



REPORT AND RECOMMENDATIONS

for the

RESTORATION AND REHABILITATION

of the Washington County Historic County Courthouse
by the

Washington County Historic County Courthouse Advisory Board

presented to the

Washington County Quorum Court and Jerry Hunton, County Judge

January 2004

Prepared by Timothy C. Klinger, Advisory Board Chairman, John Dupree, David L. Powers, Lorel D. Aviles, and William R. Kincaid, Advisory Board Members



(card post marked 15 November 1908, Fayetteville, Arkansas)

REPORT AND RECOMMENDATIONS
for the
RESTORATION AND REHABILITATION
of the Washington County Historic County Courthouse

by the
Washington County Historic County Courthouse Advisory Board

Table of Contents

Introduction

Overview

Acknowledgements

General Observations and Recommendations

General Exterior, Interior and Safety Observations

Preliminary List of Exterior Work

Preliminary List of Interior Work

Recognition Activities

Project Related Documents (blue tab)

- Ordinance No. 2003-13 establishing the Historic Washington County Courthouse Advisory Board; list of Board Members; Board Member business cards; Board Member contact information – 5 pages
- Advisory Board Meeting Schedule and Meeting Minutes – 7 pages
- Northwest Arkansas Times Editorial *Wrong-way Corridor* (9 October 2003) and *Help Courthouse View* Letter to the Editor (12 October 2003) – 3 pages
- National Register of Historic Places (72-000212) Nomination Form for the Washington County Courthouse – 10 pages

Overview and Assessments (yellow tab)

- Roberts-McNutt Waterproofing/Roofing estimate – 1 page
- Robert Jones, Electrical Engineer electrical assessment – 1 page
- Kent Davis Engineering structural assessment – 2 pages
- Mid-Continental Restoration masonry assessment and estimate – 2 pages
- Hamid Naderi, code and fire escape review – 12 pages
- Lorel Aviles, APS, Inc., building code and safety analysis – 4 pages

Preservation Guidelines (yellow tab)

- Summary of the Secretary of the Interior's Standards for Rehabilitation
- Secretary of the Interior's Standards and Guidelines
- Rehab YES examples 1 through 10
- Rehab NO examples 1 through 10

Master Plan (blue tab)

- Washington County Courthouse Rehabilitation Master Plan, prepared for Washington County and County Judge Charles Johnson, November 26, 1989, by Witsell, Evans & Rasco Architects/Planners and David Powers, AIA – 84 pages

REPORT AND RECOMMENDATIONS
for the
RESTORATION AND REHABILITATION
of the Washington County Historic County Courthouse

by the
Washington County Historic County Courthouse
Advisory Board

presented to the
Washington County Quorum Court and Jerry Hunton, County Judge
January 2004

Prepared by Timothy C. Klinger, Advisory Board Chairman, John Dupree, David L. Powers, Lorel D. Aviles, and William R. Kincaid, Advisory Board Members

Introduction

On 10 July 2003, the *Historic Washington County Courthouse Advisory Board* was established by ordinance of the Quorum Court of Washington County. The charge of the Board was to "...assist and advise the County Judge, the Quorum Court, and its Public Works Committee in making decisions concerning the Old Courthouse." Members of the Advisory Board include Timothy C. Klinger, Chairman, John Dupree, David L. Powers, Lorel D. Aviles, and William R. Kincaid.

Meetings of the Advisory Board took place on Thursday, July 10, 2003, Friday, July 25, 2003, Friday, August 8, 2003, Friday, 5 September 2003, Friday, 22 August 2003, Friday, 19 September 2003, Monday, 29 September 2003, Friday, October 3, 2003, and Monday, 12 January 2004. The August 8 meeting included a tour of the facility hosted by Judge Mary Ann Gunn and accompanied by staff of the Arkansas Historic Preservation Program.

In addition to general observation of the Advisory Board, professional reports were provided by Roberts-McNutt (Waterproofing/Roofing), Robert Jones (Electrical Engineer electrical assessment), Kent Davis Engineering (structural assessment), Mid-Continental Restoration (masonry assessment), and Hamid Naderi (A&E Services code and fire escape review).

Overview

The Old Washington County Courthouse is perhaps the most recognizable historic building in Northwest Arkansas (along with Old Main, the Old Jail and precious few others), and one of the area's most elegant structures. It has a unique place in the proud history of Washington County and in the hearts of many citizens. Therefore, in carrying out our charge from the Quorum Court, we have been guided by two chief principles:

- *The Old Washington County Courthouse is a significant structure and a symbol of the County that should be preserved and maintained for the benefit of this and future generations of County citizens.*
- *All maintenance and preservation efforts for the Old Washington County Courthouse of any nature should be performed in accordance with the Secretary of the Interior's Standards for Rehabilitation with the guidance of the Arkansas Historic Preservation Program.*

Where possible, we have tried to establish priorities that we believe are necessary to protect, preserve and update the Courthouse to serve Washington County in a dignified and useful manner in the years to come. In general, our recommendations are aimed at achieving three primary objectives:

- *Secure the exterior of the building from further deterioration.*
- *Restore/renovate the building interior to provide a safe and properly functioning working environment for active use by county employees and visitors.*
- *Provide an environment to showcase the history and legacy of Washington County for its citizens and future generations.*

Our recommendations focus primarily on the conditions of the building itself, and needed improvements. However, we also make certain additional suggestions regarding improvements to the immediate surroundings of the Courthouse, designed to highlight the beauty of the structure. Furthermore, we also offer a few suggestions towards encouraging a new generation of citizens in our fast-growing area to become familiar with the history of this building and our County's rich heritage. Among other things, citizens and visitors to Washington County should be encouraged to visit the Courthouse and learn about its history, particularly in this centennial year.

Our intention is solely to provide helpful thoughts and suggestions to Judge Hunton and the Quorum Court and we understand that the actual decisions and priorities are up to them and to the citizens of Washington County, making responsible use of public resources. However, we admire the vision and foresight that citizens of the County had when they constructed the Washington County Courthouse at the beginning of the 20th Century, and we hope that officials can take a similar long-term view of this important building today.

The Board wishes to add that, as the County engages licensed professionals to carry out the work described in this report, those professionals will need to carry out independent evaluations of all structural and compliance issues addressed herein. This report by the all-volunteer Board and all attached assessments are provided for informational purposes only and are not intended to provide legal or professional advice to the County.

Acknowledgements

The Advisory Board wishes to acknowledge the contributions and assistance of the following individuals and organizations:

- Scott Halsey, Mid-Continental Restoration Co., Inc.
- Kent Davis, Structural Engineer
- Otis Elevator Company
- Robert Jones, Electrical Engineer
- Leon Bozarth, Roberts-McNutt Waterproofing
- Hamid Naderi, Staff Engineer, International Code Council
- John W. Gibson, Assistant County Administrator
- Tony Wappel, Washington County Archivist and unofficial County Historian
- Ron Wood, Buildings and Grounds Director
- Wayne Blankenship, Grants Administrator
- Patrick Ralston, Deputy Director, Arkansas Historic Preservation Program (and other members of his staff)

Finally, we wish to acknowledge that in conducting our work, we have benefited from reviewing the Washington County Courthouse Rehabilitation Master Plan prepared in 1989, a copy of which is attached to this report.

General Observations and Recommendations

Item	General Topic
<i>Use</i>	
1	Provide continued capabilities for the storage of county records/archives.
2	Provide usable office space as required to accommodate the future needs of Washington County.
3	Provide a restored courtroom/museum space to be used for courtroom or educational purposes, including opening up the gallery in the courtroom.
4	Maintain building use for courtroom activities.
5	
6	
<i>Planning</i>	
1	Remove, replace and or provide partitions, doors, wainscots, standing and running trim, millwork, flooring, ceilings, structural, HVAC, plumbing, electrical and fire protection elements as required to develop the spaces indicated above.
2	
3	

Phasing and Priority of the Work

1	Phase I should include all elements listed under the exterior work section and would protect the building against any further deterioration. It is recommended that all work requiring scaffolding be accomplished as one project due to the height of the building and the substantial cost for the scaffold. Hopefully, this work can be begun if not completed during the centennial year of 2004.
2	Phase II should include all interior work and any remaining exterior work. It is recommended that this work be accomplished as one single project as complete funding becomes available rather than on a piecemeal basis.
3	
4	

Code Compliance

1	Perform all work as required to bring the building into conformance with all applicable building codes and the Americans with Disabilities Act as they pertain to historic structures. Some code research requested by the Advisory Board is attached for informational purposes only.
2	
3	

Streetscape

1	Work with the City of Fayetteville to review traffic patterns on Center Street. Review whether the street should be changed from one-way back to two-way as it was in the historic past so motorists could view the Courthouse heading east.
2	Work with the Arkansas Highway and Transportation Department (AHTD) to review whether nearby

	traffic signals can be reconfigured to reduce visual pollution and become more historically appropriate.
3	Work with the City of Fayetteville, AHTD, and appropriate utility companies to bury utilities and remove poles north and south of the Courthouse to reduce visual pollution.
4	Reconstruct the historic stone wall along College Avenue south of the Courthouse.
5	Consider removal of the old jail/armory (just south of the Historic Courthouse) and return the area between the Historic Jail and the Historic Courthouse to green space along College Avenue (with existing activities being relocated to other suitable spaces).
6	

General Exterior, Interior and Safety Observations

Exterior	Interior	Safety
<p>Roofing tile appears to be in generally good condition but some metal flashing needs to be replaced. A close inspection of entire roof would be a good idea. Gutters and downspouts should be inspected to see if they are in good working order. One downspout at the northwest building corner is not connected to the underground drainage system. This may be the cause of water problems at the northwest building corner at the lowest level.</p>	<p>Wood paneling added to interior wall surfaces over the years should be removed and wall surfaces behind them repaired. Flooring where carpet has been added is probably deteriorated and will need to be refinished or replaced.</p>	<p>The building fire escapes may be the key to life safety if enclosed fire stairs cannot be provided. They should be put in operable condition and all windows used to access them should be easily opened.</p>
<p>The exterior masonry appears to be in fair condition but significant repointing of the mortar joints will be required upon examination. All mortar appears to be “lime mortar” and replacement mortar should be of the same type. Some “beaded” mortar joints are used at stone and replacement joints at those areas should match existing. All masonry</p>	<p>The single biggest interior issue involves the ceilings, lighting and HVAC systems. The acoustical lay-in ceilings are inappropriate in an historic structure. The 2 x 4 lay-in fluorescent fixtures likewise are inappropriate. Taken together the ceiling and lighting cover up an antiquated heating/cooling system and both should be removed. A new</p>	<p>Accessibility is frequently an issue in historic structures. Accessible entrances can be developed at the ground floor at the south porch and also the north porch if grades will allow. Once inside, only replacement of the building’s single elevator with one which meets accessibility guidelines will allow access to all levels. This may not be as difficult as</p>

Exterior	Interior	Safety
<p>should be cleaned with water with approved cleaners used as a last resort. Where loose mortar is to be removed, it should be done by “hand.”</p>	<p>HVAC system should be installed above new gypsum board ceilings (if plaster is prohibitive) with unobtrusive recessed lighting with some decorative “period” fixtures. At the same time, ceilings should be raised as much as possible to regain the lost volume of space. If there is a metal ceiling in the main lobby, it might be exposed again by supplying air from sidewall diffusers rather than running ducts across the space.</p>	<p>it appears and the condition of the existing elevator may warrant replacement in any event. To accommodate disabled persons a single occupancy accessible toilet or two should be added.</p>
<p>Some windows have been replaced with new “Marvin” wood units. Others have been reworked to incorporate double glazing in the original sash. The balance of all deteriorated windows should be repaired or replaced with historically correct wood units. All aluminum sash units should be replaced.</p>	<p>The condition of existing electrical and plumbing systems need to be examined and portions or all of those systems may need to be removed and replaced as required.</p>	<p>In a building of this age, the addition of a building sprinkler system would provide the best protection against destruction by fire and would provide relief from the expense of complying with certain other code provisions. The ceiling replacement described above would provide an opportunity to hide both piping and heads.</p>
<p>Some thought should be given to returning the north and south porches to their original use (removing the enclosure) and the north porch needs new waterproofing and appropriate</p>		

Exterior	Interior	Safety
<p>flooring material.</p> <p>The 1975 addition is inappropriate and detracts from the character of the structure. If other provisions can be made for record storage, this addition should be carefully removed and the building façade returned to its original appearance.¹</p>		
<p>All below grade exterior walls should be checked for waterproofing failure. We know there is a problem at the northwest corner. Likely, there are others.</p>		

¹ It is recognized, however, that there is no better use for it than storage of inactive county records. Storage of inactive (as opposed to archival) records is an integral function of the Office of Archives & Records Management and, since the archives may be the best illustrator of county history, it should remain in the historic courthouse. The 1973 vault space provides the majority of the space in which to store inactive court files from the Circuit Clerk, Prosecutor, and Public Defender, as well as inactive records from the Collector and Assessor. The original vault space in the original courthouse provides ample space in which to store the archival (historic books and files) records created by the offices of Circuit Clerk, County Clerk, and Collector.

Preliminary List of Exterior Work

Item	General Topic
1	Inspect existing roofing tile, metal roof, and flashings and repair or replace as required.
2	Reline existing gutters, inspect roof leaders (downspouts) and leader outlets and repair or replace as required.
3	Inspect flat roofed areas and related flashings and repair or replace as required.
4	Inspect all exterior masonry surfaces for deteriorated mortar and remove and repoint as required - carefully matching mortar quality/consistency.
5	Clean all masonry surfaces after repointing is completed.
6	Repair or replace all deteriorated wood windows, replace or restore to operable condition all windows serving fire escapes, remove and replace all aluminum sash windows.
7	Inspect all exterior walls below grade for waterproofing failure and repair as required.
8	Inspect and repair or replace all deteriorated or non working portions of fire escapes as required.
9	Restore enclosed north and south porches to original use and condition.
10	Inspect and repair or replace all deteriorated wood elements as required.
11	Clean and prep all exterior wood and metal surfaces and repaint as required.
12	Modify and rehang existing pairs of exit doors at north and south entrances so that they swing out in direction of exit.
13	Inspect waterproofing and paving at 2 nd floor west entrance and repair or replace as required.

Preliminary List of Interior Work

Item	General Topic
<u>Floors</u>	
1	Remove existing carpet and other materials installed over hardwood.
2	Refinish all existing hardwood flooring.
3	Repair and clean all existing all existing ceramic tile flooring.
4	Repair and clean other types of historic flooring as required.
5	
6	
<u>Walls</u>	
1	Remove all wood paneling and other wall coverings from existing plaster.
2	Remove and repair or replace all damaged plaster.
3	Paint all new and replaced plaster.
4	Repair and clean other types of historic wall coverings as required.
5	
6	

Ceilings

1	Remove all lay in acoustical tile ceilings below original ceilings.
2	Where existing plaster ceilings can remain, repair or replace and paint.
3	Where ceilings must be lowered to accommodate HVAC, lighting, sprinklers, etc., use new gypsum board and install at maximum possible height.
4	
5	
6	

Wood

1	Repair or replace and refinish all wood doors, windows, beaded board wainscots, and standing and running trim.
2	
3	

Fire Protection (see supplementary report)

1	Provide complete sprinkler system for entire building.
2	Use side wall sprinklers in principal circulation spaces to allow original ceilings to remain.
3	Furr other ceilings to conceal piping and use concealed heads at all locations.
4	Upgrade or replace existing manual fire alarm system.

5	
6	
<i>Lighting, Power and Communications</i>	
1	Remove existing lighting which has been replaced over the years.
2	Provide replacement lighting which is either unobtrusive or sympathetic to the character of the building.
3	Evaluation of the communication systems was not preformed.
4	
5	
6	
<i>Plumbing</i>	
1	Evaluation of these systems was not preformed.
2	
<i>HVAC</i>	
1	Evaluation of these systems was not preformed.
2	

Recognition Activities

Item	General Topic
1	Appropriate activities should be undertaken, perhaps in conjunction with the Washington County Historical Society, State Historic Preservation Officer, or other local organizations, to commemorate the <i>Centennial Year of the Courthouse</i> and to educate the citizens of Washington County about its history and construction.
2	Possible activities could include tours of the facility and public lectures.
3	
4	