

# CHALLENGING THE STATUS QUO

SESSION # AAJ153CT

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## EXPANDING THE STAND ALONE COURTHOUSE



2015 AIA ACADEMY OF ARCHITECTURE  
FOR JUSTICE CONFERENCE

**MIAMI**  
**NOVEMBER 18-21, 2015**

NOVEMBER 19, 2015 | 8:00 AM

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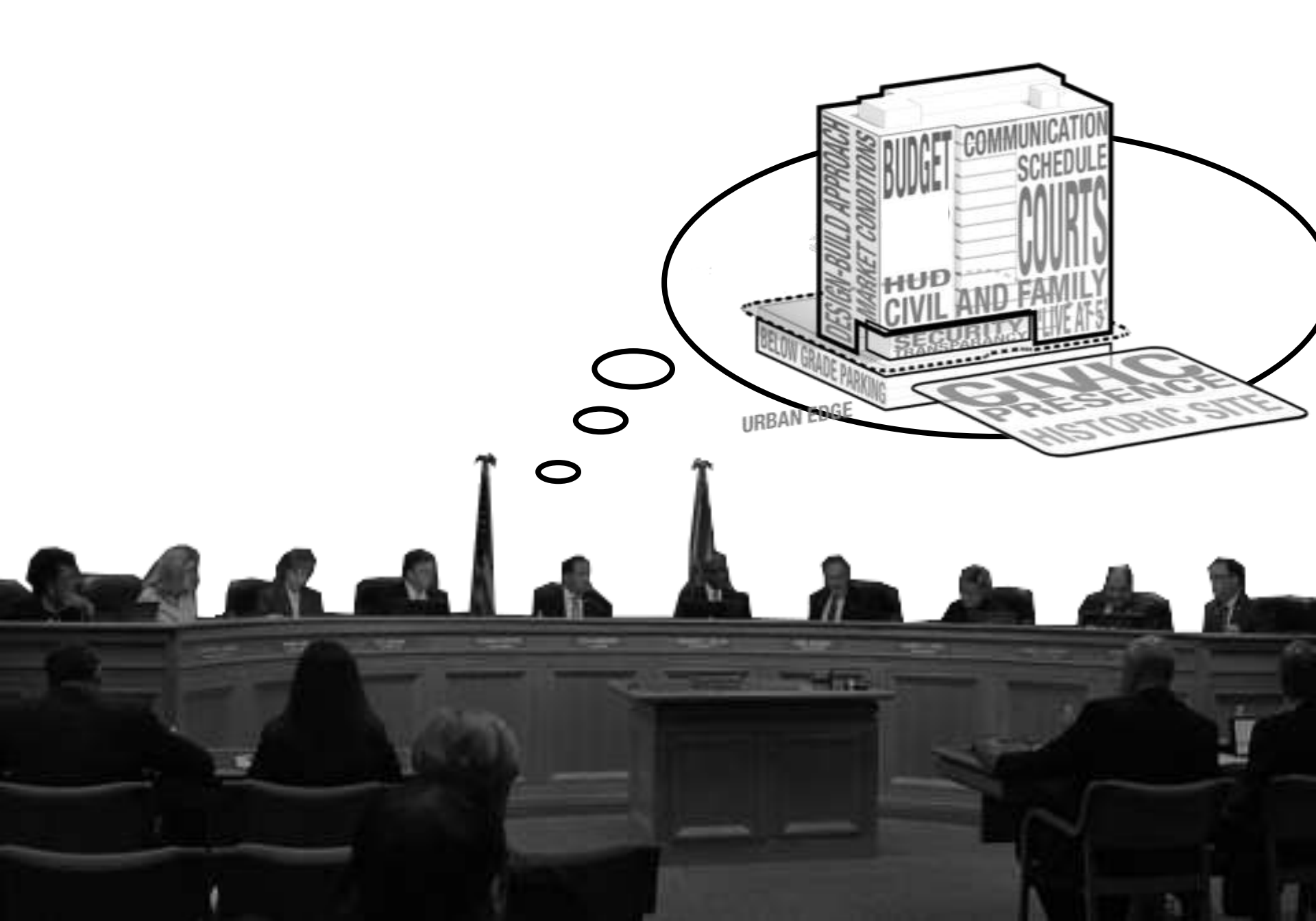
# Course Description

Reuse of existing resources has become the norm. The meaningful reuse of existing court facilities poses significant challenges as the existing buildings most often are inadequately designed lacking basic modern functional requirements. Often times these courthouses were designed as civic monuments in the civic landscape, with no intention to ever expand the facility beyond its initial pure geometric state. This presentation will review several courthouse expansion projects and review how these facilities were expanded and updated to meet today's court facility needs.

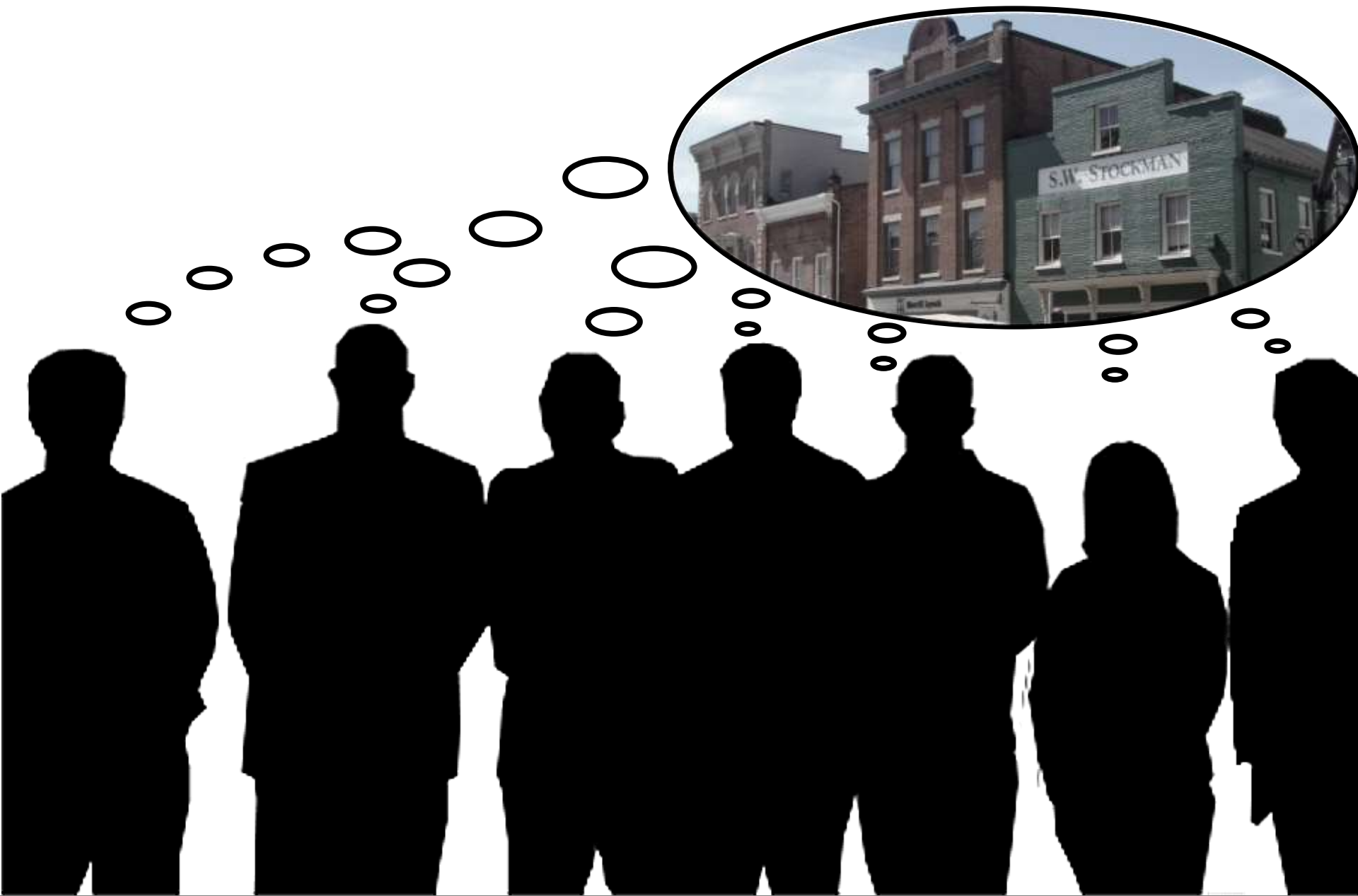
# Learning Objectives

- Better understand the challenges and resulting approach to navigating a highly **complex design and review process**.
- The challenges of successfully designing a contemporary courthouse in highly **contextual and historical** settings.
- Gain insight into how the **conflicting visions of the various stakeholders** on these particular projects were addressed in the final solution.
- How as architects we must maintain a voice and **be a champion for progressing the evolution of civic architecture** in the face of nostalgic adherence to models of the past.

**“STEREOTYPICAL STAKEHOLDERS”**



COUNTY (CLIENT)



TOWN COUNCIL



NOT IN  
MY  
BACKYARD...

OUR TOWN NEEDS  
MORE PARKING

GIVE SPACE TO  
THE PUBLIC

PUBLIC



ARCHITECT



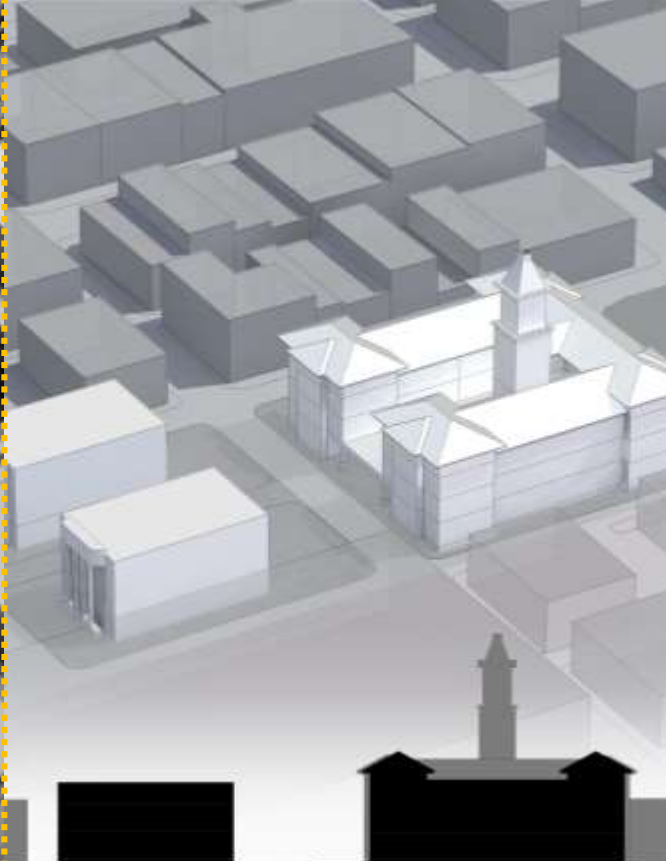
JUDICIARY



STAKEHOLDER ENGAGEMENT



**CHATHAM COUNTY  
COURTHOUSE  
EXPANSION**



**SAVANNAH FEDERAL  
HOUSING STUDY**



**LOUDOUN COUNTY  
COURTHOUSE PHASE III  
EXPANSION**

# **CHATHAM COUNTY COURTHOUSE EXPANSION**

## 1818 OGLETHORPE PLAN FOR SAVANNAH



### ANALYSIS OF SAVANNAH SQUARES AND CONNECTIVITY



During the 20th century, three of the original Oglethorpe squares Ellis, Liberty, and Elbert were demolished or altered beyond recognition. Fortunately, the current city master plan has resulted in the restoration of one of these squares, Ellis square. This project will now restore the second, Liberty Square.

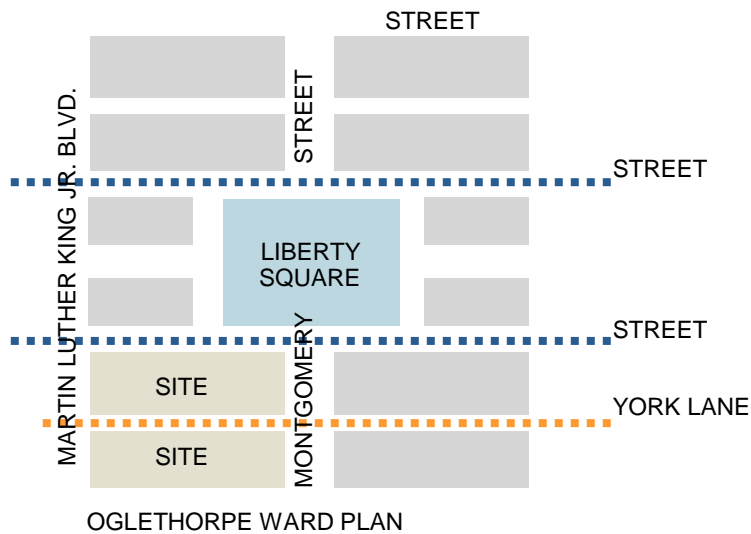
**EXISTING COURTHOUSE**



**CONTEXT BUILDINGS**



# CHATHAM COUNTY COURTHOUSE EXPANSION



1818 OGLETHORPE  
PLAN FOR SAVANNAH

## SITE CONTEXT

The existing court complex is bounded by Montgomery Street to the east, Martin Luther King Boulevard to the west and Oglethorpe Street to the south. The existing courthouse fronts directly on the remnants of Liberty Square, one of only two of Savannah's original squares that are no longer fully intact.

## SITE ORGANIZATION

The design of the new courthouse is respectful of the historic Oglethorpe plan and responding directly to the original layout of the City of Savannah.

The new proposed program exceeds the area of the of a single block and as a result two blocks are required. By bisecting the program into two halves and allowing the York Lane axis to pass through the building mass a significant central referential space was created.

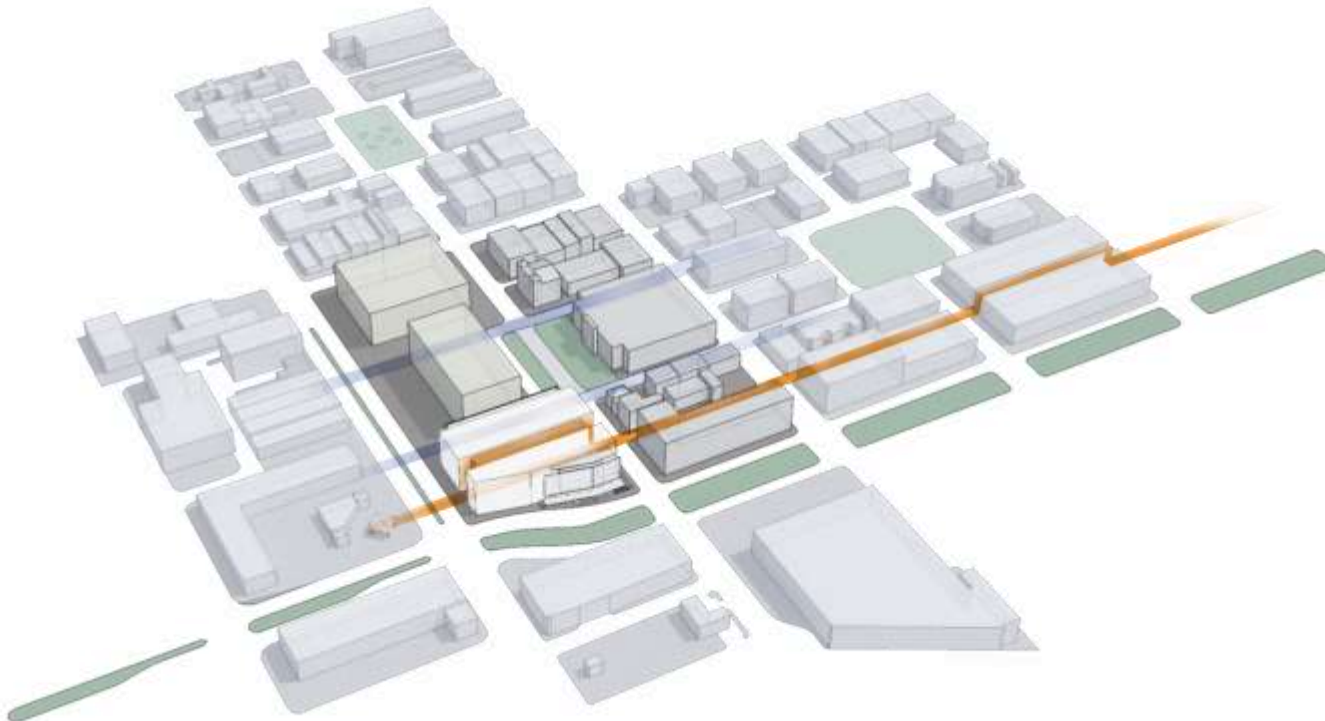


DIAGRAM OF LANE AXIS INFLUENCE ON THE MASSING

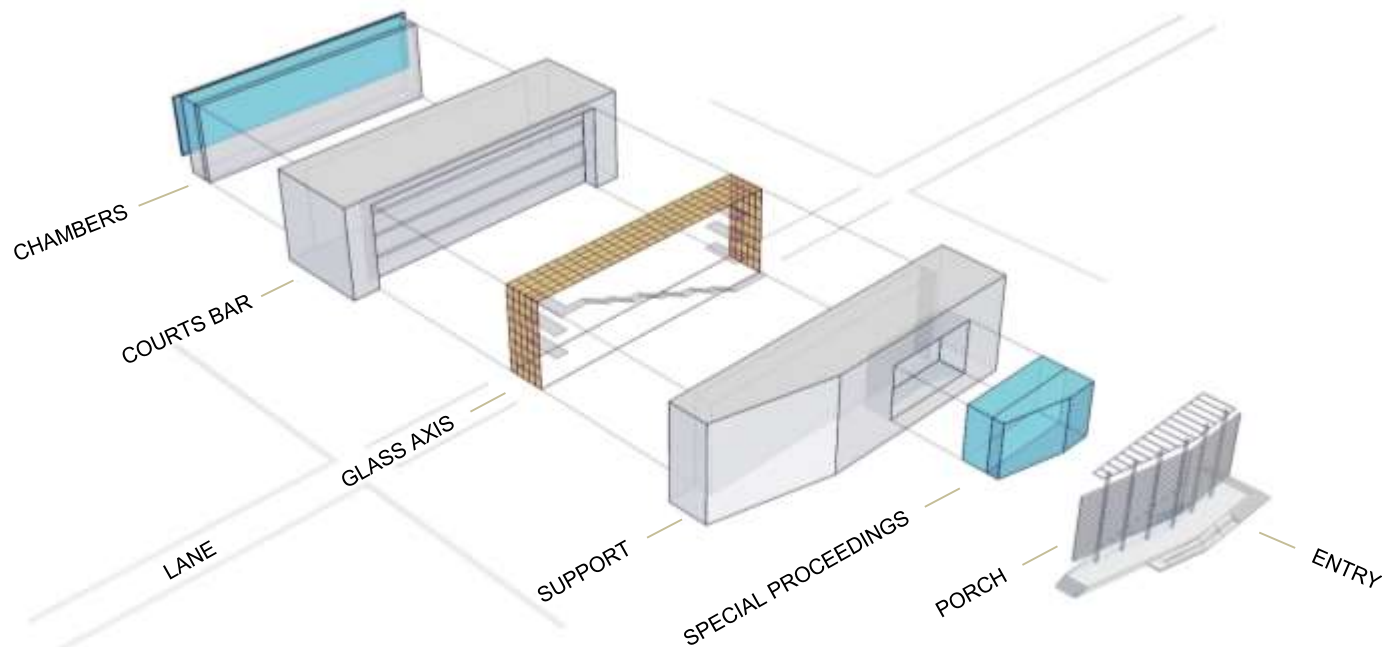


DIAGRAM OF LANE INFLUENCE ON THE MASSING

The central referential space is delineated as a atrium with a public stair connecting all levels. It is flanked by two solid masses, the courts bar to the north and a court support bar the south.

Facing onto Oglethorpe Avenue is the main entry porch and colonnade. This element encloses a two story special proceedings courtroom on levels 2 and 3. Behind the north court bar are the judges chambers expressed as a linear office sliver.



MODEL VIEW



**SITE ORGANIZATION and PLAN**



SITE PLAN

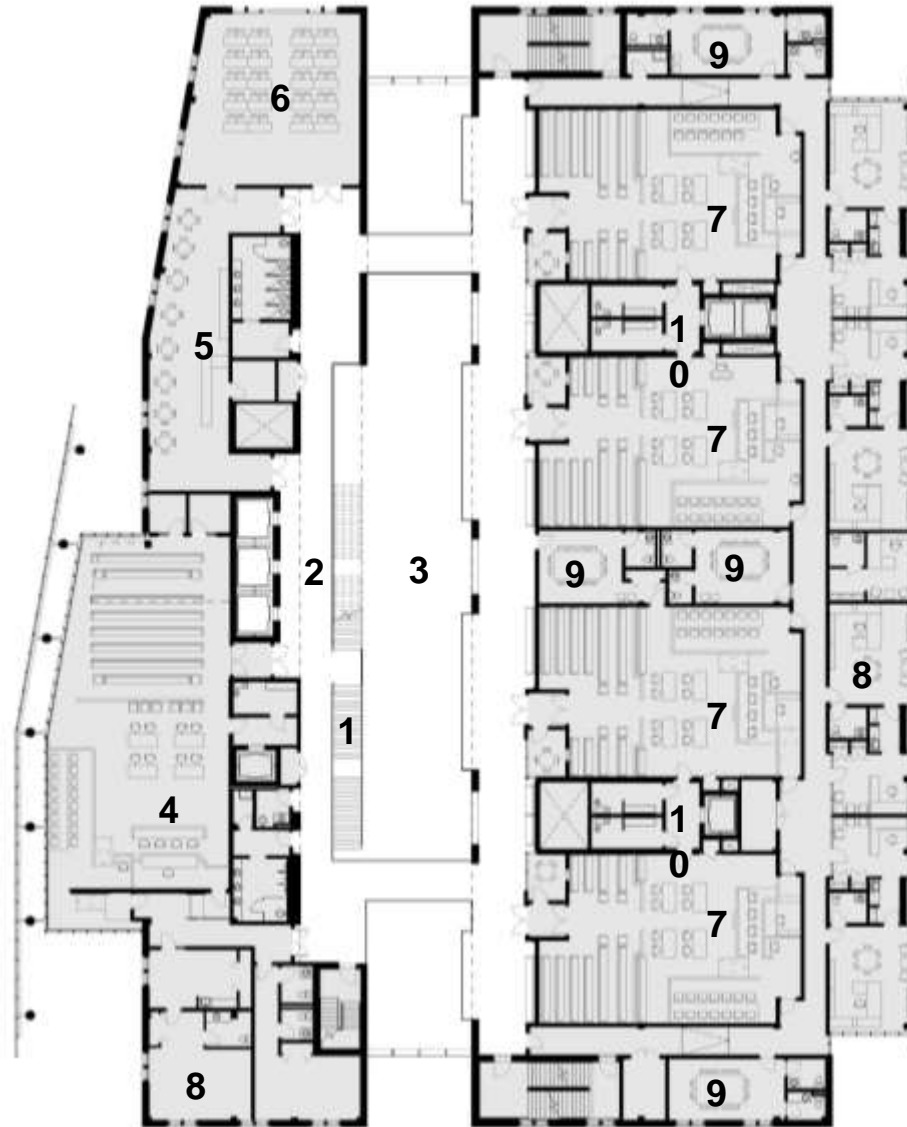
## 1<sup>ST</sup> FLOOR PLAN

1. Entry Plaza
2. Public Lobby
3. Security Screening
4. Public History Gallery
5. Atrium – Axis of the Alley
6. Public Service Counters
7. Clerk Office Area
8. Jury Assembly



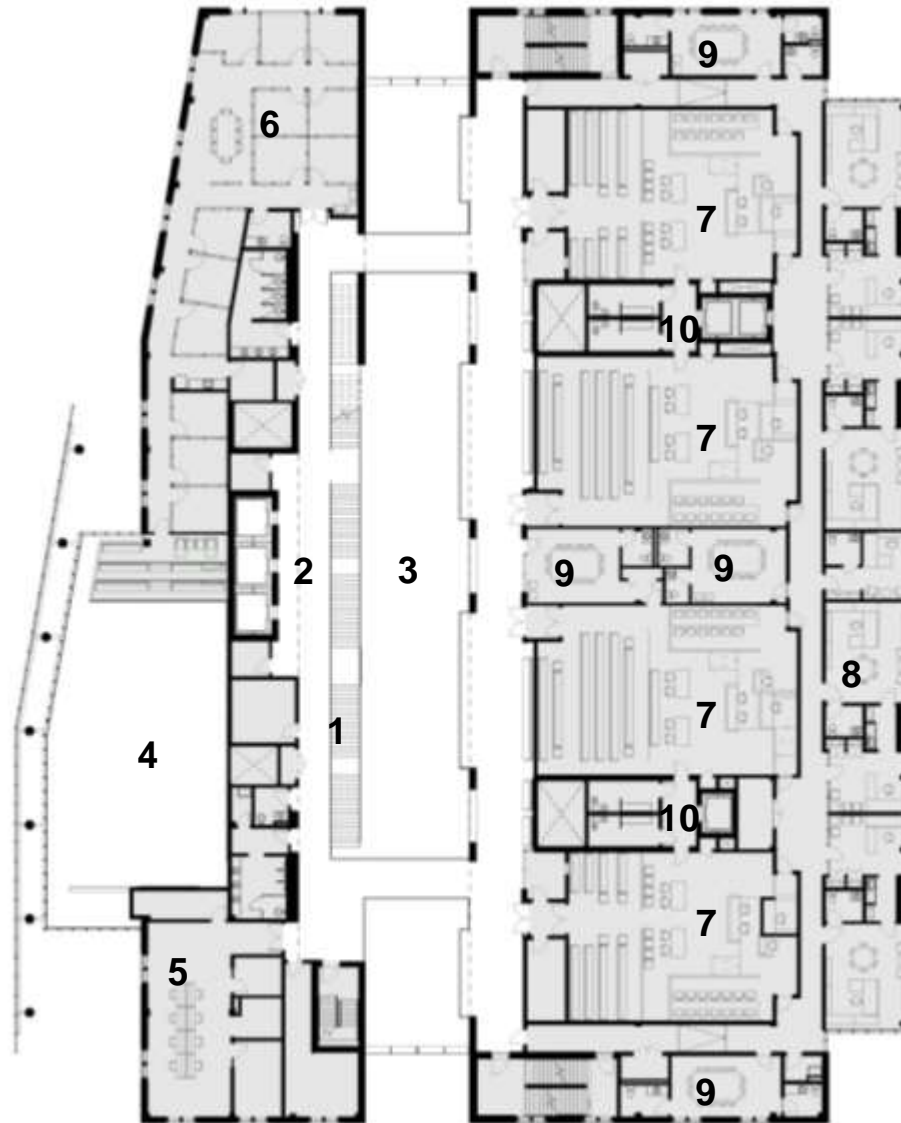
## 2<sup>ND</sup> FLOOR PLAN

1. Monumental Public Stair
2. Public Lobby
3. Atrium – Axis of the Alley
4. Special Proceedings Courtroom
5. Breakroom / Vending
6. Training Room
7. State Courtroom
8. Judge's Chamber
9. Jury Deliberation
10. Holding Block



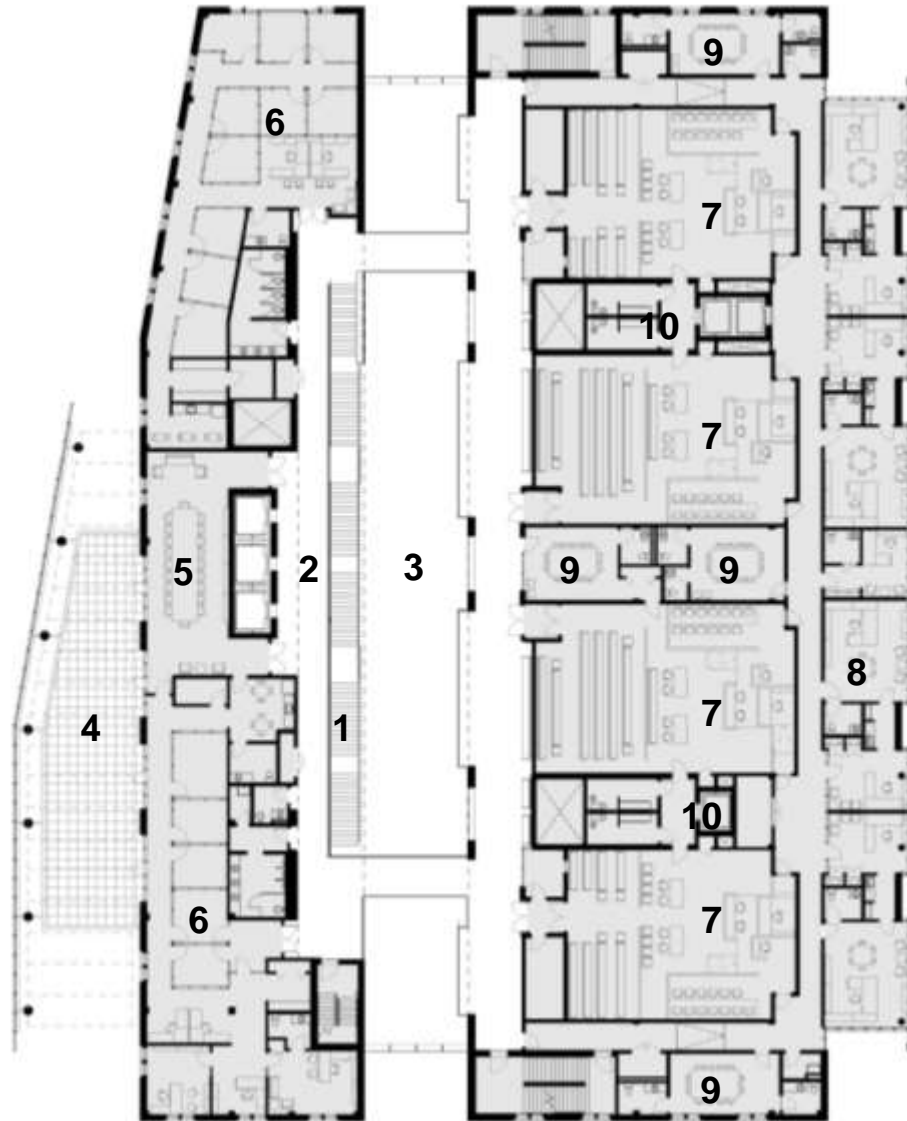
### **3<sup>RD</sup> FLOOR PLAN**

- 1. Monumental Public Stair**
- 2. Public Lobby**
- 3. Atrium – Axis of the Alley**
- 4. Open to Courtroom Below**
- 5. Judge's Conference Room**
- 6. Staff Attorneys Office**
- 7. Superior Courtroom**
- 8. Judge's Chamber**
- 9. Jury Deliberation**
- 10. Holding Block**



## 4<sup>TH</sup> FLOOR PLAN

1. Monumental Public Stair
2. Public Lobby
3. Atrium – Axis of the Alley
4. Roof Terrace
5. Judge's Conference Room
6. Superior Court Administration
7. Superior Courtroom
8. Judge's Chamber
9. Jury Deliberation
10. Holding Block





The central atrium acts simultaneously as a spatial extension of York Lane and as an organization element for all of the interior public spaces.

The main public stair, balconies and bridges traverse the atrium to allow the public to experience a reconnection to the city from inside the building. The balconies recall the historic exterior balconies that are prevalent throughout the City.

INTERIOR VIEW OF THE ATRIUM ON AXIS WITH YORK LANE

**CHATHAM COUNTY COURTHOUSE EXPANSION | Central Atrium**



**CHATHAM COUNTY COURTHOUSE EXPANSION**



**CHATHAM COUNTY COURTHOUSE EXPANSION**



0 60' SOUTH ELEVATION



0 60' NORTH ELEVATION

# **LOUDOUN COUNTY COURTHOUSE PHASE III EXPANSION**

**TOWN OF LEESBURG**



LOUDOUN COUNTY COURTHOUSE EXPANSION | Early Courthouse Drawing

Plan of Leesburg

C. V. Moore Corp. N.Y.C.



*Lowdown County*

The town of Guilford laid out being  
on part of C<sup>t</sup>. Nicholas Minors Land  
was established by act of Assembly  
in the year 1754

*P. J. Flough*

2 Col. Nicholas Minor Lett.  
 2 Benjamin Edwards Lett.  
 2 John Ashby Lett.  
 2 Joseph January Lett.  
 2 Craven Peyton Lett.

To Jacob Shilling Lott.  
 To John Patterson Lott.  
 To Stephen Emory Lott.  
 To John Hough Lott. Thru  
 To Jacob Tuck Lott.  
 To Benjamin Edwards Lott.  
 To Stephen Donaldson Lott.

Erasmus Campbell  
John Mose 1802

Constance Lott  
Constance Lott  
Phillips Holand Lott

John Maynard L<sup>th</sup>  
James Hamilton

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is Joseph Lofgren  
is Joseph Lofgren  
is John Hough

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<p> <i>Leavenworth</i>  <i>Leavenworth</i> </p>
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1872	1873

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	N° 2
	N° 3
	N° 4

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<i>Beryl Harshbarger</i>	
N	
<i>Sarah Hays?</i>	
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<i>Ebenezer Hays</i>	<i>Cornelia Campbell</i>

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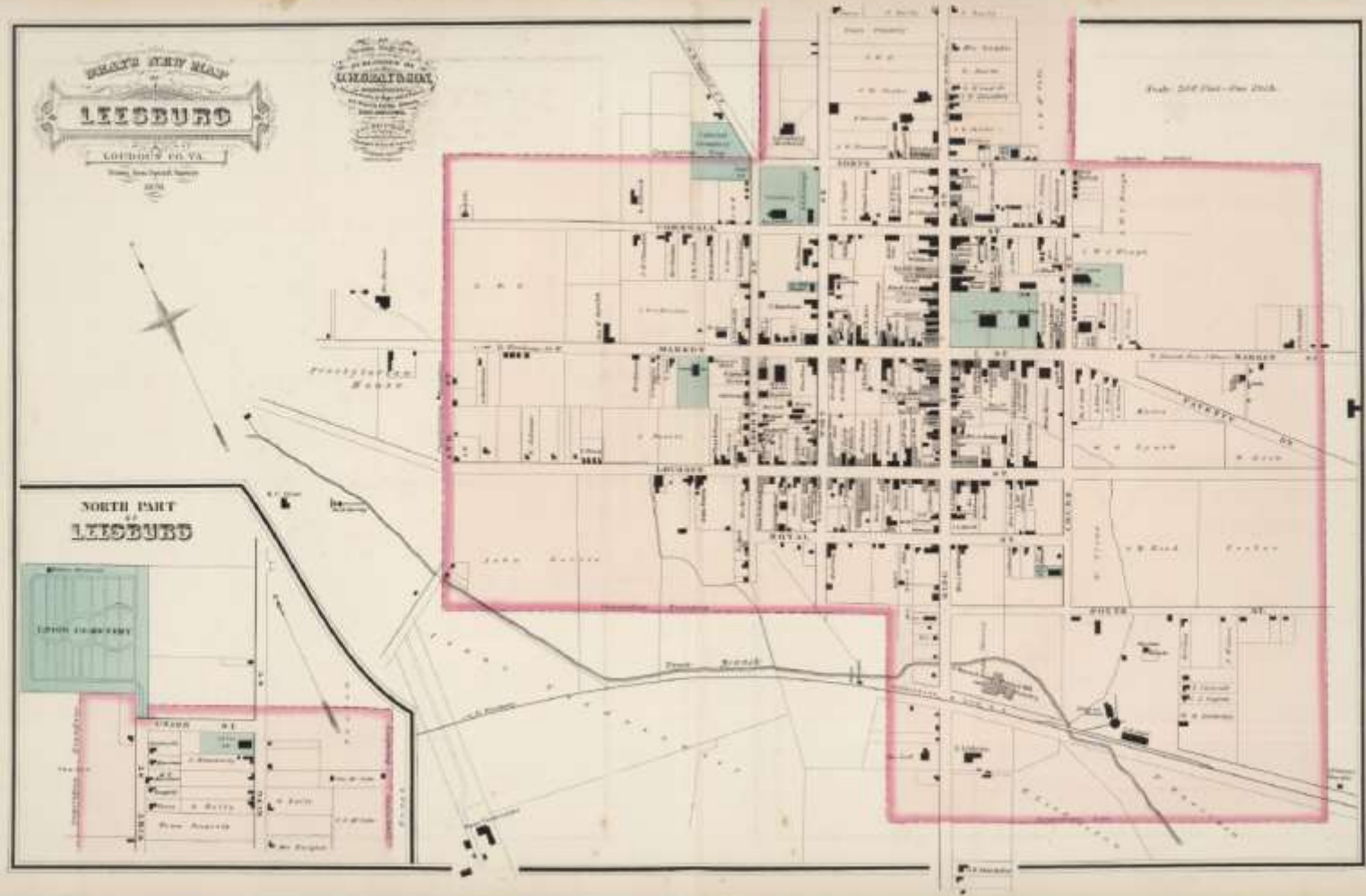
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N <sup>o</sup> 7	
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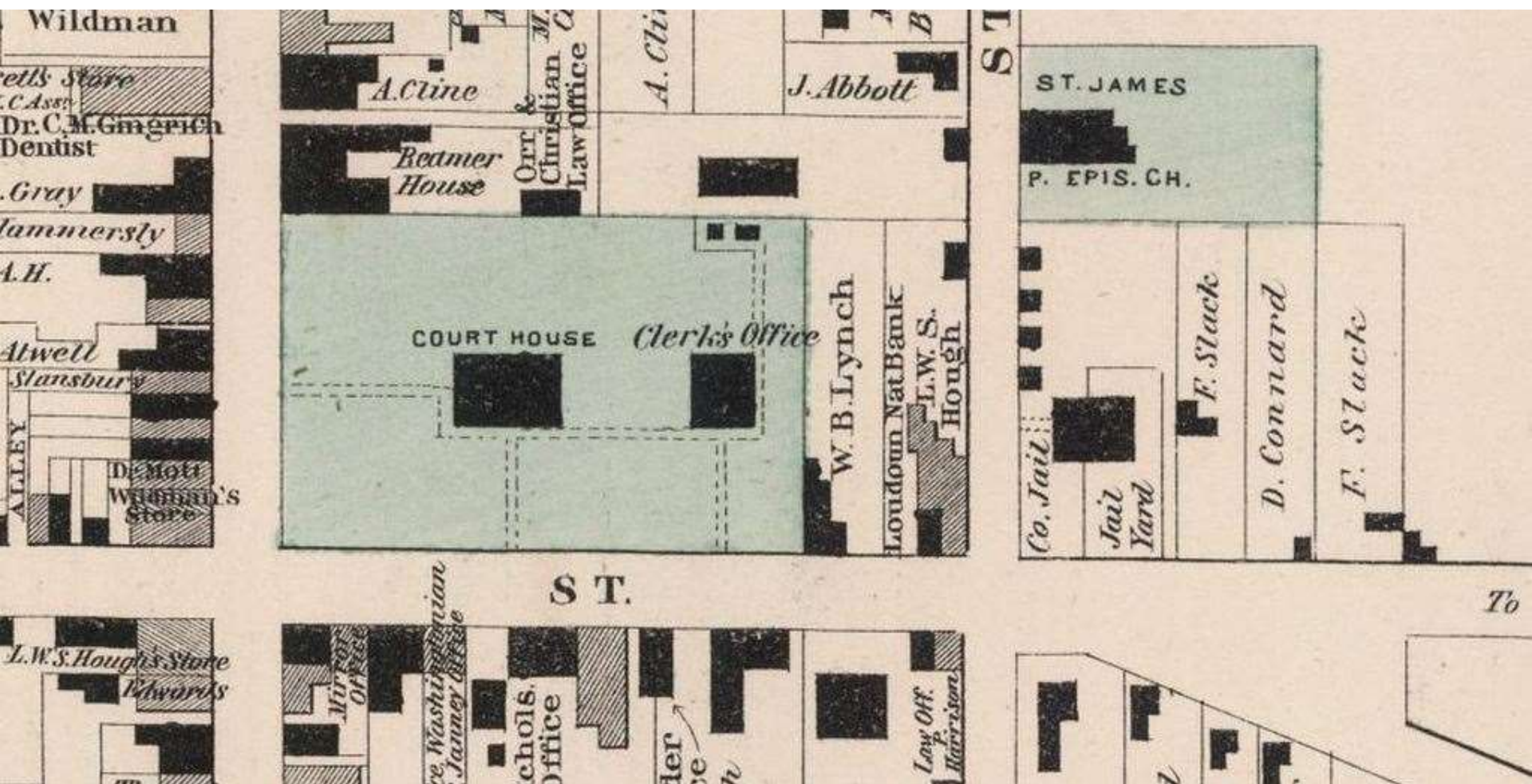

	Hall Report	John Davis
Cashmere Lett.		

## 1759 MAP OF LEESBURG

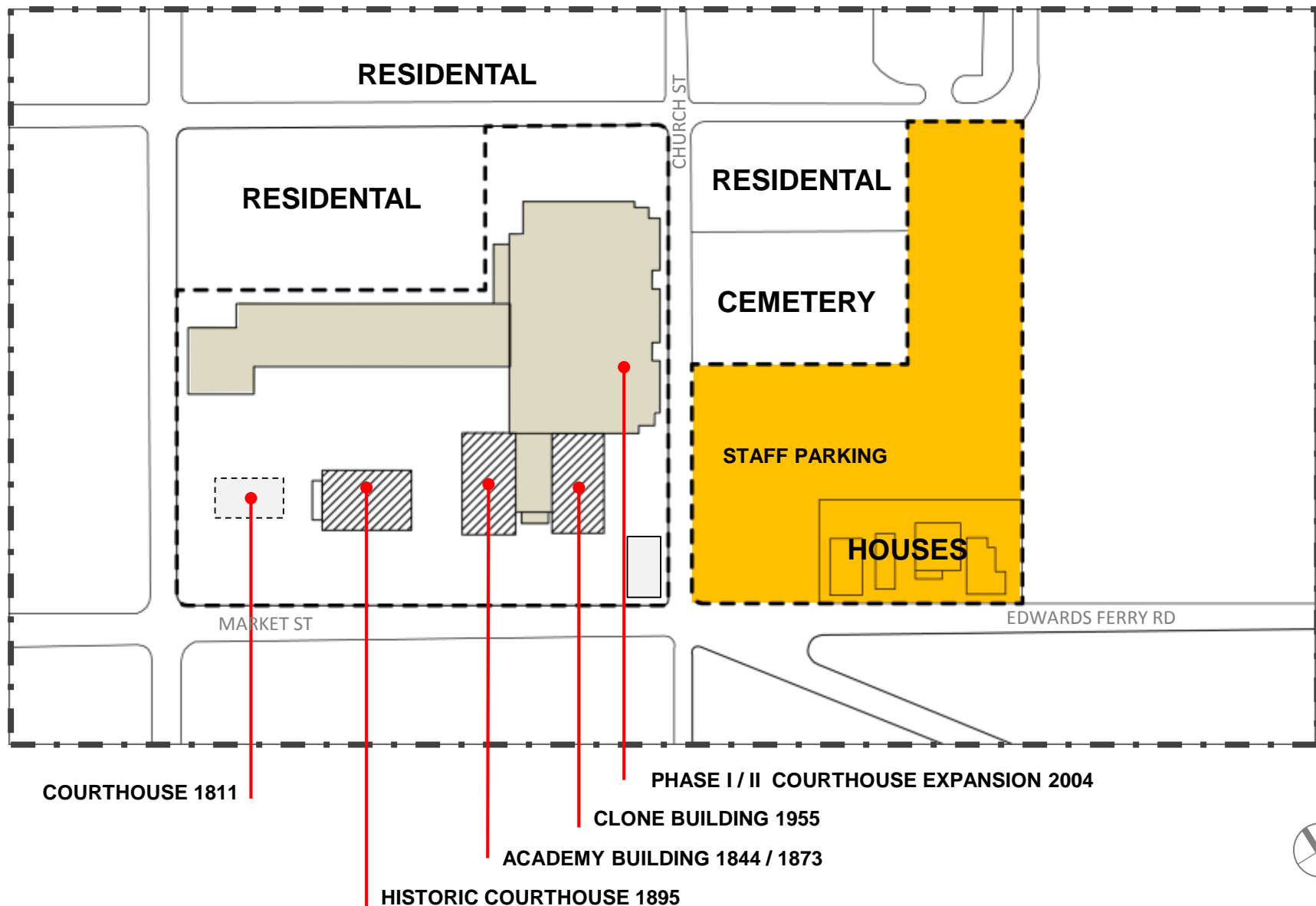


1878 GRAY'S MAP SHOWING DEVELOPMENT OF TOWN AND COURTS CAMPUS

LOUDOUN COUNTY COURTHOUSE EXPANSION | Map



1878 GRAY'S MAP – DETAIL OF COURTS CAMPUS SHOWING JAIL





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## LOUDOUN COUNTY COURTHOUSE

The Loudoun County Courthouse, first occupied in 1895, is the third on this site, which was designated for that use on the 1759 plat of Leesburg. On 12 Aug. 1776, the Declaration of Independence was read from the doorway of the first courthouse. The second was built of brick in the Federal style about 1811. The Marquis de Lafayette, on his grand tour of the United States, was entertained here on 9 Aug. 1825. President John Quincy Adams and former president James Monroe, who then lived near Leesburg, escorted him. In 1894, the Norris brothers, of Leesburg, built this courthouse, designed by William C. West, of Richmond, in the Classical style.

DEPARTMENT OF HISTORIC RESOURCES, 1995



**LOUDOUN COUNTY COURTHOUSE EXPANSION**



**HISTORIC COURTHOUSE 1895  
CLASSICAL REVIVAL**



**VALLEY BANK 1820**



**ACADEMY BUILDING 1884/1873**



**PHASE I / II COURTHOUSE EXPANSION (2004)**



DOWNTOWN



COURTS CAMPUS

TOWN OF LEESBURG AND COURTS CAMPUS



**BRICK DETAIL**  
**ACADEMY BUILDING 1844/1873**



## **FENCING**

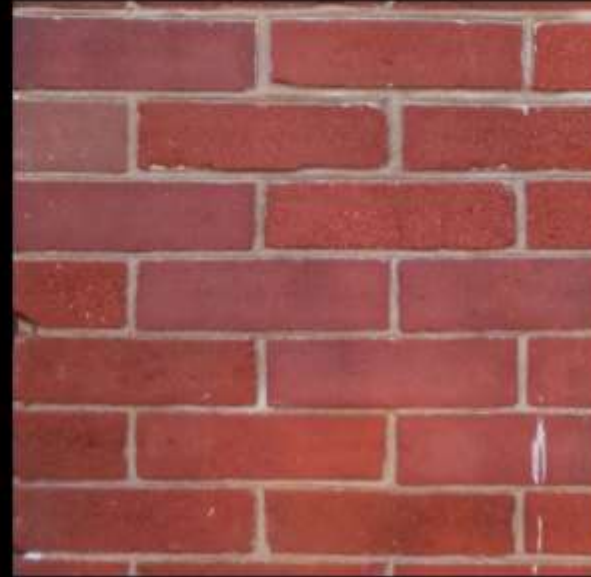
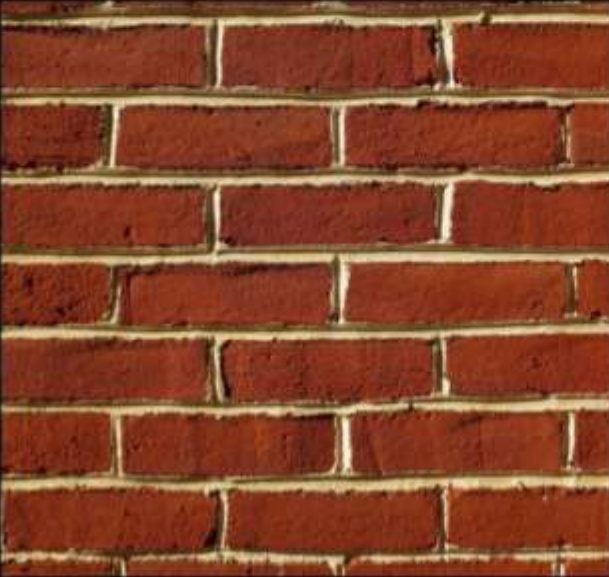
**“Fencing is commonly used to separate the public from the private.”**

CLONE | 1955



ACADEMY BUILDING | 1844 / 1873

COURTHOUSE EXPANSION | 2004



HISTORIC COURTHOUSE | 1895

## HISTORIC BRICK

# **SITE/ CONTEXT**



## SCOPE

- NEW COURTHOUSE BUILDING
- PENNINGTON PARKING GARAGE
- EXISTING BUILDING RENOVATION
- TUNNEL CONNECTION
- STREETScape FROM PARKING GARAGE TO COURTHOUSE
- REMOVAL OF 4 HISTORIC HOUSES
- VALLEY BANK CONVERSION
- SITE UTILITY RECONFIGURATION
- TRAFFIC IMPROVEMENTS





**CHURCH STREET LOT**

**LOUDOUN COUNTY COURTHOUSE EXPANSION | Adjacent Lot**



**EDWARDS FERRY HOUSES STREETVIEW**

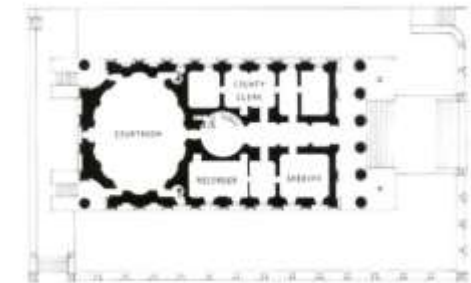
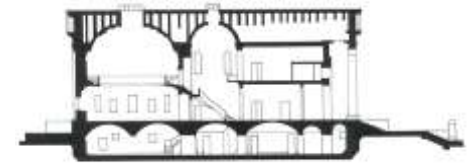
# **COURTHOUSE HISTORY/ PRECEDENT**



**“Courthouses of the Colonial era utilize an arcaded porch, which is reminiscent of the Italian piazza and town market of England. The brick arcade gave the courthouse their unmistakable identity as a public building.”**

**- Virginia’s Historic Courthouses**

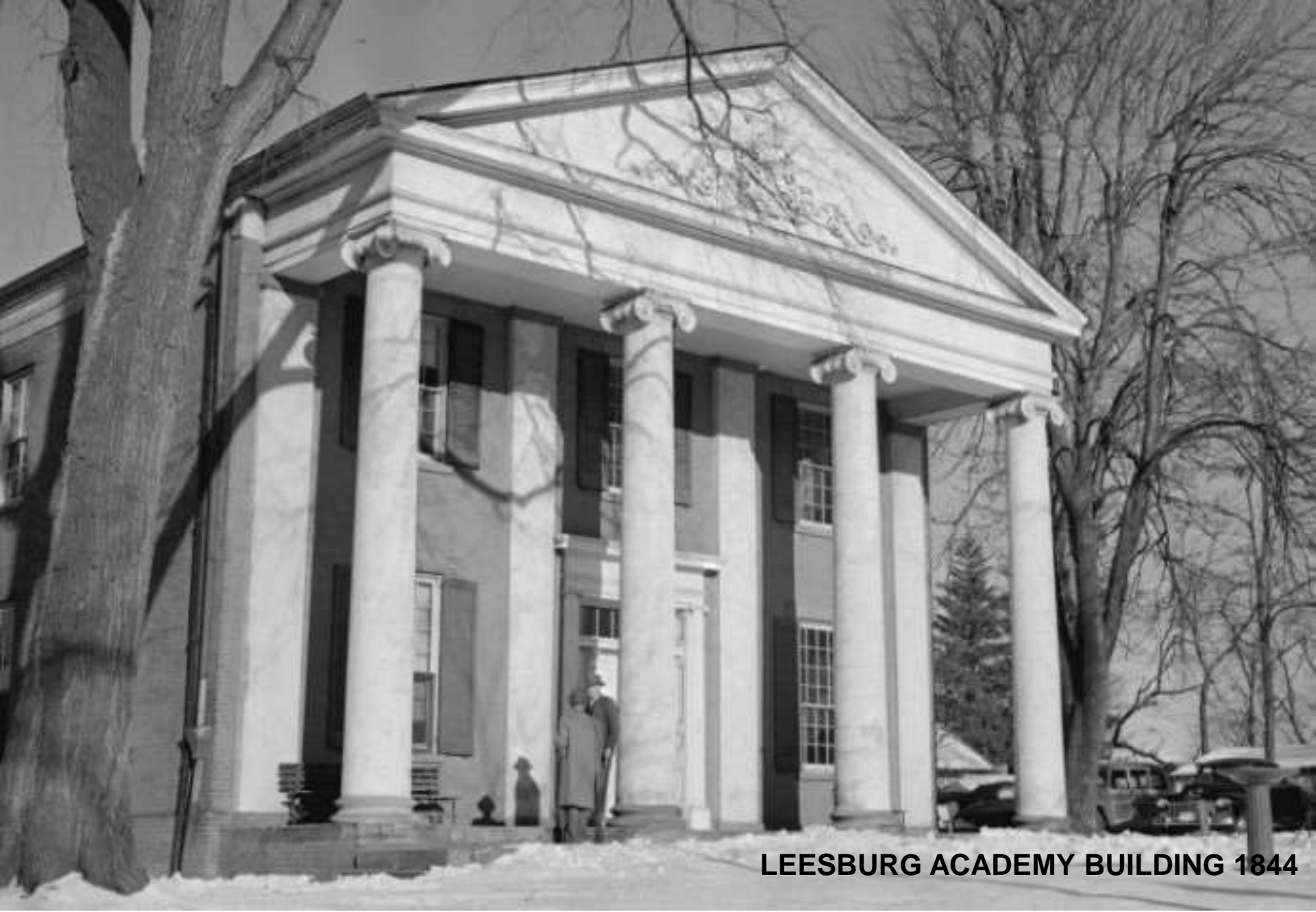
**KING WILLIAM COUNTY COURTHOUSE 1725**



**THE JEFFERSONIAN COURTHOUSE 1920'S**



**JEFFERSONIAN – CHARLOTTE COUNTY COURTHOUSE 1823**



**LEESBURG ACADEMY BUILDING 1844**



**LOUDOUN COUNTY COURTHOUSE 1894**



**RICHMOND SUPREME COURT 1921**



**DANVILLE COURTHOUSE AND POST OFFICE 1934**



**UNIVERSITY OF VIRGINIA**

**LOUDOUN COUNTY COURTHOUSE EXPANSION | VA Campus History**



**WASHINGTON AND LEE UNIVERSITY**

**LOUDOUN COUNTY COURTHOUSE EXPANSION | VA Campus History**



**WASHINGTON AND LEE UNIVERSITY**

**LOUDOUN COUNTY COURTHOUSE EXPANSION | VA Campus History**



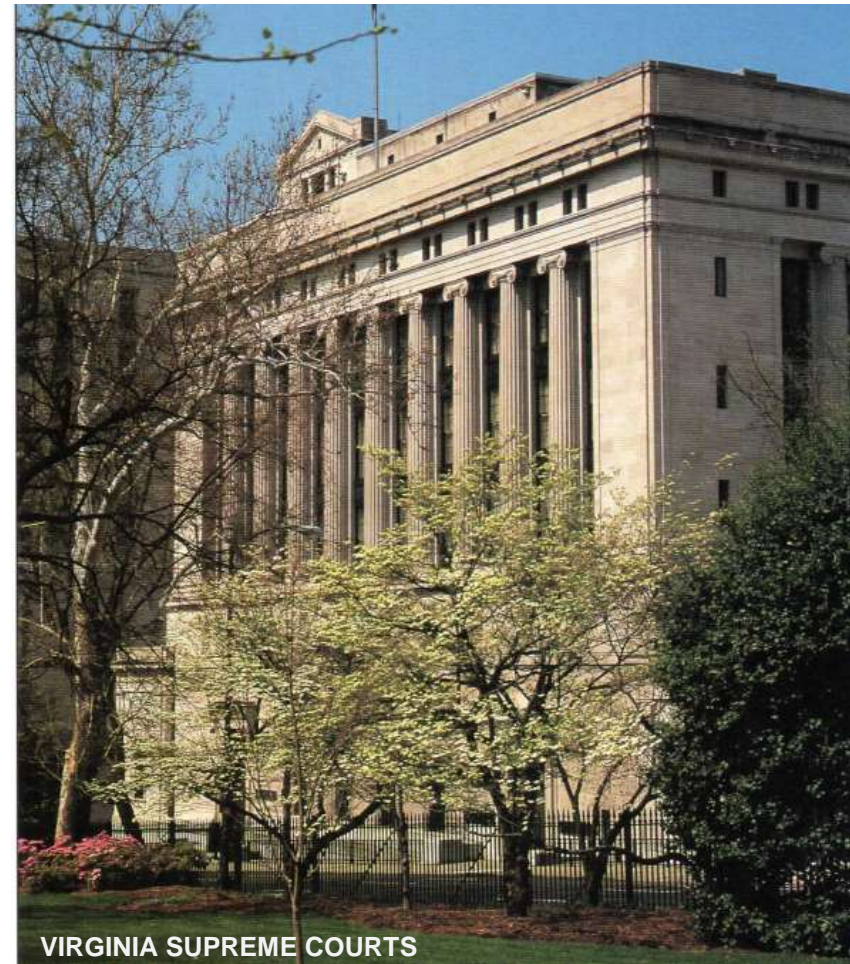
UNIVERSITY OF VIRGINIA



LOUDOUN COUNTY COURTHOUSE



WASHINGTON AND LEE CAMPUS



VIRGINIA SUPREME COURTS

## LOUDOUN COUNTY COURTHOUSE EXPANSION | Historic Precedence

# **MASSING OPTIONS**



MASSING OPTION 1



MASSING OPTION 2

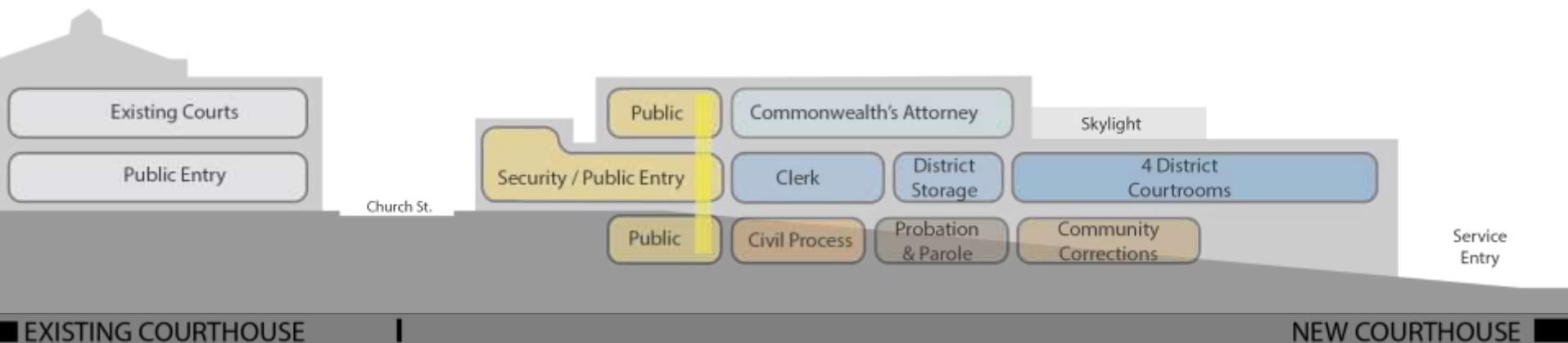


MASSING OPTION 3



MASSING OPTION 4

# CONCEPT ONE





## ANALYSIS

- 3 story concept
- Limited exterior public open space
- District court and clerk collocated on first level
- Commonwealth attorney, civil process, community corrections, probation & parole on the other levels
- Building entry is visible from both Edwards ferry and church street
- 14' setback from the property line along Edwards ferry road, 15' setback from church street



**MASSING STUDY | AERIAL VIEW FROM SOUTH**

**LOUDOUN COUNTY COURTHOUSE EXPANSION | Concept One**



**EAST VIEW ALONG EDWARDS FERRY ROAD**

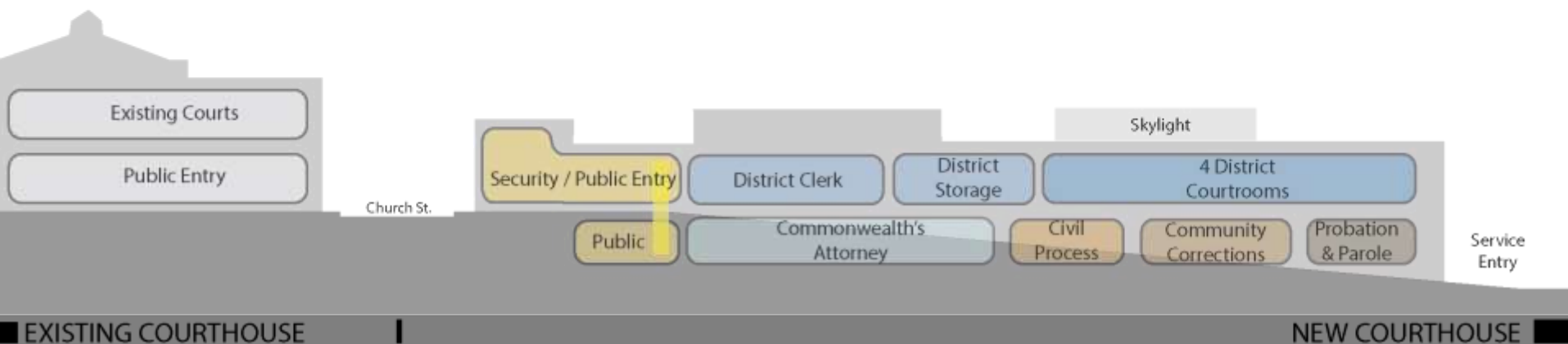


**AERIAL VIEW FROM WEST**



**AERIAL VIEW FROM NORTHEAST**

# CONCEPT TWO





## ANALYSIS

- 2 story concept (lowest overall height)
- Public open space along church street
- District court and clerk collocated on first level
- Commonwealth attorney, civil process, community corrections, probation & parole on the other levels
- Building entry is visible from church street
- 14' setback from the property line along Edwards ferry road, 60' setback from church street



**MASSING STUDY | AERIAL VIEW FROM SOUTH**

**LOUDOUN COUNTY COURTHOUSE EXPANSION | Concept Two**



**EAST VIEW ALONG EDWARDS FERRY ROAD**

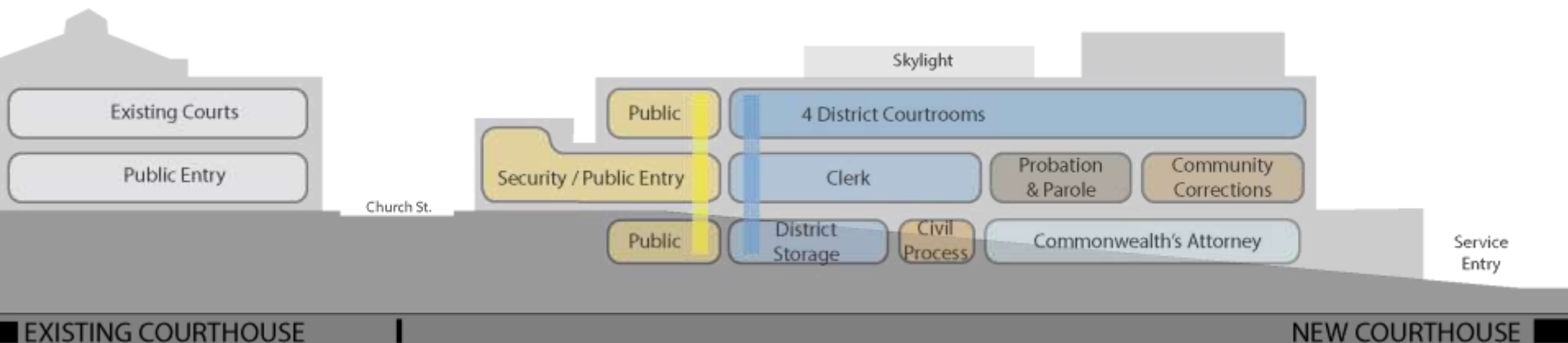


**AERIAL VIEW FROM WEST**



**AERIAL VIEW FROM NORTHEAST**

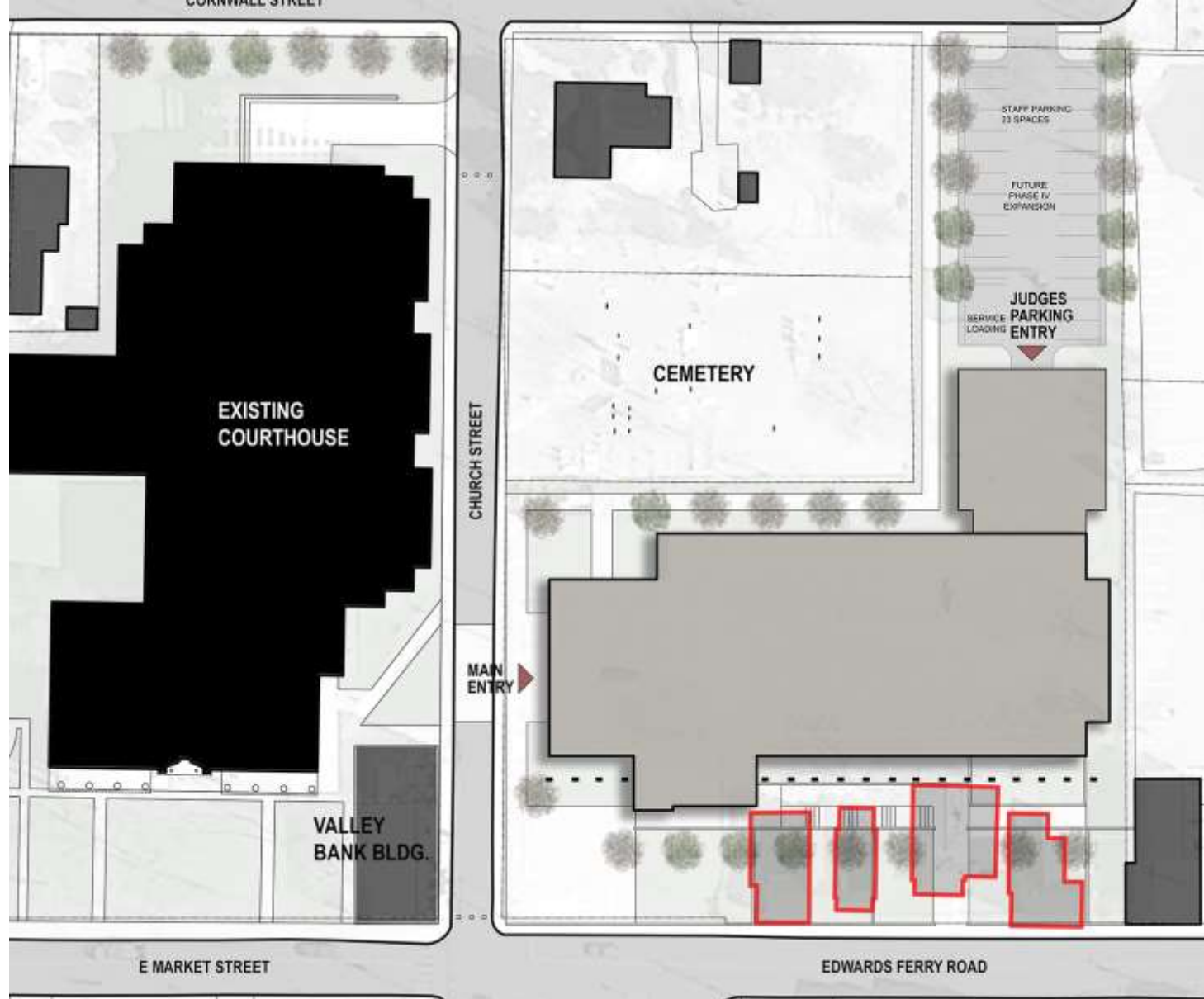
# CONCEPT THREE





## ANALYSIS

- 3 story concept
- Public open space along Edwards ferry road
- Split district court and clerk operations
- Commonwealth attorney, civil process, community corrections, probation & parole on the other levels
- Building entry is visible from both Edwards ferry and church street
- 85' setback from the property line along Edwards ferry road, 20' setback from church street



**NEW COURTHOUSE FOOTPRINT / EDWARDS FERRY HOUSES**



**MASSING STUDY | VIEW FROM THE SOUTH**

**LOUDOUN COUNTY COURTHOUSE EXPANSION | Concept Three**



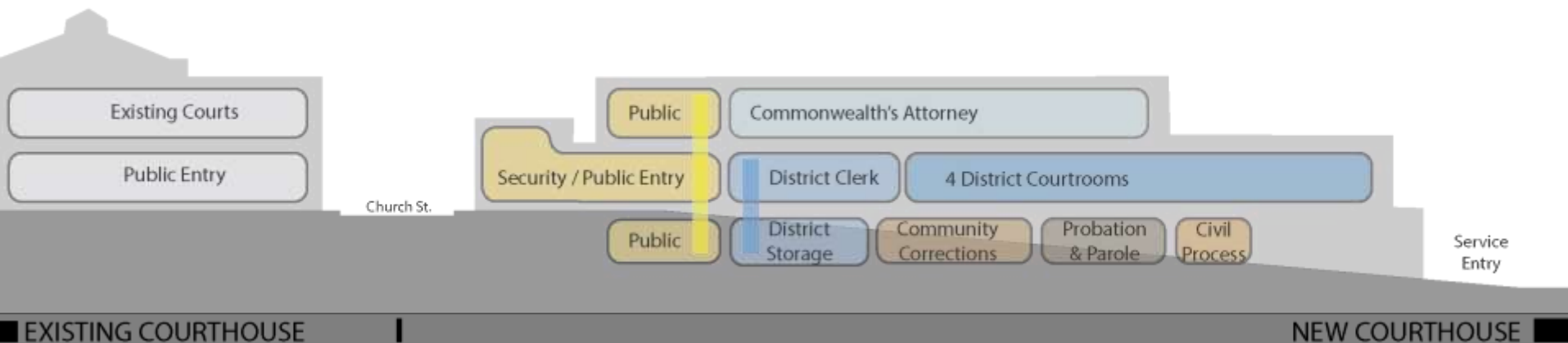
**EAST VIEW ALONG EDWARDS FERRY ROAD**

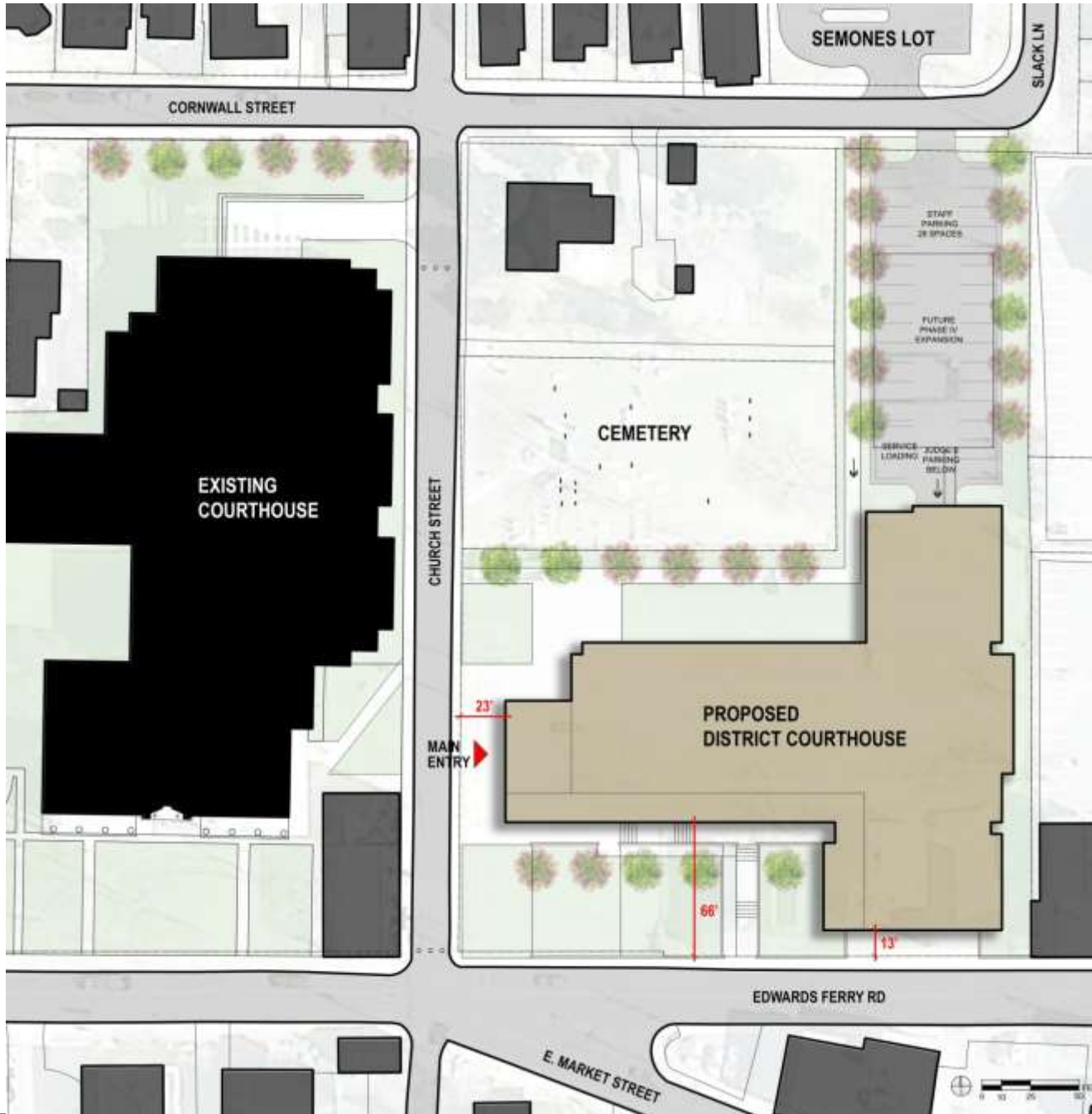


**AERIAL VIEW FROM NORTHEAST**

**LOUDOUN COUNTY COURTHOUSE EXPANSION | Concept Three**

# CONCEPT FOUR





## ANALYSIS

- 3 story concept
- Public open space along Edwards ferry road
- District court and clerk collocated on first level
- Commonwealth attorney, civil process, community corrections, probation & parole on the other levels
- Building entry is visible from both Edwards ferry and church street
- 13'/66' setback from the property line along Edwards ferry road, 23' setback from church street



**MASSING STUDY | VIEW FROM THE SOUTH**

**LOUDOUN COUNTY COURTHOUSE EXPANSION | Concept Four**



**EAST VIEW ALONG EDWARDS FERRY ROAD**



**AERIAL VIEW FROM WEST**



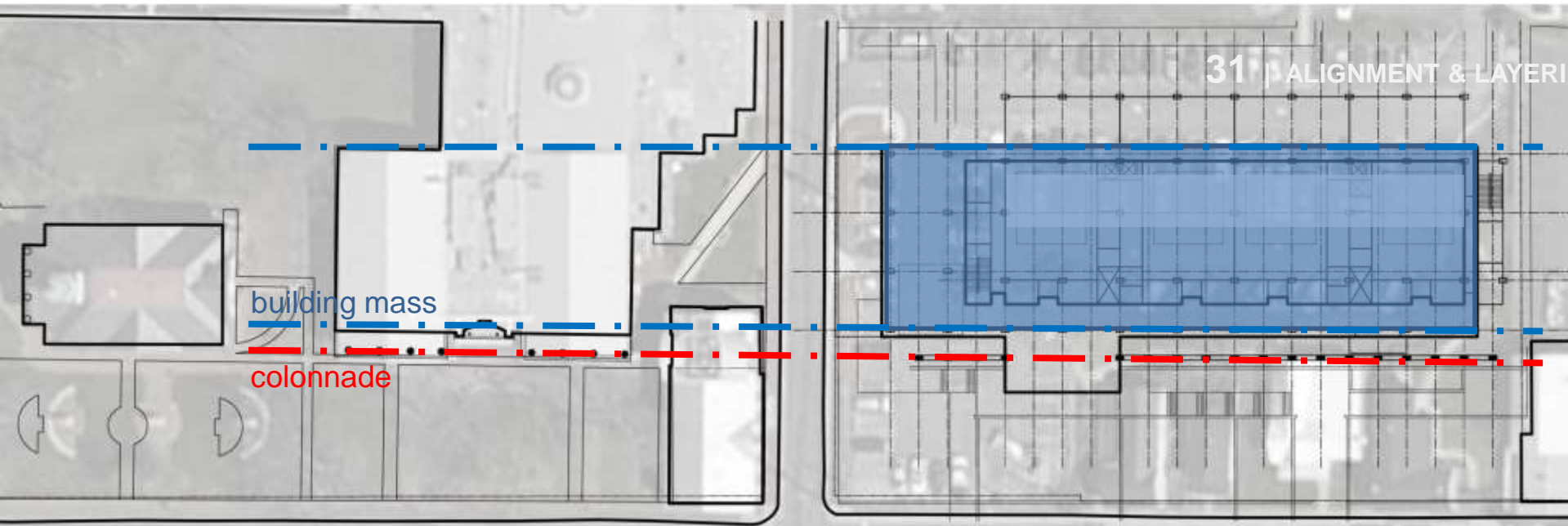
**AERIAL VIEW FROM NORTHEAST**



**CHOSEN BY CONSENSUS**

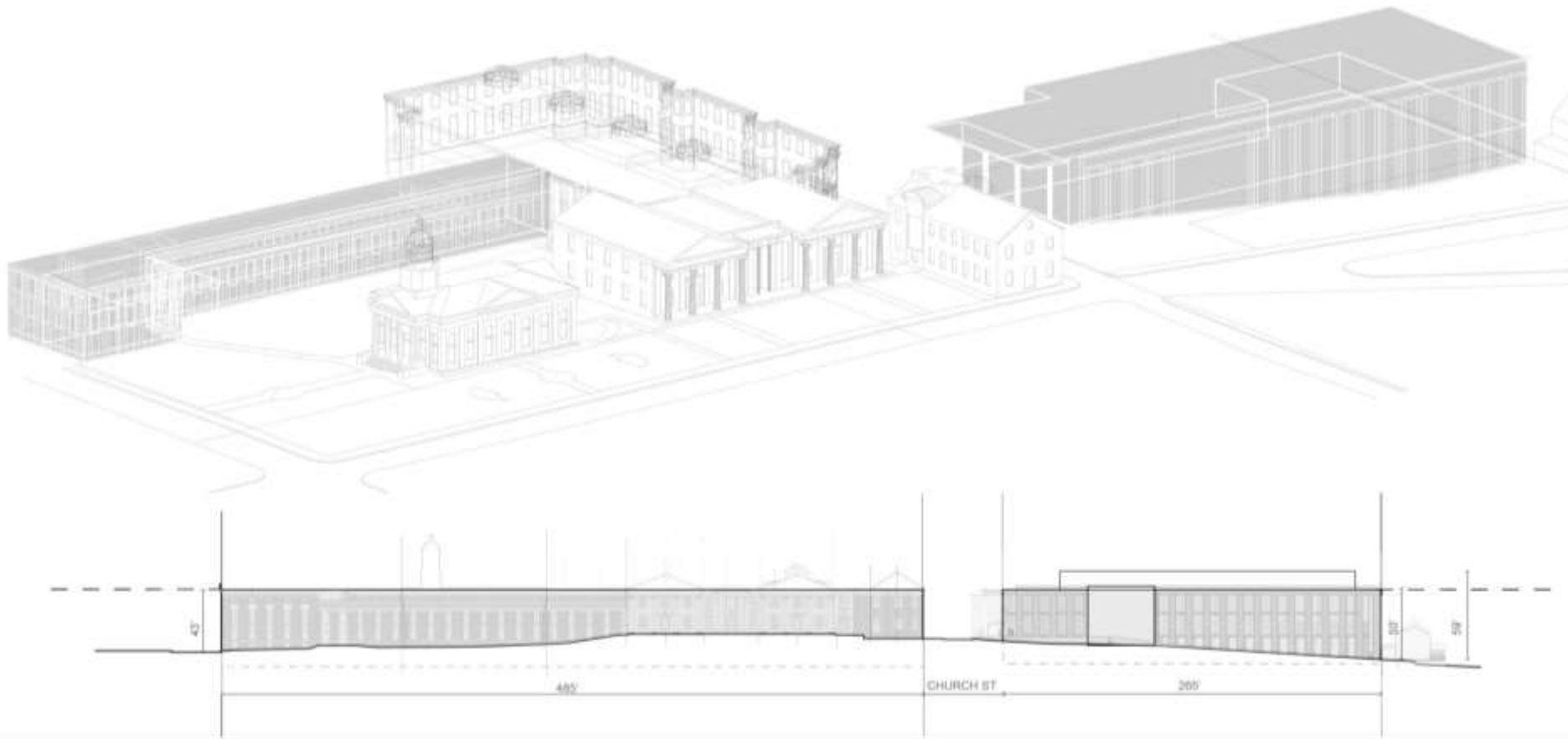
**LOUDOUN COUNTY COURTHOUSE EXPANSION | Concept Four**

# CONCEPT DEVELOPMENT



## ALIGNMENT & LAYERING

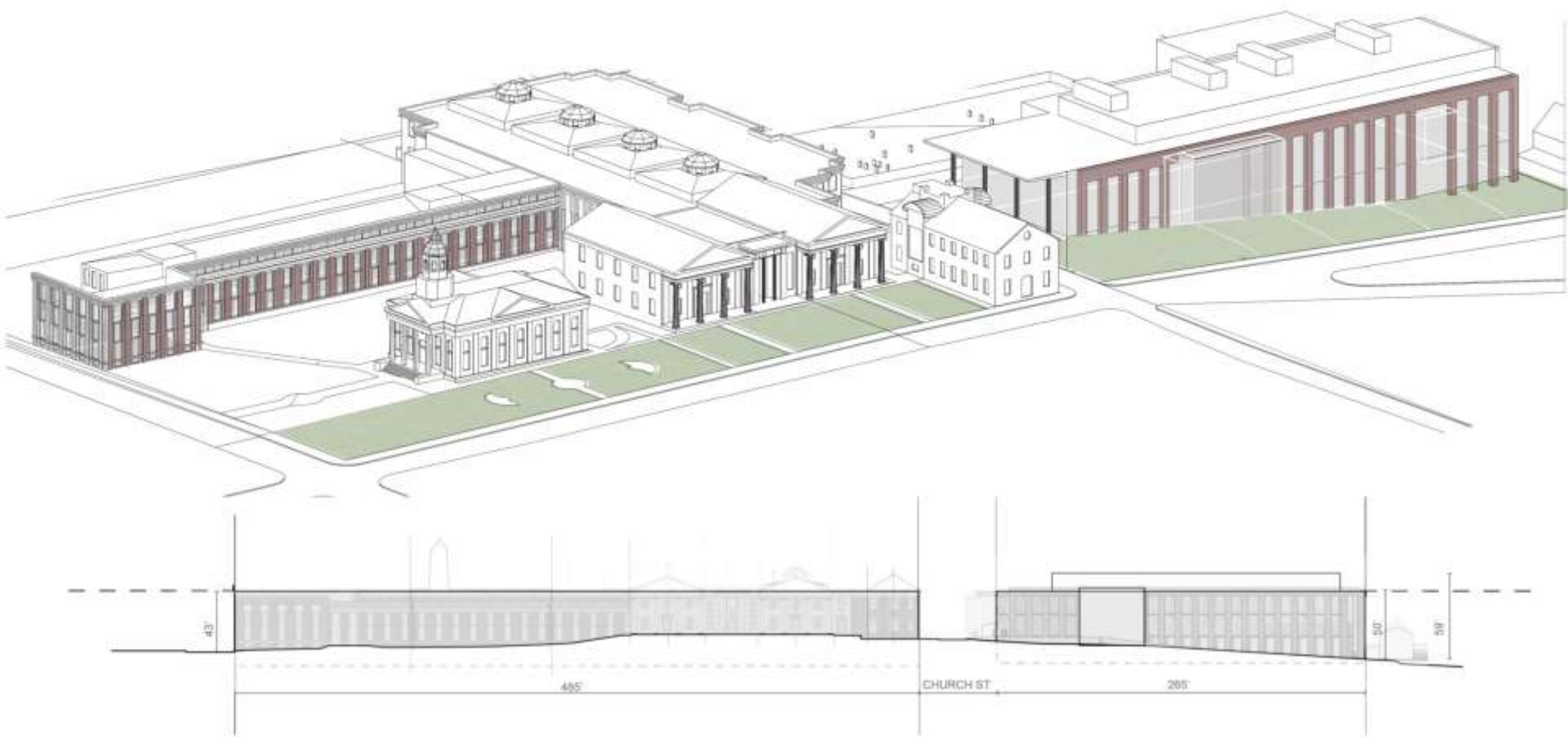
LOUDOUN COUNTY COURTHOUSE EXPANSION | Concept Four



## **MASSING & DATUM**

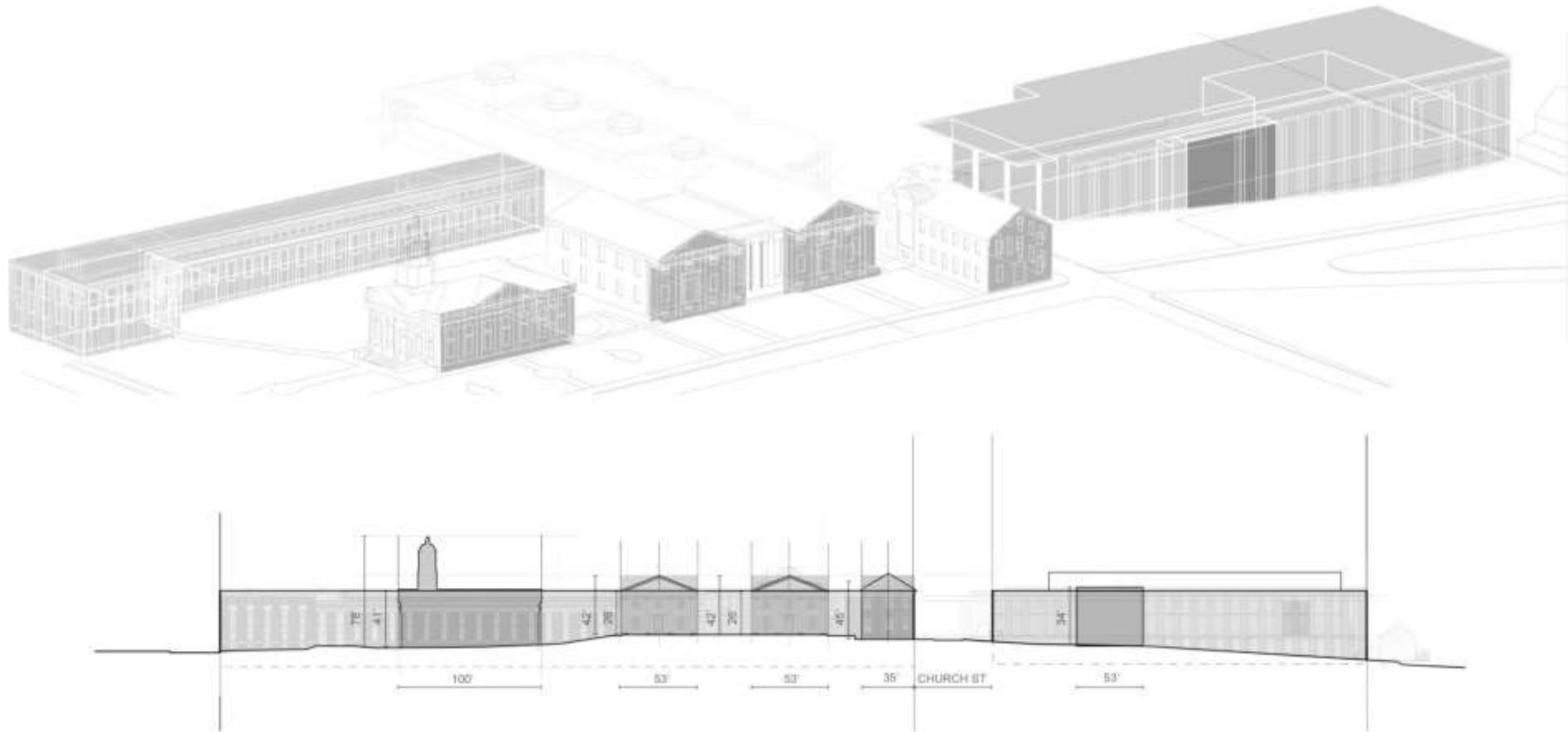
“Institutional buildings can use a deep setback with landscaping to emphasize their civic function.”

## **LOUDOUN COUNTY COURTHOUSE EXPANSION**



**BACKDROP**

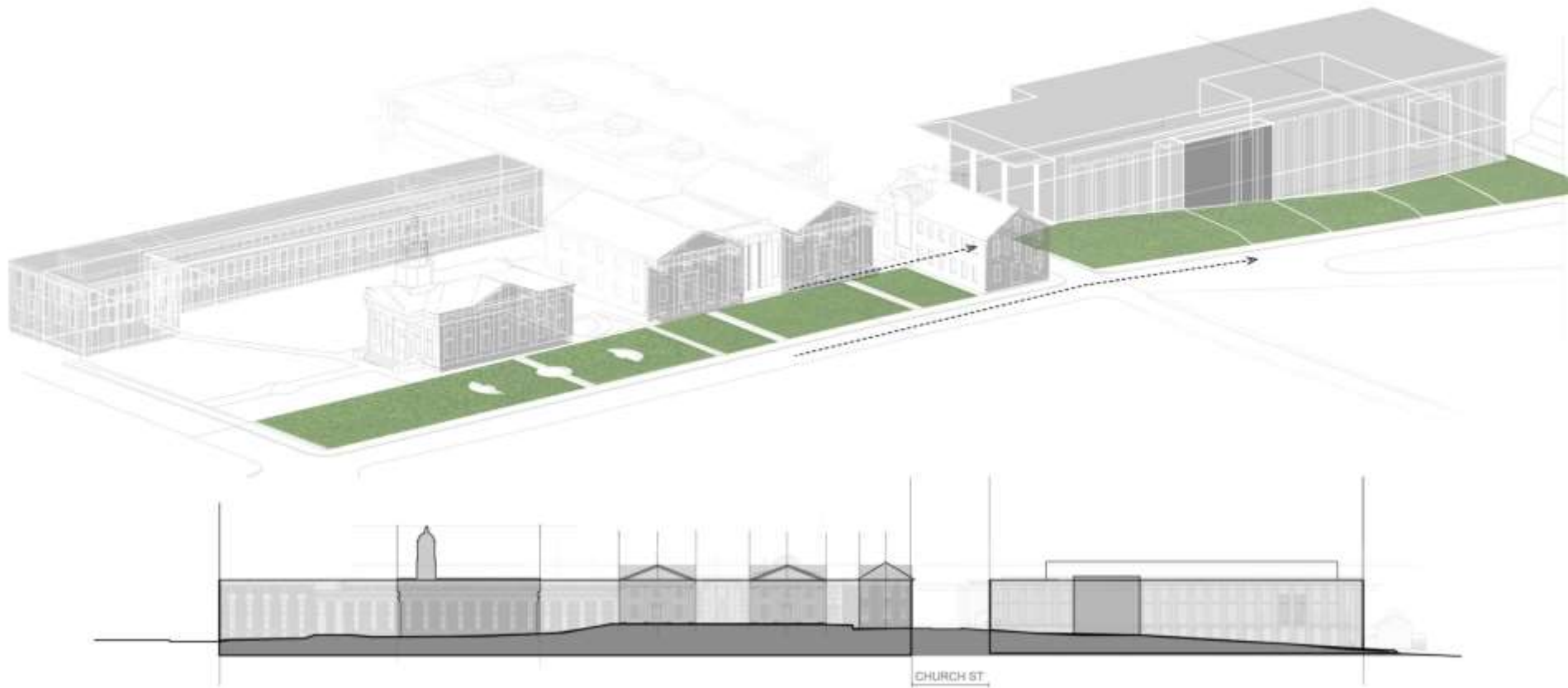
Building entry facade



**SECONDARY MASSING & BUILDING FACADE**

**LOUDOUN COUNTY COURTHOUSE EXPANSION**

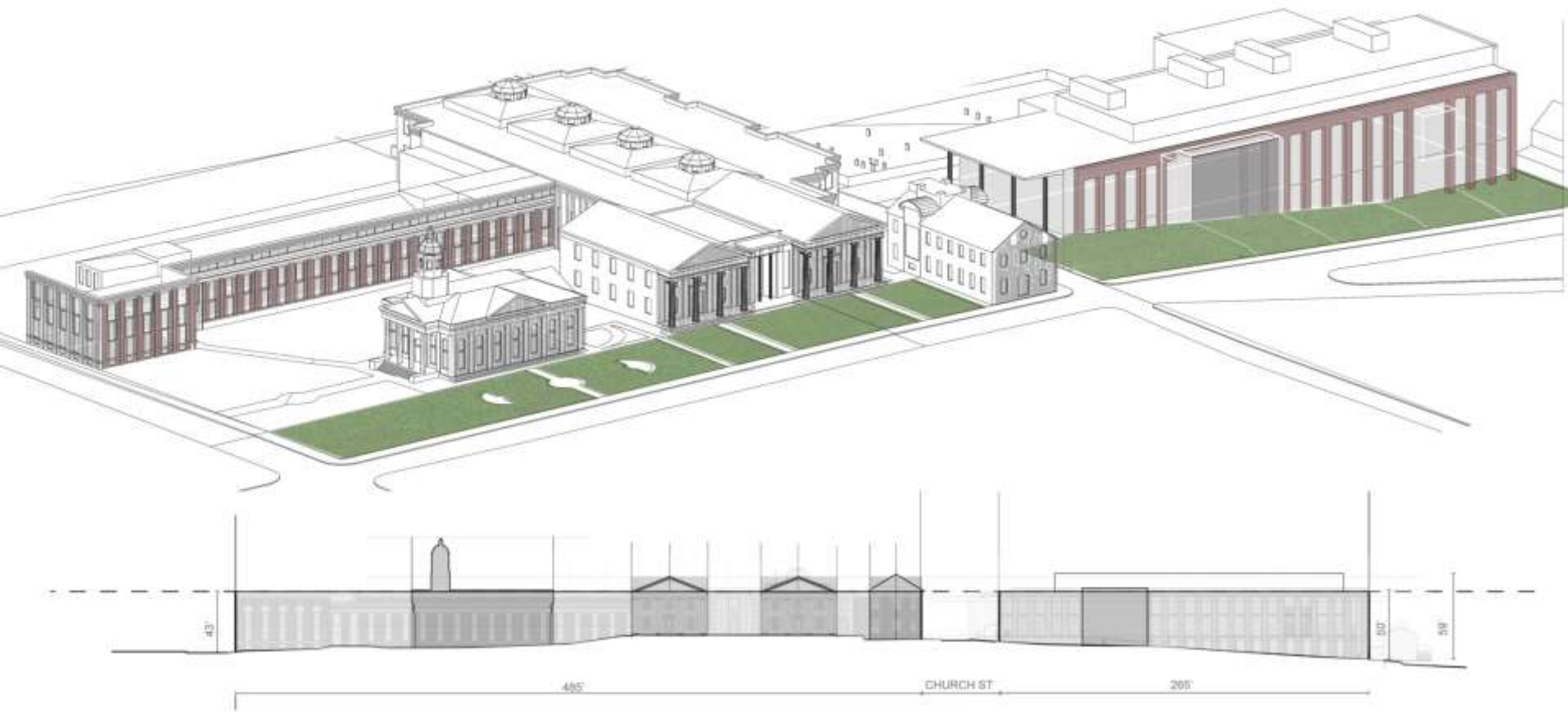
Extending open space



**EXTENDING OPEN SPACE**

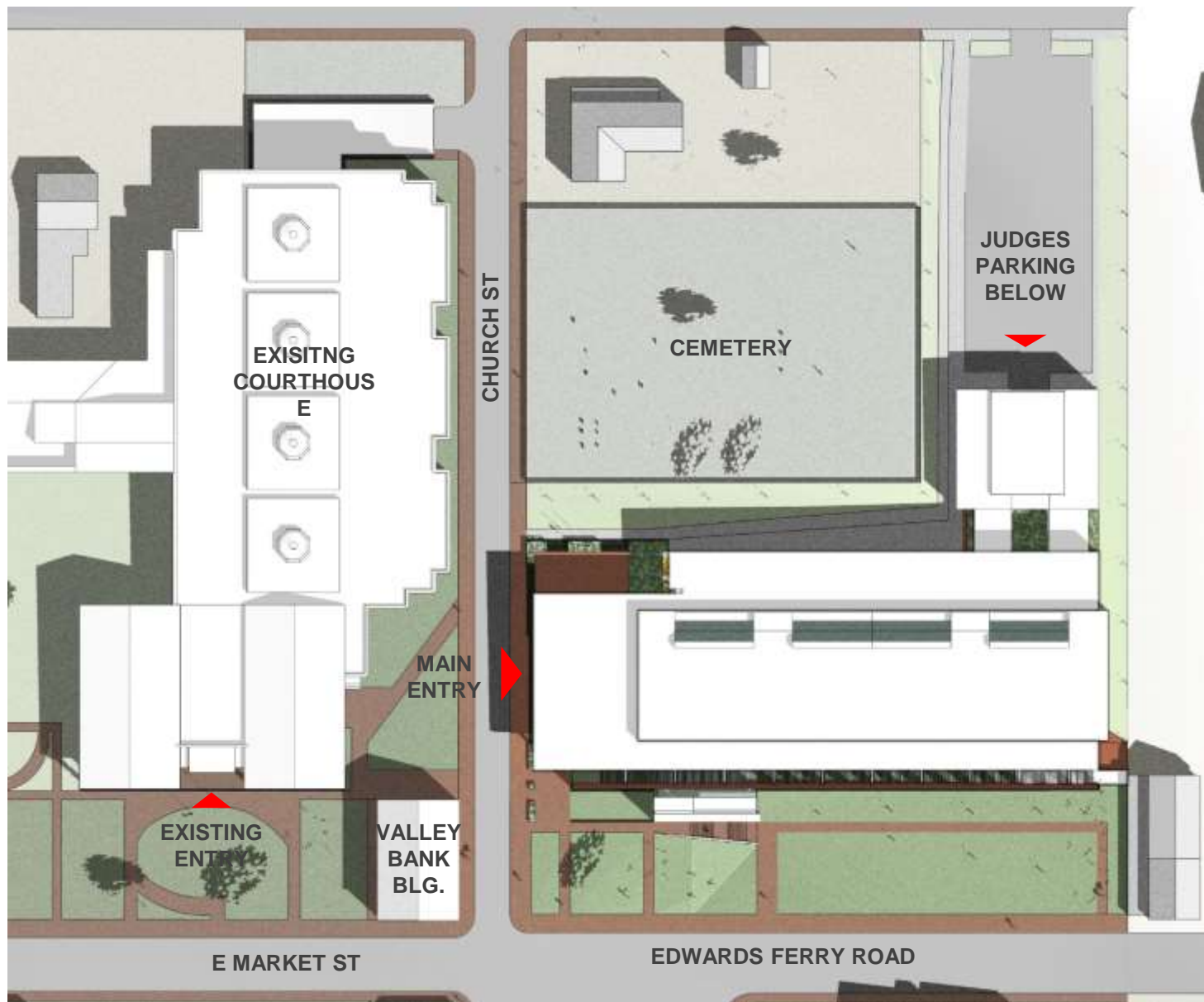
**LOUDOUN COUNTY COURTHOUSE EXPANSION**

Proposed



**PROPOSED**

**LOUDOUN COUNTY COURTHOUSE EXPANSION**



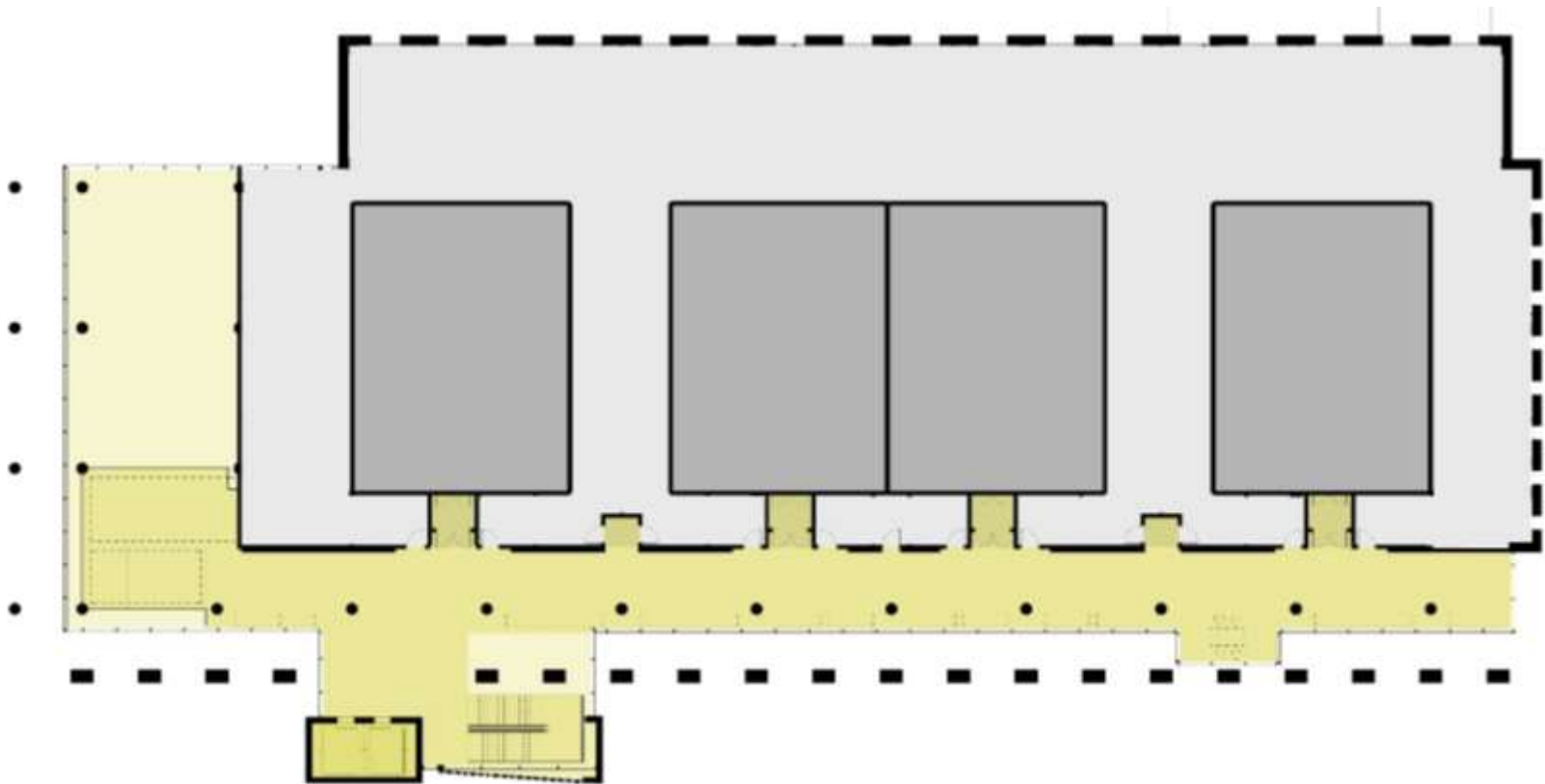
## SITE PLAN WITH ENTRY / PROPERTY SETBACKS

LOUDOUN COUNTY COURTHOUSE EXPANSION | Concept Four



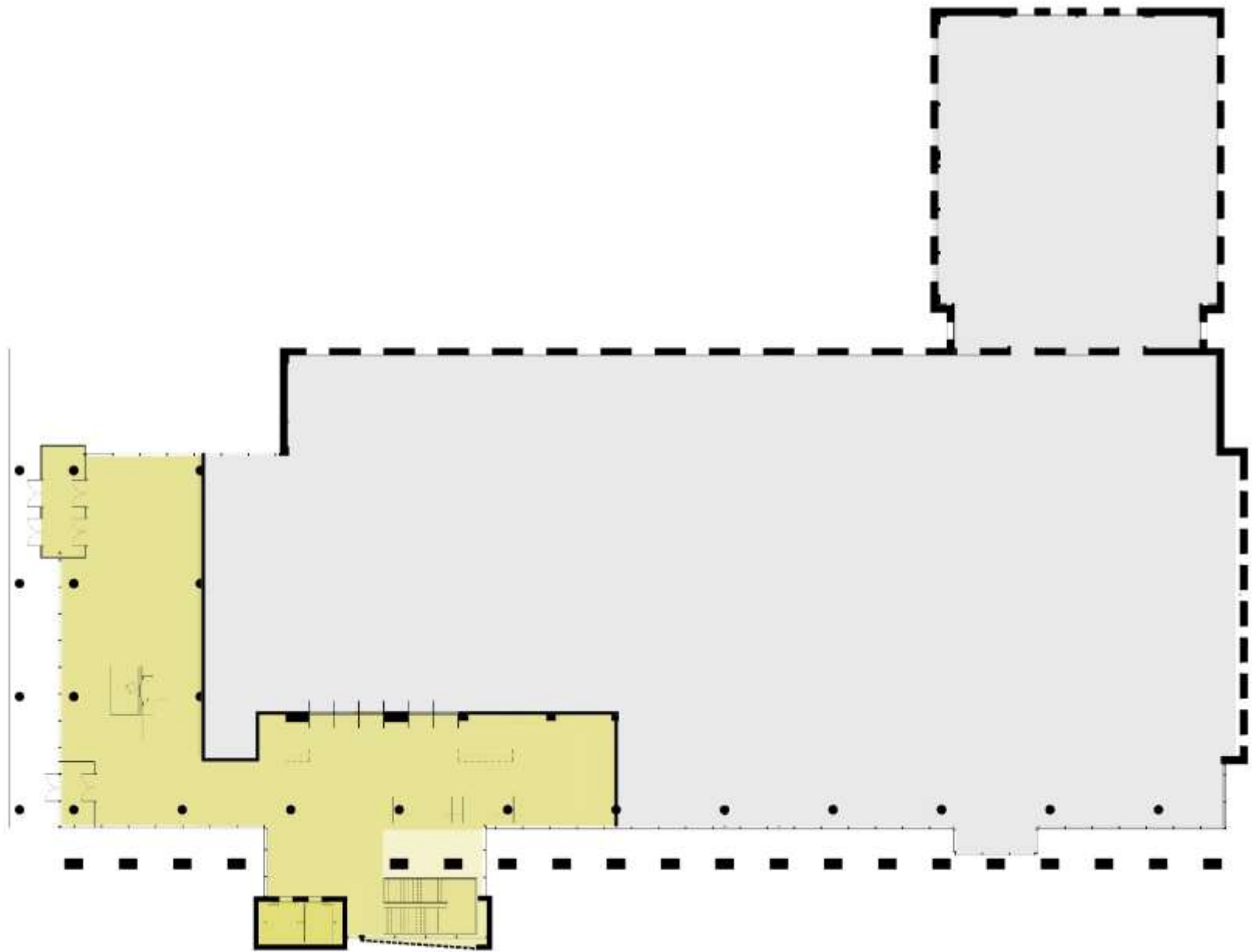
**COURTS CAMPUS**

**LOUDOUN COUNTY COURTHOUSE EXPANSION**



**ENTRY LEVEL**

**LOUDOUN COUNTY COURTHOUSE EXPANSION**



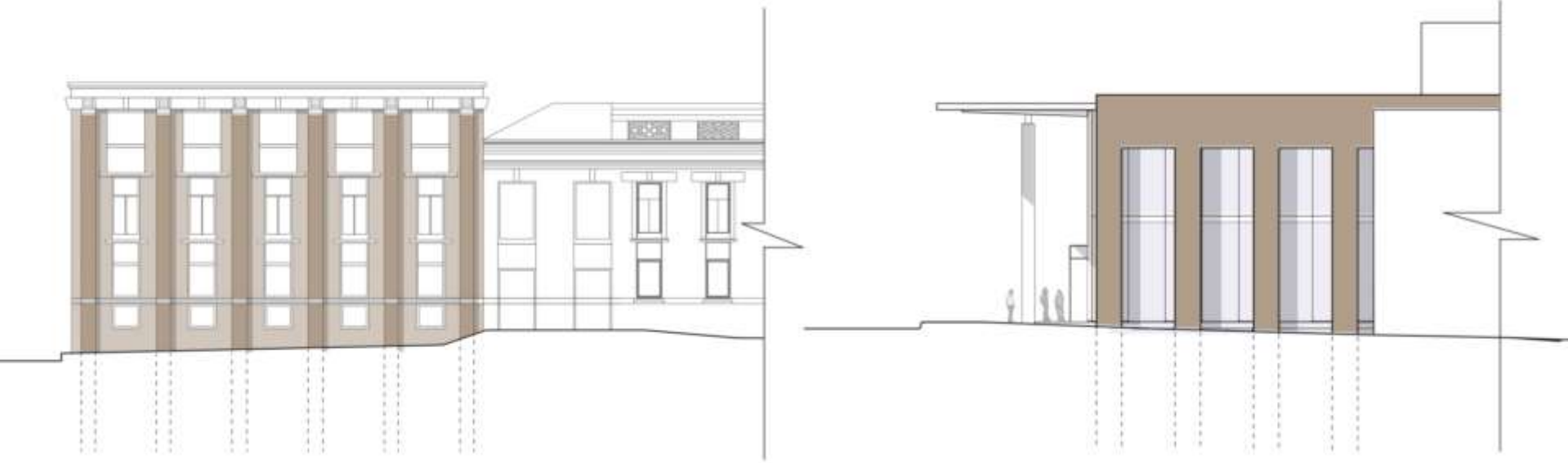
**COURTS LEVEL**

**LOUDOUN COUNTY COURTHOUSE EXPANSION**

# **EXTERIOR EXPRESSION**

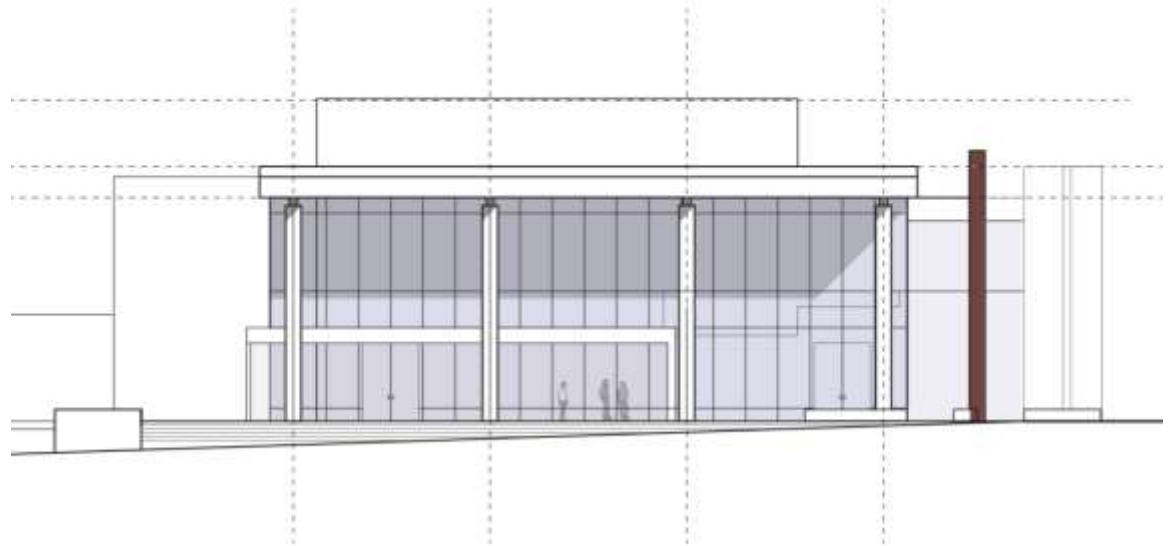


**Massing/Complexity of Form**



**BUILDING MODULE / WINDOW STUDY**

**LOUDOUN COUNTY COURTHOUSE EXPANSION**



**ENTRY PORCH SCALE**

**LOUDOUN COUNTY COURTHOUSE EXPANSION**



**A**



**B**



**C**



**D**



**E**



**F**



**G**



**H**



**I**



**J**

**ALTERNATE ELEVATION STUDIES**

**LOUDOUN COUNTY COURTHOUSE EXPANSION**



**SOUTH ELVEATION**

**LOUDOUN COUNTY COURTHOUSE EXPANSION | Elevations**



**SOUTH ELEVATION STUDY - 1**

**LOUDOUN COUNTY COURTHOUSE EXPANSION**



**SOUTH VIEW – EDWARDS FERRY ROAD**

**LOUDOUN COUNTY COURTHOUSE EXPANSION | Perspective**



**SOUTH EAST VIEW – EDWARDS FERRY ROAD**

**LOUDOUN COUNTY COURTHOUSE EXPANSION | Concept Four Perspective**



**NORTH WEST VIEW – CHURCH ST**

**LOUDOUN COUNTY COURTHOUSE EXPANSION | Perspective**

# **STAKEHOLDER EVALUATION**



**A**



**B**



**C**



**D**



**E**



**F**



**G**



**H**



**I**



**J**

**ALTERNATE ELEVATION STUDIES**

**LOUDOUN COUNTY COURTHOUSE EXPANSION**



**SOUTH ELEVATION STUDY – OPTION 2**



**SOUTH ELEVATION STUDY - OPTION 3**

**LOUDOUN COUNTY COURTHOUSE EXPANSION**



**SOUTH ELEVATION STUDY – OPTION 4**



**SOUTH ELEVATION STUDY – OPTION 5**

**LOUDOUN COUNTY COURTHOUSE EXPANSION**



**CAMPUS - OPTION 5D**

**LOUDOUN COUNTY COURTHOUSE EXPANSION**



**AERIAL OF CAMPUS**

**LOUDOUN COUNTY COURTHOUSE EXPANSION | Concept 5D**



**AERIAL ALONG MARKET STREET**

**LOUDOUN COUNTY COURTHOUSE EXPANSION | Concept 5D**



**SOUTHEAST STREET VIEW - EDWARDS FERRY RD**  
**LOUDOUN COUNTY COURTHOUSE EXPANSION**



**SOUTHWEST STREET VIEW - CHURCH STREET**  
**LOUDOUN COUNTY COURTHOUSE EXPANSION**



**WEST STREET VIEW – ACROSS CHURCH STREET**  
**LOUDOUN COUNTY COURTHOUSE EXPANSION**



**CAMPUS ELEVATION OF CONCEPT**

**LOUDOUN COUNTY COURTHOUSE EXPANSION | Option 5**



**INTERSECTION SOUTHWEST ST VIEW – MARKET STREET**  
**LOUDOUN COUNTY COURTHOUSE EXPANSION | Concept 5**

# **CONCLUSION & DISCUSSION**