available historic photographs have uncovered some important exterior modifications not included in the minutes.



**Figure 7.** The photo on the left was taken during the opening day celebrations while the photo on the right was taken in the 1940s. Note the absence of the columns in the openings as well as the loss of the parapet and finials on the clock level of the tower on the right.

TWC graphic



**Figure 8.** The Ionic column capitals (left) must have been some of the first elements lost from the exterior of the building. Photographs from the 1930s show the Doric capitals found in the photo on the right. The reason behind the removal of these elements as well as those mentioned above is unknown.

TWC graphic



## SUMMARY OF MODIFICATIONS

| Date                     | Modification Summary  | Architect         |
|--------------------------|---|-------------------|
| June 30, 1910            | SSCCC employed Chamberlain & Co., of Birmingham, AL, and Fort Worth to design new court house   | Chamberlain & Co. |
| July 25, 1910            | SSCCC adopted plans and specifications for new court house  | Chamberlain & Co. |
| August 18, 1910          | SSCCC accepted bid of Falls City Construction Company of Kentucky to construct new courthouse   |                   |
| June 7, 1911             | SSCCC instructed "our supervising architect, W. R. Smith" to make water and sewer connections between the new courthouse and the city water and sewer mains |                   |
| July 13 1911             | SSCCC contracted with San Saba Lighting Company to provide electricity to the courthouse and jail for 15¢ per 1000 watts                                    |                   |
| August 1, 1911           | SSCCC accepted the new courthouse, including a heating plant  |                   |
| circa<br>August 14, 1911 | SSCCC ordered that the two rooms in the new courthouse "known as the County Superintendents rooms" be rented for \$10 per month each                        |                   |
| August 14, 1911          | SSCCC ordered 24 sets of bedding for cots to be used in the petit jury room   |                   |
| August 25, 1911          | SSCCC accepted the "wood furniture installed by C. H. Meyers & Co." and also the installation of "blinds" from the Texas Sealing Co.                        |                   |
| August 26, 1911          | SSCCC instructed the courthouse janitor to purchase "one dozen cheap cuspidors for use in the Court house."   |                   |
| August 26, 1911          | SSCCC accepted the lighting fixtures furnished and installed in the new courthouse by Brown-Woods Electric Co.  |                   |
| October 11, 1911         | SSCCC accepted the bid of T. J. Murray to "construct cement walks" at the court house for a total of \$185  |                   |
| October 12, 1911         | SSCCC instructed the county judge "to have removed from the Court House yard such trees as may be selected by the Court"                                    |                   |



|                  |  |  |
|------------------|--|--|
| January 11, 1912 | SSCCC noted that<br>(1) the furnace in the courthouse "is not giving satisfaction, said furnace failing to produce heat sufficient to properly heat said Court House,"<br>(2) the furnace boiler was also leaking and<br>(3) the grating was "practically burned out" and that Falls City Construction Company should be notified  |  |
| Dec. 4, 1912     | SSCCC instructed D. Chadwick to purchase 3 goldfish (1 male and 2 females) to be put into the "West tank of the Court House"   |  |
| March 5, 1913    | San Saba Band notified to move rehearsal space from the Ladies Rest Room to the courthouse basement (The band had probably used the ladies room since November 20, 1912.)  |  |
| September 1914   | SSCCC authorized payment for repairs to "East tank and water trough to the Court House"  |  |
| Sept. 19, 1914   | SSCCC contracted with San Saba Water Co. to furnish water to the court house at 20¢ per gallon   |  |
| January 11, 1916 | SSCCC purchased "a desk with roller shelves" for county clerk's office from Canton Art metal Company for \$254.80.   |  |
| May 13, 1916     | glass replaced in door to Commissioners Court Room   |  |
| April 26, 1916   | SSCCC accepted the proposal of S. S. Park to<br>(1) "remove the present old tile now in the court house<br>(2) "remove the present base to a debth [sic] of 2 1/2 inches from the face of the tile, and<br>(3) "replace mosaic tile, like or similar to the tile just placed in the Corner Drug Store, all for the sum of \$1000.00"<br><br>SSCCC authorized that the courthouse square and grounds "be graded and improved according to plans and specifications to be submitted later...." |  |
| July 12, 1916    | floor tile work completed and accepted by SSSCCC   |  |
| Nov. 23, 1916    | SSCCC authorized the examination of the roofs of the jail and courthouse   |  |
| August 16, 1918  | SSCCC authorized Joe A. Williams to have the courthouse roof painted   |  |

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| January 17, 1919 | SSCCC authorized B. D. Sullivan to have "make the necessary repairs on Jail and Court House roof"  |  |
| May 19, 1920     | SSCCC authorized the demolition of the "iron fence around the Court Yard" and the construction of cement sidewalks "four feet wide all around the Court yard [ <i>sic</i> ]"   |  |
| July 12, 1920    | courthouse fence sold to S. T. Taylor and W. E. Barrow for \$220.00  |  |
| March 15, 1921   | SSCCC accepted bid of J. M. Archer for construction of courthouse sidewalks (eight months after demolition of the fence)   |  |
| April 12, 1921   | water trough built on courthouse grounds<br><br>sidewalks completed  |  |
| July 13, 1921    | SSCCC authorized Comm. S. W. Walker "to make trade for painting the Court House roof"  |  |
| January 10, 1922 | SSCCC advertised "for bids to paint Court House roof from cornice up"  |  |
| Dec. 12, 1922    | SSCCC authorized W. J. Millican "to plant Pecan Trees on the Court House lawn, at no expense to the County, except the digging of hole for same"   |  |
| Dec. 12, 1923    | SSCCC contracted with Southern Manufacturing Co., Fort Worth, Texas, for "one standard Stair Type Fire Escape, on the South Wall of Court House beginning at the Center Window on 4th. floor running East to last window on 3rd floor and running West to Concrete Balcony, all to be in strict and in full compliance with the State fire Escape Laws of the State of Texas all for the sum of \$477.36"<br>"painted with one coat of goof metallic [ <i>sic</i> ] paint at Factory and one additional coat after Erection"<br>"walls to be repaired both inside and outside where Anchor Bolts are put through"<br>"County is to furnish sufficient opening on fourth floor for head clearance to Balcony" |  |
| August 24, 1924  | SSCCC authorized payment to Southern Manufacturing Co. for fire escape   |  |
| Sept. 29, 1924   | Co. judge authorized "to sell the Stove in the Court House (being two) for \$7.50 and \$5.00 each  |  |
| c. March, 1927   | SSCCC awarded contract "to fix the roof of the Court House for the sum of \$140.00" to A. H. Davidson  |  |



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| March 15, 1927      | SSCCC authorized repairs to "benches in the basement of the Courthouse"  |  |
| February term, 1929 | <p>SSCCC</p> <p>(1) authorized county judge "to have the Court House lawn leveled and planted in grass, etc., as he may see fit"</p> <p>(2) directed "that all trees be grubbed up, on the Court House Lawn, except Live Oaks and living pecans. W. J. Millican, Frank Moore, were permitted to plant pecan trees on the lawn, under the supervision of the County Judge"</p> <p>(3) awarded W. F. and J. F. Barnes Lumber Co. contract to building sidewalks on the north side of the courthouse</p> <p>(4) awarded Cameron Lumber Co. contract to build sidewalks on the south side of the courthouse</p>  |  |
| March, 1929         | SSCCC awarded San Saba Plumbing and Heating Company contract "for the remodeling and repairing and connecting the present sewer system at the Court House and jail, with the city sewer plant"   |  |
| March 16, 1929      | <p>SSCCC</p> <p>(1) accepted bid of C. H. Ruebeck Co. to repair roof of court house for \$1675</p> <p>(2) contract with J. w. Patterson "to place brick cornice on the C. H. roof" for \$760</p> <p>(3) appointed county judge "to superintend the leveling of C. H. lawn and to have hauled all necessary fertilizer and soil as may be required, and futher [sic] to have signs placed on all sides of C. H. yard and if necessary to take such steps to enforce the trespassing on the lawn as may be legal"</p> <p>(4) instructed county judge "to have additional side walks built on the C. H. lawn and same to let upon the same basis" as in February 1929</p>         |  |
| April 9, 1929       | <p>SSCCC</p> <p>gave "all surplus benches in the base of the Court House" to the Old Settlers Organization to be used at the Fair Grounds</p> <p>asked the City Council "to remove the fire equipment from under the North side of the Court House"</p> <p>authorized county judge to receive bids "to put in a sprinkling system on the court House lawn" and also install 3 drinking fountains, one on the second floor and one each at the east and west entrances</p> <p>authorized county judge to let a contract "to put new floor in Ladies Rest Room and One new Commode to [be] added to same, and all to be boxed in, and a general overhauling to room be made"</p> |  |

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| April 10, 1929 | SSCCC<br>ordered "that before the final payment of replacing roof on Court House, that the company be required to fix the interior of building caused by the negligence of said party putting on roof, allowing the water to run in and damage the walls, etc."<br>authorized county judge to "complete settlement and payment of accounts for Roofing, and Sewer connection, as per contracts"  |  |
| November 1929  | SSCCC authorized a "temporary library" to be set up in a room to be built in the courthouse basement   |  |
| Dec. 8, 1930   | SSCCC accepted the proposal of Texas Power & Light Company "to place four lights, being metal electric lamp posts, complete, at the entrance of the four walks entering the Court House, for the sum of \$60.00 each, complete"  |  |
| Sept. 1937     | SSCCC accepted the bid of The Lane Company, Waco, Texas for a heating system in the amount of \$3375.00. The system to include<br>1 Enterprise or Century oil burner, 3500 ft. rating (steel)<br>1 1000-gal. oil storage tank<br>1 pressure control<br>1 stack safety control<br>1 room thermostat<br>1 waterfeeder and low water cut out<br>1 suction and return line<br>1 fill line piped to curb necessary fire brick and electrical work |  |
| c. April, 1940 | SSCCC contracted with House Clock Service of Austin, Texas "for repairing the Court house clock for the sum of \$327.50"   |  |
| Feb. 18., 1941 | SSCCC accepted bid of Dick Jackson to connect "the court House East and West sides to City's Sewer in street on south side courthouse at connection a curb now in use, all lines to be cast iron with okum [sic] and lead calked [sic] and laid with the proper grade to insure good drainage and clean out plugs" [The price of \$262.70 included 4-inch cast iron and t \$46.25 worth of fixtures.]  |  |



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| July 8, 1941   | SSCCC accepted a bid from J. O. Shannon of San Saba for roof repairs for \$523.00. Repairs included<br>(1) installing "a new roof on the Court House using 90# slate surfaced roofing put on over the old roof<br>(2) flashing 'all edges of roof with dick 4 inches wide and put on with cold asphalt"<br>(3) repairing gutters and painting the top of the gutters "with black roof coating"<br>(4) "Dome top will be repaired and painted gray all between the ridges"   |  |
| c. Nov., 1941  | SSCCC contracted with Howard Clock Sales and service Corp. for a new clock for \$2000:<br>1 new round top hour strike clock with all necessary connections<br>1 new automatic winder, motor unit, roller, chain, pulleys and weights<br>1 automatic switch<br>1 emergency switch. Fit the strike part with necessary mercury, tubes, contractors, proper motor with induction units for direct motor strike<br>4 new dial gears<br>4 sets of new hands<br>4 6-foot of iron & glass dials<br>"County to furnish 2 helpers, carpenter and electrician to do all necessary cutting, fitting of dials, removing old equipment and installation of new equipment also boxing for shipment" |  |
| Dec. 20, 1941  | SSCCC "went in a body to the tower of the Court house and inspected the Clock" and accepted it for payment  |  |
| July 16, 1943  | SSCCC authorized new floor covering for "the office used by the Farm Security Administration"   |  |
| April 14, 1947 | SSCCC employed W. R. Dismuke "to repair south and north landings on second floor of courthouse" as follows<br>(1) "Clean all joints and fill with aquella.<br>(2) "Put two inches of sand on top of old slab of concrete, 3/8 inch steel every foot   |  |
| Dec. 8, 1947   | SSCCC advertised for bids for new floors in surveyor's office and the ladies lounge   |  |

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| Dec. 16, 1947 | SSCCC authorized county judge<br>“to sell the lumber coming out of the county surveyor’s and Ladies Lounge floors, which are to be refloored” and<br>to accept C. A. Harkey’s bid of \$324.49 for reflooring the two rooms  |  |
| January, 1948 | SSCCC authorized changes to the “new library room”<br>(1) east door be changed to the west side of the room<br>(2) a window be ”placed in the space of present door”  |  |
| March, 1948   | SSCCC authorized county judge<br>“to place an order for Plastic Rock materials for repairing concrete floors in the court house provided reports re favorable on the materials and the salesman”<br>“to work out plans for improving physical conditions on court house lawn and supervise and complete the job”  |  |
| January, 1951 | SSCCC accepted the following bids for work in the courthouse restrooms<br>(1) W. N. Moore, William Cameron & Co., \$1959.22 for “installation of Ceramic wall and floor tile in the three toilet rooms in the court house.... Wall tile to be a standard grade white glazed 4 1/4 wall tile, floors to be a white unglazed ceramic floor tile with black dots in field. All wall trim to be black glazed base and cap. All walls to be plumb and true. Floor to run in a true even finish and to have gradual drain, drain to be pre-installed. All wall tile to be 4 1/2 ft. high.”<br>(2) J. W. Patterson, Jr., \$475.75 “to cut off old plaster down to metal lath or at least 3/4 in. deep, 4 ft. 6 in. from floor level. Same to be replaced with a scratch coat of Portland Cement and sand out to same level as the present walls are now” and replace damaged lath; “to hand three doors in ladies rest room, 3 doors in one men’s rest room and 2 doors in other men’s room, same to be 2-0 x 4-0 x 3/4 in. plywood good both sides. Doors to swang [ <i>sic</i> ] outward. All walls above wainscot to receive two coats of Luxtone white flat oil base.” All wood work and ceilings in rest rooms to receive two coats of same paint. Exposed pipes to be painted with two coats of Luxtone or one coat of aluminum paint. |  |



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| January, 1951     | (3) O. J. Harkey, \$410 to "furnish and install three corner lavatories complete with drain and water. Replace one commode bowl, which is broken in men's rest room. Remove all other commodes and raise to take care of tile floor going in. Then reset all commodes. Raise drain in men's rest room to take care of tile floor and funnel drains for lavatories through concrete floor if old drain can't be found."   |  |
| Feb. 12, 1951     | SSCCC authorized county judge "to have a light system installed at both stairs of the steps leading from the lower floor to the second floor of the court house"   |  |
| March 16, 1951    | SSCCC took bids for painting of the basement walls and ceiling   |  |
| May 9, 1951       | SSCCC contracted with the Tower Clock Service Company of Springfield, Ohio to service the courthouse clock for the year 1955 for \$765.00, to include<br>(1) "furnish and install one 20y Synchronos [sic] central unit<br>(2) "clean, oil, level and adjust clock movement<br>(3) "replace all necessary gears, bushings, and penions [sic], repack and adjust motors (strike side of clock)<br>(4) "synchronize all hands<br>(5) "check dial gears and dial shafts (rebuild universal joints and dial gear assemblies)<br>(6) "adjust bell hammer" |  |
| June 28, 1951     | SSCCC accepted bid of C. E. Hayden for two 7-gallon water coolers for \$184.73 each  |  |
| February, 1952    | SSCCC voted to "furnish the material and hire Travis Walker to rewire the Court House for electricity"   |  |
| October 17, 1952  | SSCCC awarded contract to Frank Stanford, Stanford Roofing and Supply Co., Hillsboro "to repair the roof on the court house [sic] at \$858.64"   |  |
| June 14, 1954     | SSCCC authorized R. v. Lord "to install signs at the County Offices at the Court house using 2 1/2 in letters at \$2.50 per sign."   |  |
| January 14., 1954 | SSCCC<br>authorized the installation of a door between the jury room and district judge's office for \$58.00<br>designated the district attorney's office as the location of the Red Cross office "providing the game Warden [sic] does not want to give up his office"  |  |

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| May 9, 1955   | SSCCC renewed annual service contract with Tower Clock Service for \$85: "clean, oil, level and adjust clock movement. Repack and adjust motors. Synchronize all hands. Check dial gears and dial shafts, adjust bell hammer"   |  |
| April, 1959   | SSCCC purchased "two water coolers to replace the present ones in the Court House" from White's Auto Store for \$408.00   |  |
| Sept., 1971   | SSCCC took bids on installation of a new heating system for the courthouse  |  |
| October, 1971 | SSCCC accepted the \$8900.00 bid of A & A Paint company for "the complete installation of grid type suspended ceiling in San Saba Courthouse - floors one, two and three as marked on plans"  |  |
| Nov. 25, 1971 | SSCCC accepted the \$849.68 bid of Odean Ray Refrigeration for light fixtures in the courthouse<br>(1) 80 Rangaire #2FLIPC-440-4 lay-in troffers with CW lamps and prismatic lenses (\$20.90 each)<br>(2) 16 Rangaire #WL296 2-light 96 in strips with CW lamps (\$12.27 each)<br>(3) removal of old lights, installation of fixtures and wiring  |  |
| Dec. 11, 1972 | SSCCC contracted with Tower Clock Service, Rt. 1 Box 785J, Avon Park, Florida to repair courthouse clock for \$970.00:<br>(1) "furnish and install all of the necessary bushings in the clock movement<br>(2) "furnish and install all the necessary gears in the clock movement<br>(3) "furnish and install one new double worm drive synchronous time control motor on the time side of the clock movement<br>(4) "furnish and install on gear head motor on the strike side of the clock movement if needed<br>(5) "clean, oil, level and adjust the clock movement and align all shafts<br>(6) "repair all dial shafting from the clock movement to the clock dials. Align the shafting<br>(7) "drill, tap and install new screws in all universal joints (about 48 screws)<br>(8) "clean, oil and adjust the complete set of center cluster gears" |  |

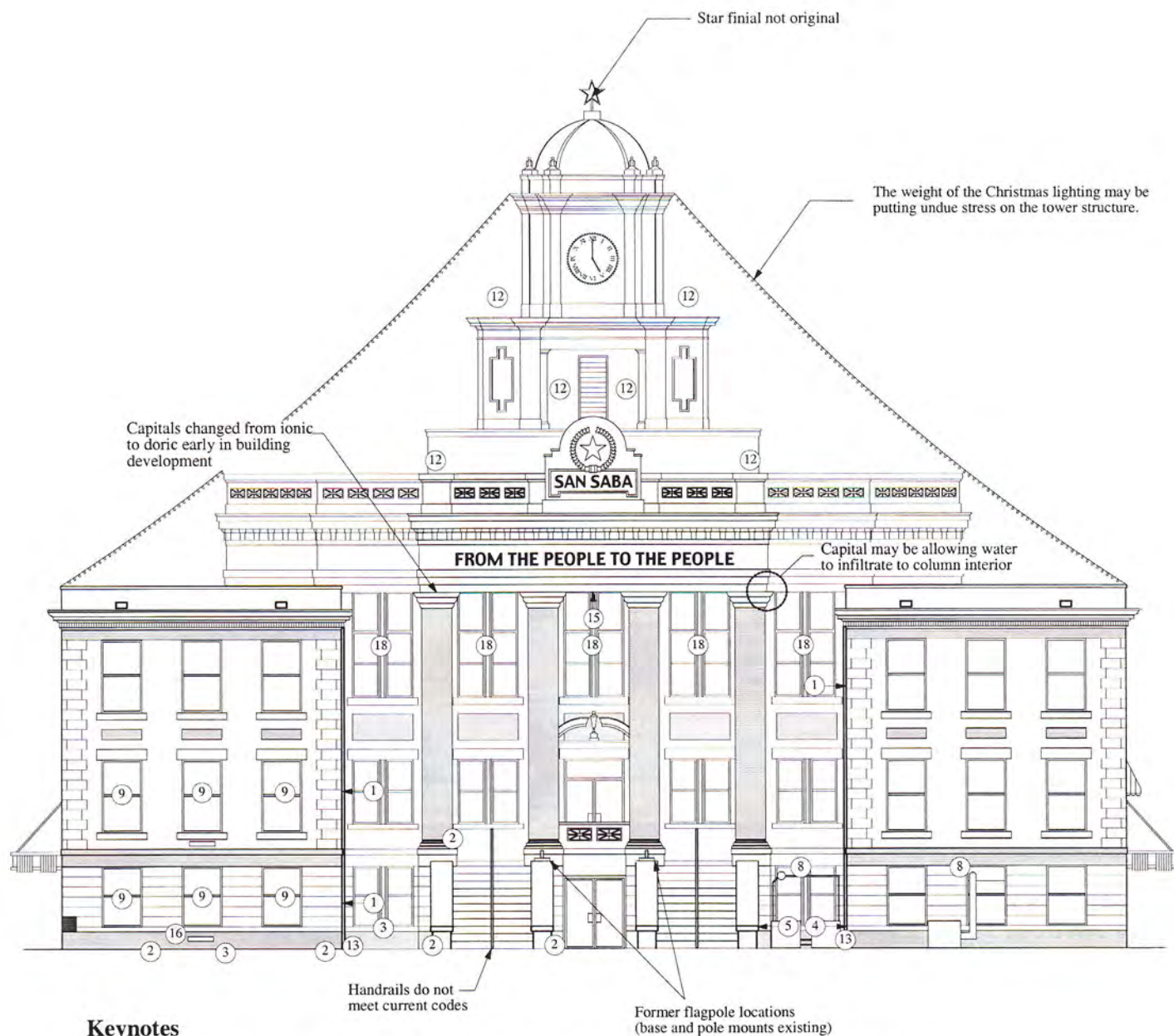


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| March, 1973      | SSCCC opened bids for "remodeling of the exterior of the Court House"  |                  |
| Sept. 10, 1973   | SSCCC contracted with Capitol construction Company, 1500 Madison, Austin, Texas, for installation of aluminum doors in the courthouse (\$5800):<br>"remove the existing wood doors on the exterior [sic] of the San Saba County Court House and replace with Clear aluminum doors" |                  |
| Nov. 16, 1973    | SSCCC accepted bid of Norris Holmes Carpet., Brownwood, Texas, "to carpet ground floor hallway and both inside stair ways up to the third floor for a total price of \$1754.36"  |                  |
| April 14, 1975   | SSCCC accepted bid of Tommy Bailey pest control "for treatment of termites in San Saba County Courthouse"  |                  |
| April, 1983      | SSCCC voted to "have the Courthouse clock repaired"  |                  |
| Nov. 26, 1984    | SSCCC opened bids "received on re-roofing the Court House"   |                  |
| Feb. 15, 1985    | SSCCC "considered the proposals of Danze and Davis Architects, Inc., DeWitt Architect, and S.H.W.C. Inc., Architects on an elevator for the County Courthouse. The proposals were tabled until a later date."  |                  |
| March 4, 1985    | SSCCC accepted the "bid of Dave DeWitt for architect on elevator subject to approval of Historical Commission"   |                  |
| May 8, 1985      | SSCCC approved a \$4800 contract with Dave DeWitt. AID, for elevator work  | Dave DeWitt, AIA |
| October 16, 1986 | SSCCC voted to "advertise for bids to install elevator and to eliminate all barriers to the handicapped in the Courthouse"   |                  |

|                  |   |               |
|------------------|---|---------------|
| Nov. 5, 1986     | SSCCC opened bids for "the Elevator installation and removal of architectural barriers in the San Saba County Courthouse"   | Dave DeWitt ? |
| July, 1987       | SSCCC accepted bid of Fry Bros. "to paint the top of the Courthouse (including dome) at a price of \$3200.00" The work included removal of loose paint, one coat of primer and one coat of white enamel paint.  |               |
| August, 1987     | SSCCC voted "that Mr. Dave DeWitt be placed on staff as Architect <i>[sic]</i> in order to obtain additional grant money on Elevator Grant at a cost of \$6500." [Evidently the elevator had not yet been installed.]                                   |               |
| January 18, 1988 | SSCCC voted to "partition the corner of the County Court Room for storage of election boxes"  |               |
| Sept. 26, 1988   | SSCCC accepted the \$49,677.000 bid of Keele Associates, Inc., "for the renovation of the County Courthouse" <b>[project may have included the elevator and architectural barriers issues]</b>  |               |
| Feb. 13, 1989    | SSCCC approved installation of a "Public Address System in the District Court Room"   |               |
| Sept. 11, 1989   | SSCCC approved a one-year lease-purchase contract for "Three (3) Model EC100 Electrocats"   |               |
| Sept. 29, 1989   | SSCCC passed resolution "saluting" Frank Churchill for his repairs to the courthouse clock at no charge to the county   |               |
| Dec. 11, 1989    | SSCCC authorized the purchase of "a clutch for the Courthouse clock"  |               |
| Early 1990s      | Swinging doors at north and south entrances removed; doors stored in balcony  |               |
| January 8, 1990  | SSCCC purchased three EC100 Electracats <i>[sic]</i> for \$500.00 each.   |               |
| May 3, 1993      | SSCCC<br>authorized the purchase of "a new sound system for District Courtroom for \$2830.00 or less"<br>noted that bids should be checked and the Historical Commission should be consulted with about "Renovations of County and District Courtrooms" |               |
| June 14, 1993    | SSCCC accepted price of \$1915.32 for "renovation done on County Courtroom"   |               |



|                |   |  |
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| Sept. 29, 1995 | <p>SSCCC contracted with Dover Elevator Company, Austin, Texas "to repair Courthouse Elevator for \$15,826.00" including</p> <ul style="list-style-type: none"><li>(1) "Hoist the elevator cab and pull the existing jack assembly. remove the jack casing off site for disposal by Dover</li><li>(2) "clean out the backfill material and hydraulic fluid from the jack hole</li><li>(3) "the excavation spoils will be placed into 55-gallon drums and removed</li><li>(4) "if there is adequate room in the jack hole, install a PVC casing with end cap in the jack hole</li><li>(5) "install a new dover jack assembly, replenish hydraulic fluid as needed, and return the elevator to service"</li></ul> |  |
|----------------|---|--|



### Keynotes

- |                               |  |                               |
|-------------------------------|--|-------------------------------|
| 1. Original blind window      | 10. Flashing dislodged                                 | 18. Non-original metal window |
| 2. Stucco flaking             | 11. Brick dislocated                                   |                               |
| 3. Cracking                   | 12. Decorative elements lost                           |                               |
| 4. Stone degradation          | 13. Downspout discharging against building foundation  |                               |
| 5. Element badly damaged      | 14. Concrete spalling                                  |                               |
| 6. Masonry stained            | 15. Metal element rusting                              |                               |
| 7. Open joint                 | 16. Through-wall vent                                  |                               |
| 8. Mech. penetrating envelope | 17. Curbing installed to redirect water flow direction |                               |
| 9. Frosted glass              |  |                               |

### Existing North Elevation

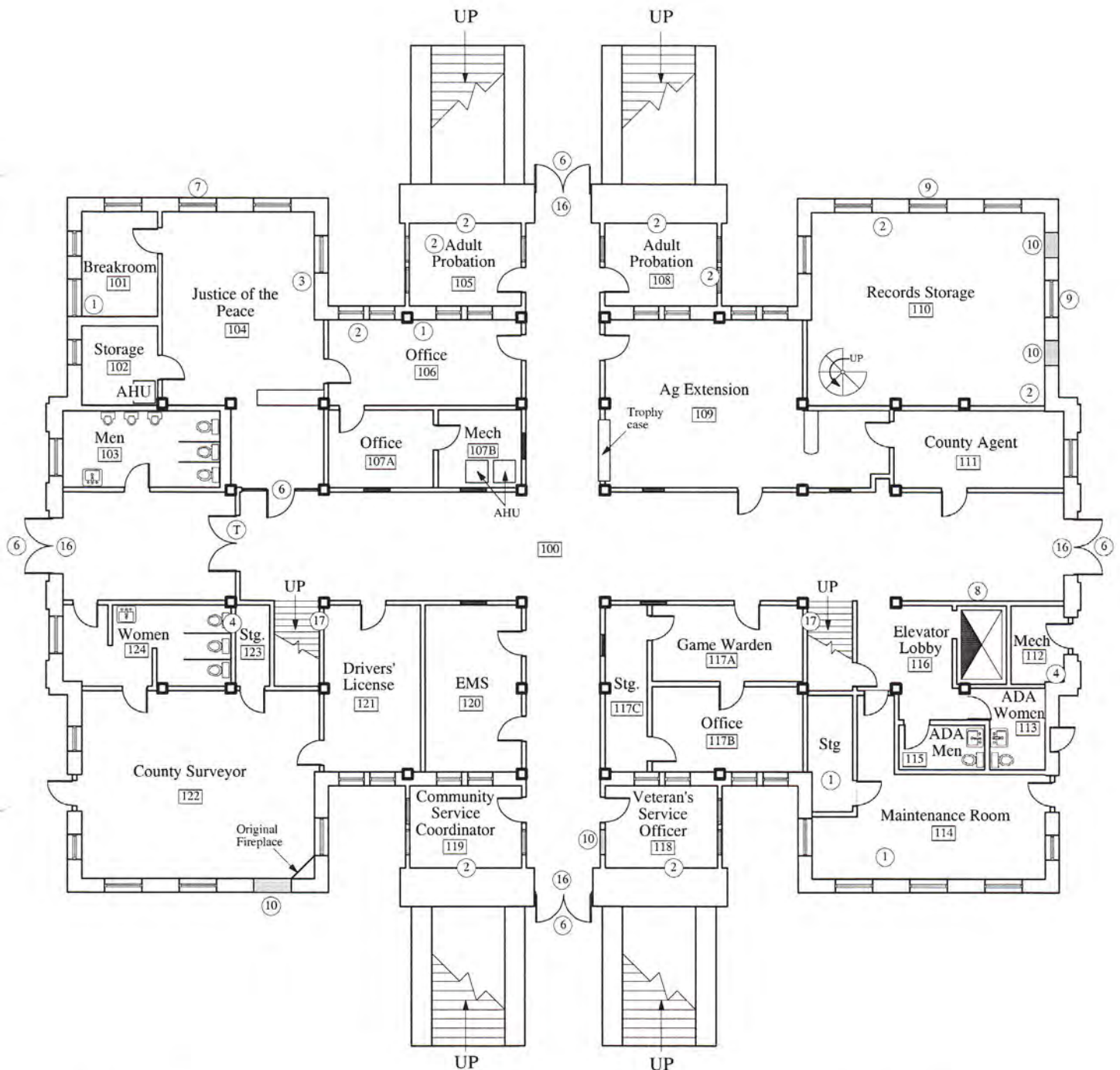
Note: Shaded areas correspond to occurrences of stucco finish

0 5 10 20 feet

The Williams Company, AIA

Drawing 18

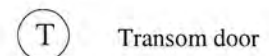




### Keynotes

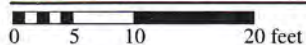
- |   |  |
|---|--|
| 1. Plaster cracked/failing                            | 10. Opening blocked during original construction |
| 2. Water damage/staining                              | 11. Non-original fixed windows                   |
| 3. Plaster flaking                                    | 12. Architectural woodwork painted               |
| 4. Structure damaged by non-original MEP installation | 13. Door visible but blocked                     |
| 5. Paint peeling                                      | 14. Vinyl asbestos tile                          |
| 6. Non-original storefront doors                      | 15. Geometric tile floor damaged                 |
| 7. Window penetrated by MEP                           | 16. Original entry doors replaced                |
| 8. Wainscot missing                                   | 17. Handrails not ADA-compliant                  |
| 9. Vent allowing moisture infiltration                | 18. Original door configuration altered          |

### Legend



Transom door

### Existing First Floor Plan

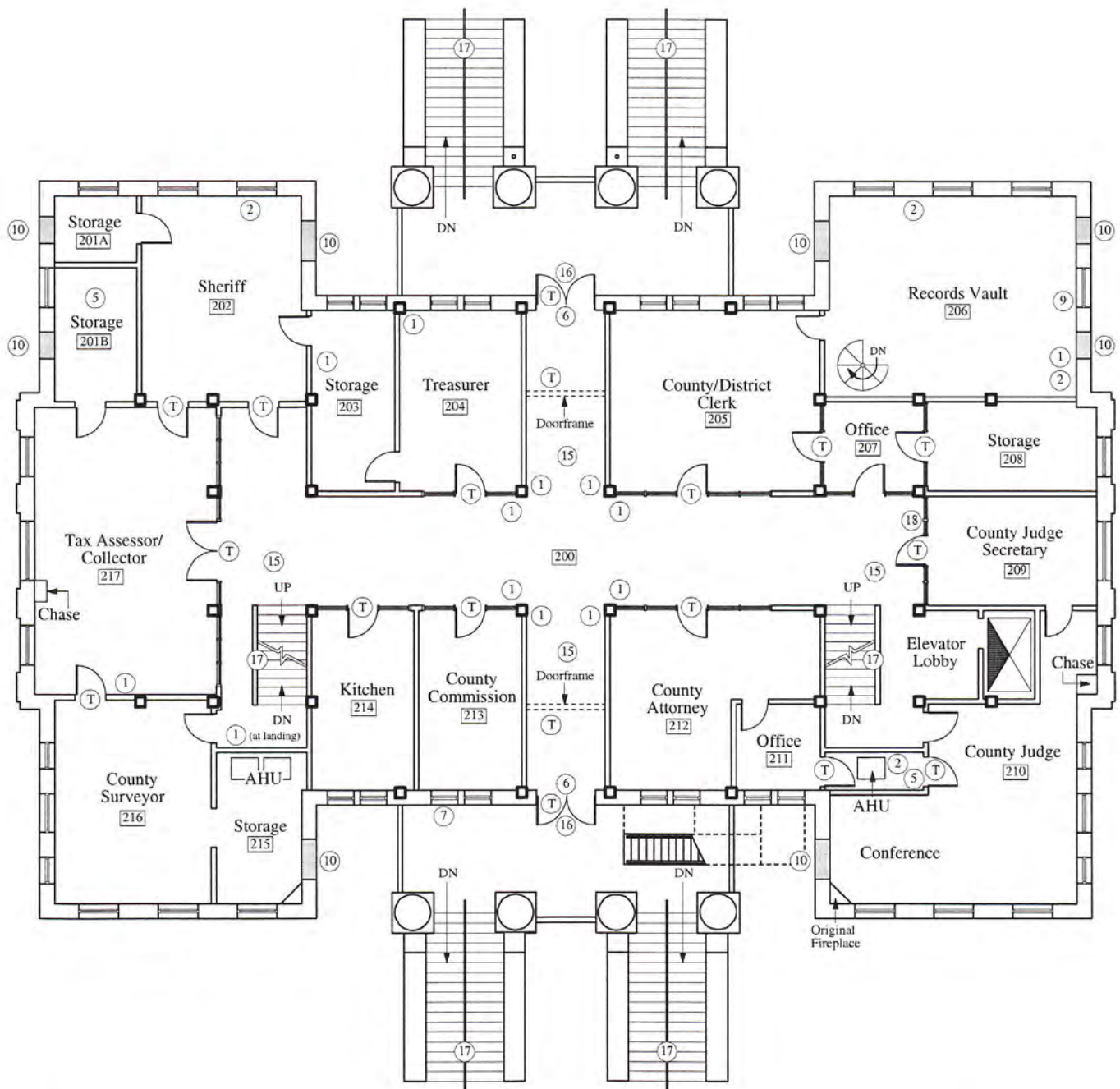


The Williams Company, AIA



NORTH

Drawing 23



### Keynotes

- |   |  |
|---|--|
| 1. Plaster cracked/failing                            | 10. Opening blocked during original construction |
| 2. Water damage/staining                              | 11. Non-original fixed windows                   |
| 3. Plaster flaking                                    | 12. Architectural woodwork painted               |
| 4. Structure damaged by non-original MEP installation | 13. Door visible but blocked                     |
| 5. Paint peeling                                      | 14. Vinyl asbestos tile                          |
| 6. Non-original storefront doors                      | 15. Geometric tile floor damaged                 |
| 7. Window penetrated by MEP                           | 16. Original entry doors replaced                |
| 8. Wainscot missing                                   | 17. Handrails not ADA-compliant                  |
| 9. Vent allowing moisture infiltration                | 18. Original door configuration altered          |

### Legend



Transom door

### Existing Second Floor Plan

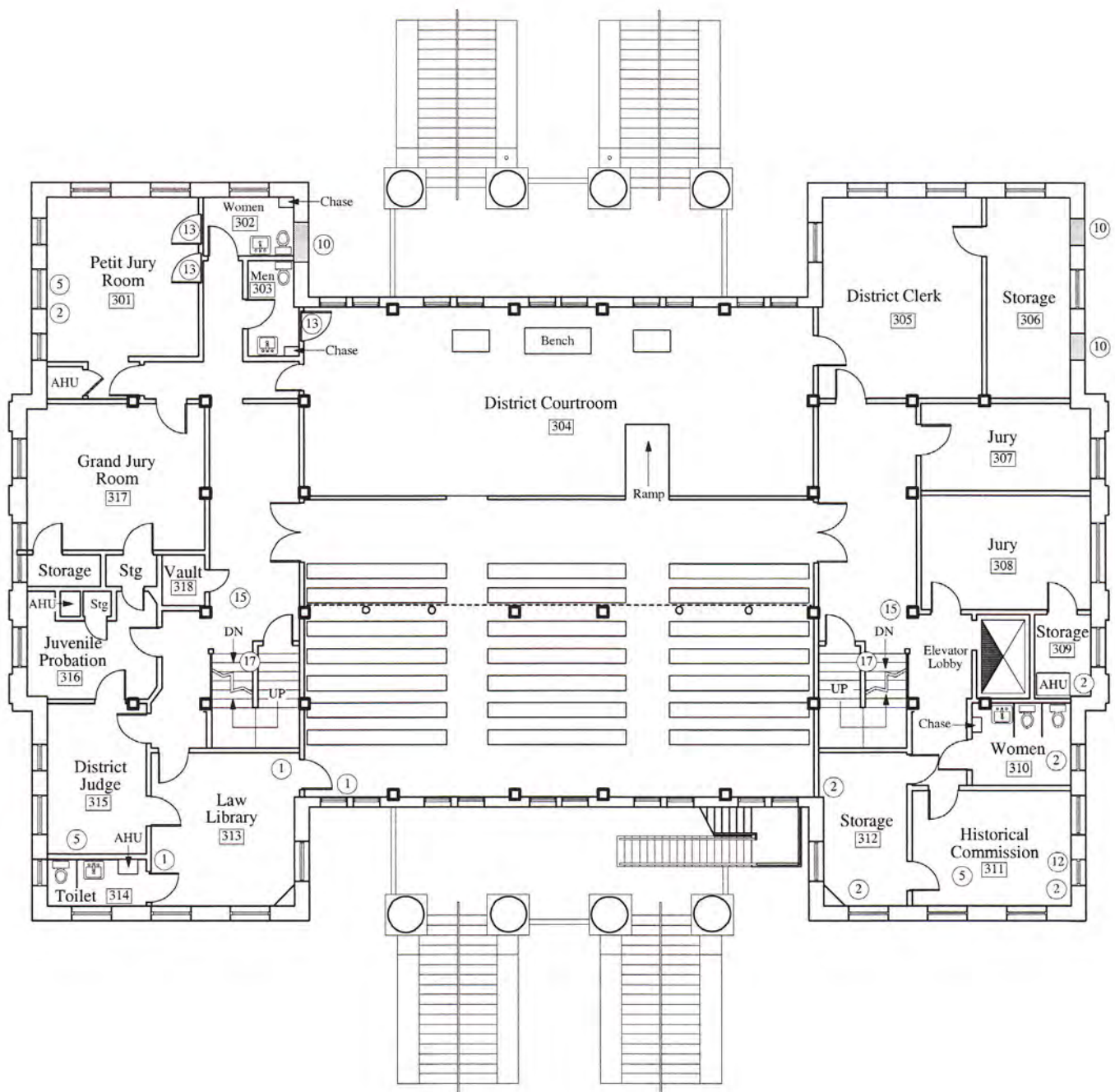
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The Williams Company, AIA



Drawing 24

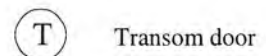




### Keynotes

- |   |  |
|---|--|
| 1. Plaster cracked/failing                            | 10. Opening blocked during original construction |
| 2. Water damage/staining                              | 11. Non-original fixed windows                   |
| 3. Plaster flaking                                    | 12. Architectural woodwork painted               |
| 4. Structure damaged by non-original MEP installation | 13. Door visible but blocked                     |
| 5. Paint peeling                                      | 14. Vinyl asbestos tile                          |
| 6. Non-original storefront doors                      | 15. Geometric tile floor damaged                 |
| 7. Window penetrated by MEP                           | 16. Original entry doors replaced                |
| 8. Wainscot missing                                   | 17. Handrails not ADA-compliant                  |
| 9. Vent allowing moisture infiltration                | 18. Original door configuration altered          |

### Legend



Transom door

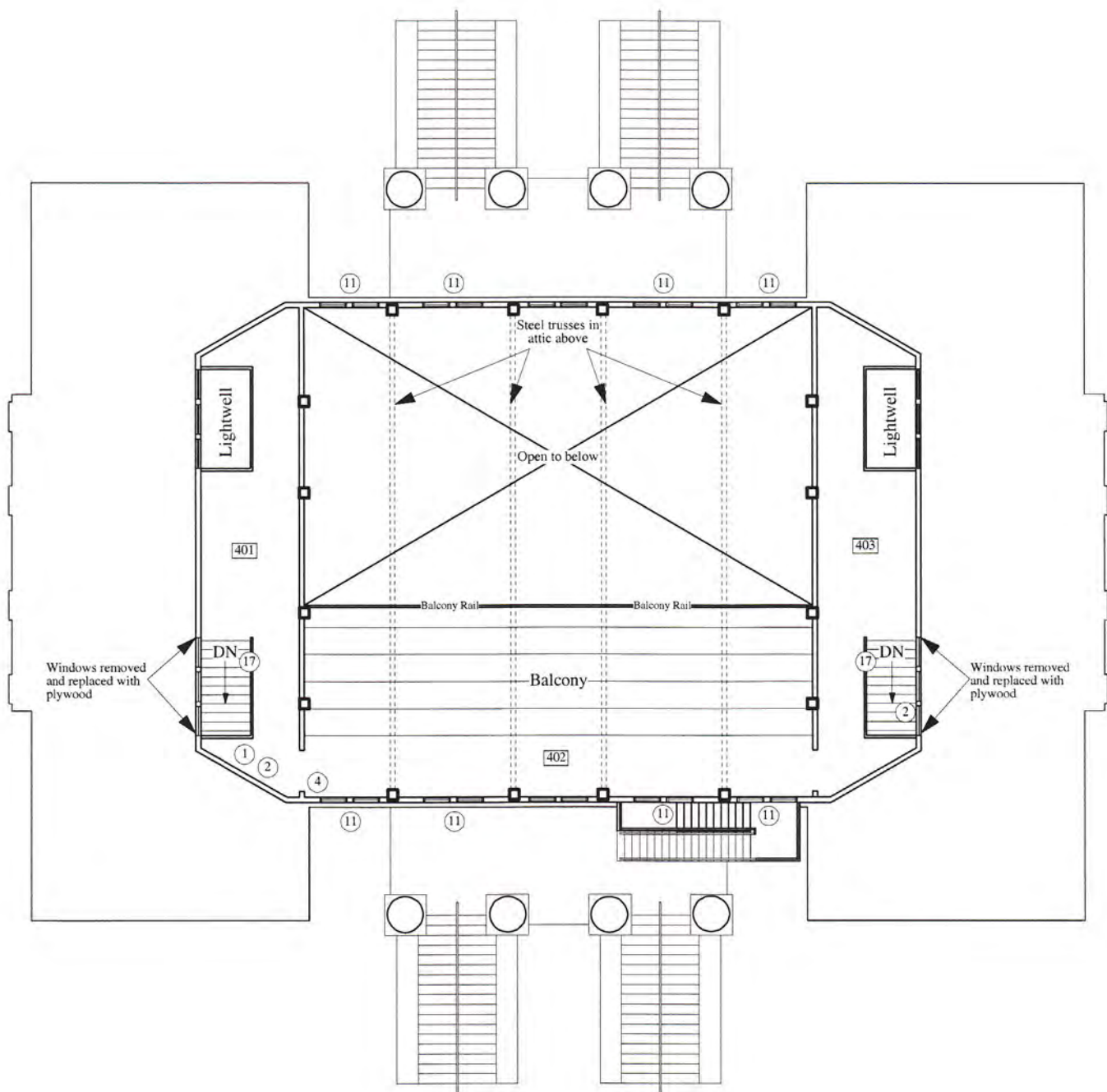
### Existing Third Floor Plan

0 5 10 20 feet

The Williams Company, AIA



Drawing 25




### Keynotes

1. Plaster cracked/failing
2. Water damage/staining
3. Plaster flaking
4. Structure damaged by non-original MEP installation
5. Paint peeling
6. Non-original storefront doors
7. Window penetrated by MEP
8. Wainscot missing
9. Vent allowing moisture infiltration

10. Opening blocked during original construction
11. Non-original fixed windows
12. Architectural woodwork painted
13. Door visible but blocked
14. Vinyl asbestos tile
15. Geometric tile floor damaged
16. Original entry doors replaced
17. Handrails not ADA-compliant
18. Original door configuration altered

### Legend

-  Transom door

### Existing Fourth Floor Plan

0 5 10 20 feet

The Williams Company, AIA



NORTH

Drawing 26



## SUMMARY OF RECOMMENDATIONS

The project outlined in the following recommendations is representative of a preservation philosophy in which the existing conditions of the building are retained and only those elements which serve to reinforce the historic character of the structure are restored to a near original condition. Specifically, the exterior design and most materials will be restored to the original image. The interior will be preserved to approximately a 1920s image.

As a result, the recommendations advocate the restoration of the District Courtroom to its former two-story design, which includes not only the balcony but the adjoining anterooms as well. The preservation of the public corridors should also be a high priority as these spaces can give users a clear indication of the former character of the interior of the courthouse. The exterior design can be restored through the reconstruction of several important elements such as the column capitals, tower elements, main roof cornice/parapet and proper coating colors.

Unfortunately, the restoration of spaces and images cannot be the only focus of the project. Technical issues are also a critical component in the final solution. The poor condition of the mechanical and electrical systems will necessitate a complete replacement of all of these elements and their related hardware. Fortunately, the reconfiguration of these systems will facilitate the restoration of the spaces mentioned above.

Space planning in the San Saba courthouse is a less critical issue than in other courthouses across the state. With the activation of the large annex on the courthouse square, many of the records storage and space pressures were alleviated. In fact, the institution of better storage techniques and the use of more efficient storage equipment would be the most cost effective space planning solution for the majority of departments. Nevertheless, there are several spaces that could optionally be utilized as storage or office expansion should the need arise.

The plans shown on the following pages represent the proposed planning and preservation solution for the San Saba County Courthouse project.



### Keynotes

1. Replace aluminum windows with windows matcing historic
2. Repair damaged stucco
3. Repair cracks in masonry
4. Remove source of degradation (mechanical, foliage, etc.); repair stone if possible
5. Remove/relocate MEP equipment
6. Clean masonry with nylon bristle brush and mild detergent
7. Repoint masonry where required
8. Remove mechanical penetrations; repair damage
9. Restore metal ionic column capitals; inspect columns for moisture infiltration problems; repair as necessary
10. Repair/replace flashing to minimize moisture infiltration
11. Repair brick damage
12. Reconstruct/Replace missing decorative elements
13. Repair underground drainage system and downspouts
14. Repair concrete damage
15. Repair metal deterioration
16. Seal/reconfigure through-wall vent to prevent moisture infiltration
17. Correct sidewalk grading; remove curbing
18. Sheath brick cornice with sheet metal matching tower and other metal elements
19. Remove Christmas lighting from windows and tower; repair damage if necessary (typical)

### Proposed Work North Elevation

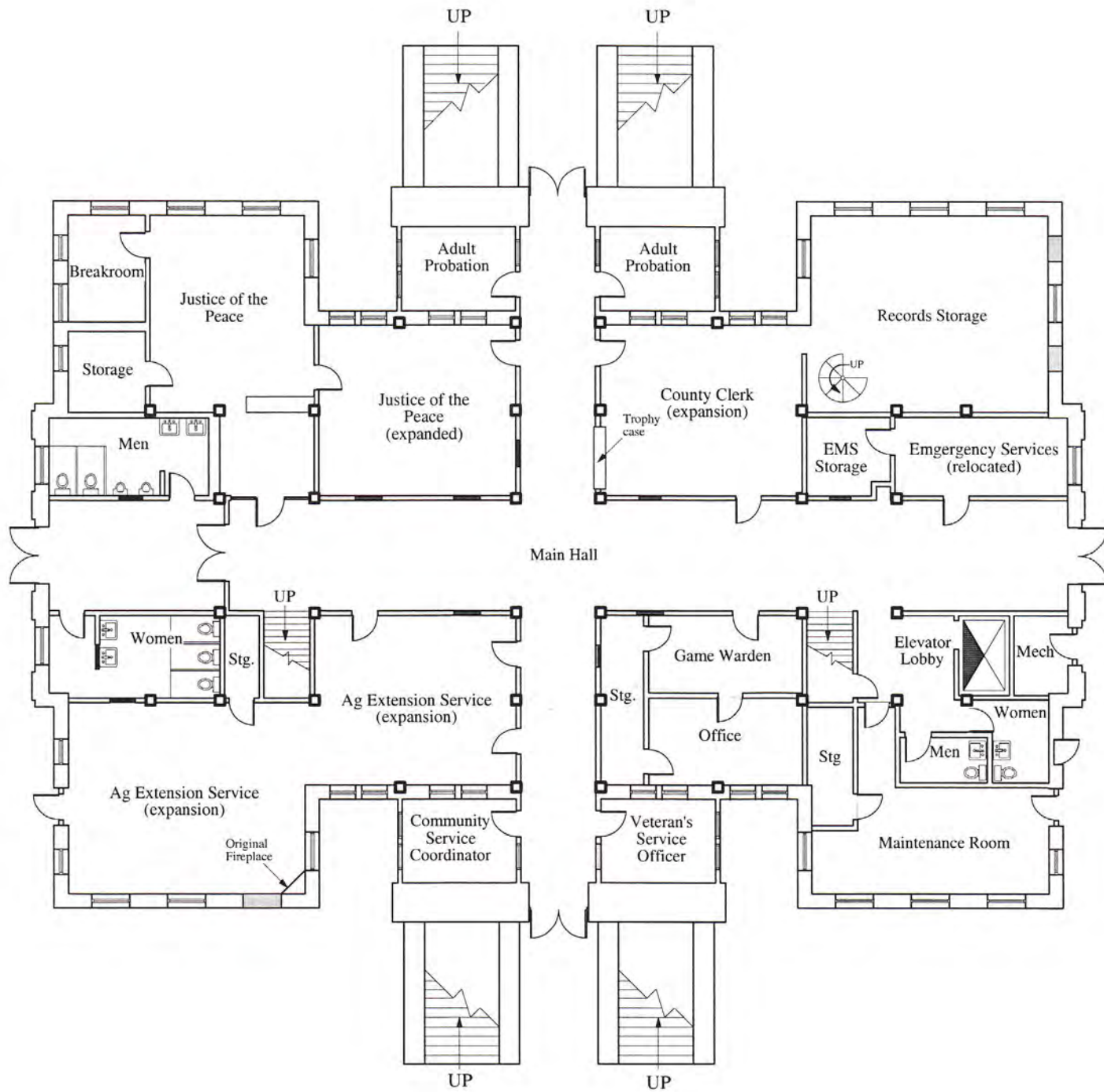
Note: Shaded areas correspond to occurrences of stucco finish

0 5 10 20 feet

The Williams Company, AIA

Drawing 36





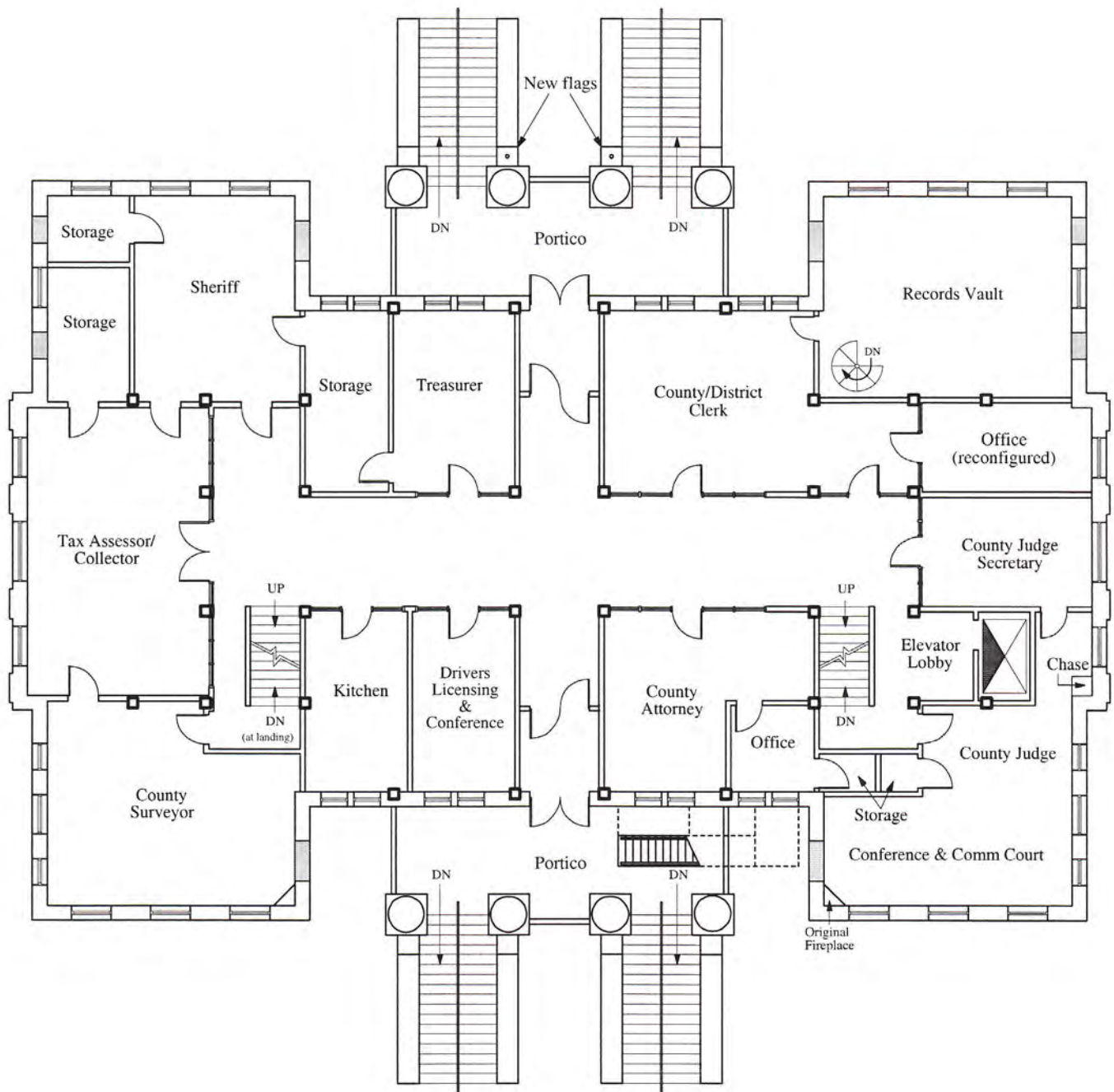
Proposed First Floor Plan

0 5 10 20 feet

The Williams Company, AIA



Drawing 27



Proposed Second Floor Plan

0 5 10 20 feet

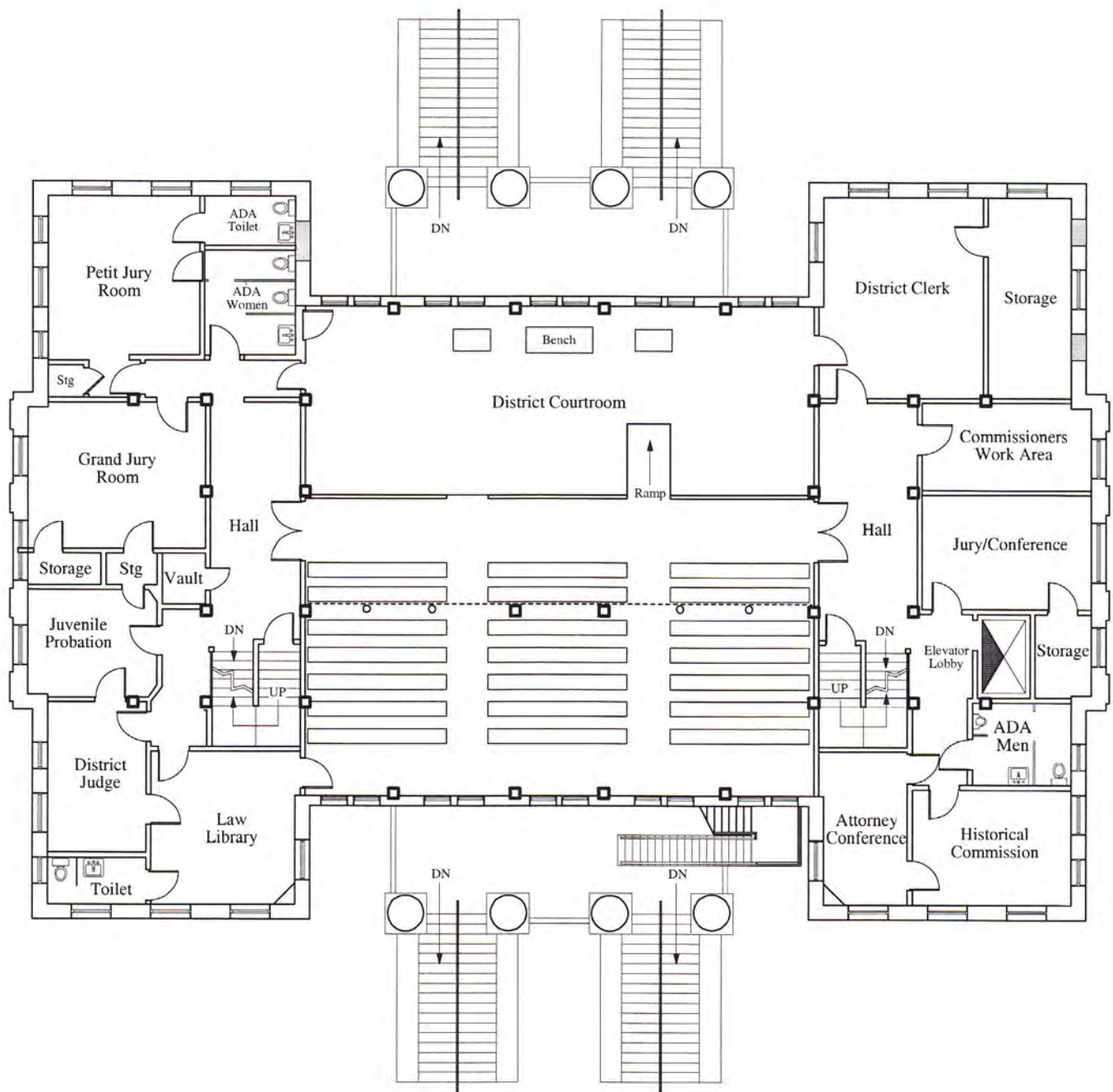
The Williams Company, AIA



NORTH

Drawing 28





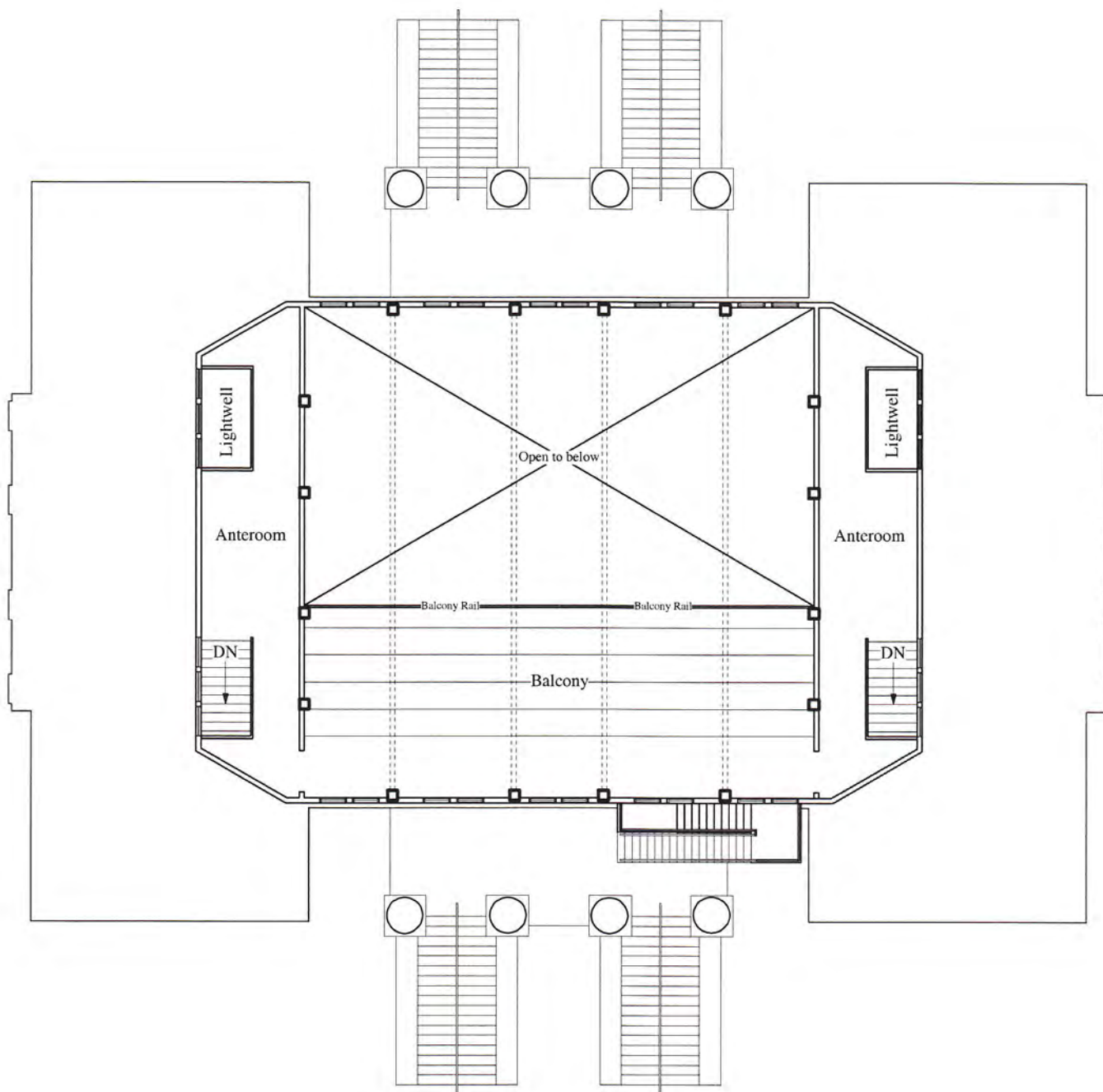
Proposed Third Floor Plan

0 5 10 20 feet

The Williams Company, AIA



Drawing 29



# Proposed Fourth Floor Plan

0 5 10 20 feet

The Williams Company, AIA



Drawing 30



Attachment (2)

Project Summary

The entire project is based on the preservation of a structure for the purpose of refining it as a historical tangible and valuable building; as well as a safe and efficient housing for County employees. There are so many goals related to this project, but that of most priority would be to stop the process of deterioration by identifying the deficiencies, perform a complete maintenance inspection from the ground level up, ensure that the structure is a safe and meets all "safe work place" issues, conducting extensive research on the Courthouse to record valid and credible historical values, and most all of to sustain and preserve this proud eminent structure. The pride that is related to the county courthouse is that of a child that had grown into full adulthood and while age has somewhat withered, the wrinkles and the weary hands resemble the cracks in the mortar, but more than that; there are many stories to tell and many wonderful memories to be exposed. This project will reveal the history and allow us to record the stories, so that it maybe appreciated by this County, State, not to mention the multiple number of tourist that visit this area.





