

A NEW COUNTY COURTHOUSE AND SQUARE FOR DALLAS, TEXAS

by

RICHARD WINTERSOLE

Submitted to the Faculty of the  
School of Architecture and Environmental Design  
in Candidacy for the Degree of

MASTER OF ARCHITECTURE

THE UNIVERSITY OF TEXAS AT ARLINGTON

May 1981

## TABLE OF CONTENTS

Chapter		
I:	Introduction.....	1
	The Problem.....	1
	Background.....	2
	The Method.....	4
II:	Evidence.....	6
	Law Court Evolution.....	6
	The Contemporary Courthouse.....	18
	Case Studies.....	26
	The Site.....	36
III:	Analysis.....	39
	Dallas County Court Functions.....	39
	Site Analysis.....	43
	Square Footage Summary.....	44
IV:	Conclusion.....	49
	Design Issues.....	49
	Design Documentation.....	51
	Appendix.....	59
	Selected Bibliography.....	70

## CHAPTER I INTRODUCTION

### Problem Statement

Dallas County recently purchased a site in downtown which the City's Master Plan has earmarked for a new County Courthouse to be constructed in 1995. (Akins, 1980) The site is located at the northern edge of an open urban space which contains John F. Kennedy Memorial Plaza and John Neely Bryan County Park. Existing on the site and providing an integral edge to the open urban square is the Purse Building, a warehouse constructed in the Chicago style in 1898. Representatives of the County and the County Historic Commission have expressed an interest in incorporating the Purse Building into the design for the new Courthouse and redesigning the square.

The existing facilities of the Old County Courthouse (Old Red) cannot support the District Courts as it now functions, and has become a hinderance to efficient operations. The County needs a new Civil Courthouse to accommodate an increasing case load which reflects the growth of the population of Dallas County. A new Courthouse would provide badly needed space for present and future civil courts.

Because parking for the new Courthouse is scheduled to be constructed underneath John Neely Bryan County Park (Hodges, 1980), an opportunity is provided to redesign both J.F.K. Plaza and John Neely Bryan County Park. The design of the open urban space which the plaza and park comprise has been called cold and sterile. (Godbey, 1974, p. 147) The square could be put to a more productive use and relate to the surrounding area.

The present project prepares a design that will not only provide an efficient and well conceived facility for courts and related support functions, but will also furnish an urban square that can be used and enjoyed by the people of Dallas.

### Background

Sources for this project include both related literature and interviews. Background material comprises two general categories: data that pertains to the design of the Courthouse and information that relates to the new urban square.

The form of the law court has its roots in the form of the Roman Basilica. From the late 12th Century to the late 17th Century legal court functions were mixed with other civic functions, most notably those found in town halls. Law courts in general evolved from a simple building for public gathering to specialized complexes with a design that is dependent upon jurisdiction. The courthouse evolution in America was similar; county courts were simple frame or brick buildings that doubled as town halls. As time progressed, they became focal ornaments boasting a variety of towers, clocks, bells and lively exterior treatments. (Hitchcock 1970, Pare 1978) American courthouses of the 20th Century relate to important functional and technological issues, leaving the older idea of county image as forgotten history. (Hitchcock 1970, Pare 1978, Welch 1971)

General design requirements for new courts fall into four categories: (1) flexible space for administration and permanent space for judicial functions; (2) separate circulation systems for the public and for judges, jurors and staff;

(3) accommodations for future expansion; and (4) consideration for public convenience. (Greenberg 1975)

Specific functions of the proposed Courthouse will be to house Family Domestic Relations Courts, Juvenile Courts, Probate/Mental Illness Courts and County Courts at Law. Each type has its own specific spatial and functional interrelationships. Operations analyses have been conducted which describe the way in which a case moves through a court depending on its jurisdiction. (Sobel 1973) Specific spatial requirements for Dallas County Courts are available. (Pratt 1968, Hodges 1980, Stewart 1980) Courthouses and courtrooms have strict requirements for acoustics, lighting and HVAC systems as well as security and electronic information systems. (Sobel 1973)

Adaption of existing structures for civil buildings is not a new idea. (Pevsner 1976, Welch 1971) The advantages of renovating old buildings include a physical link to the past, minimal disruption to the site and little expense. (Bunnell 1977, ULI 1978) The Purse Building provides an opportunity to adapt an unused but historically significant warehouse into the design of the new Courthouse. A study for converting the Purse Building to county offices lists code and restoration criteria. (See Appendix) Strategies for retrofitting historical buildings with contemporary mechanical systems for courts functions have also been investigated. (National Trust for Historic Preservation 1976)

Public squares and municipal buildings have been associated since Greek and Roman times. The form of the European urban square evolved from an open space that resembled an empty parade

ground to the small rurban squares that now provide color and scale to European cities. (Mumford 1961) Although the American square owes its existence to its European predecessor, its shape is somewhat different. Whereas European squares were an outcome of medieval building patterns, most American squares were permanently excluded. (Heckscher 1977) Texas squares and courthouses have been associated with each other from the beginning of county government in Texas. (Welch 1971, Robinson 1972)

The site includes the two most centrally located county parks in Dallas: J.F.K. Plaza and John Keely Bryan Park. Because they are seldom used, some authorities feel they should be redesigned. (Godbey 1974, Stewart 1980, Hodges 1980) To approach urban square design, past research suggests three general strategies: the square is conceived as a figural volume (Bacon 1967, Peterson 1980, Krier 1979), the square articulates contextural relationships (Rowe 1978), and the square relates to nearby market activities (Jacobs 1967, Bacon 1967) and the West End (Goals for Dallas 1971, Center for Urban and Environmental Studies 1976).

#### Method Statement

This investigation progresses from a general study of background material concerning municipal buildings and open urban spaces to specific design criteria and design presentation. The legal court is described as a building type with references to specific historical examples. This background material provides a basis for comparing and evaluating current concepts

in courthouse design. A review of recent literature and case studies of contemporary courthouses furnishes an overview of present-day courthouse design. The site is analyzed in terms of its history, the Purse Building and the urban park and plaza.

Specific design requirements are formulated for Dallas county Civil Courts. Jurisdictions are described and spatial relationships between offices are illustrated. Square footage requirements, site analyses and code requirements are presented in tabular form. A statement of design concept and intent is presented with complete project documentation.

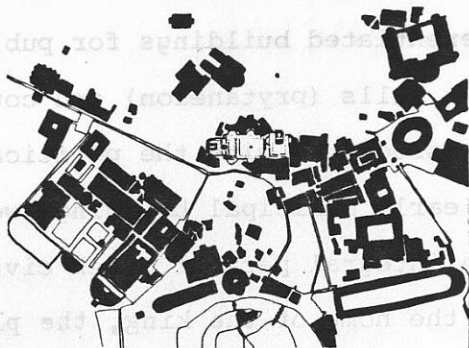
## CHAPTER II EVIDENCE

### Law Court Evolution

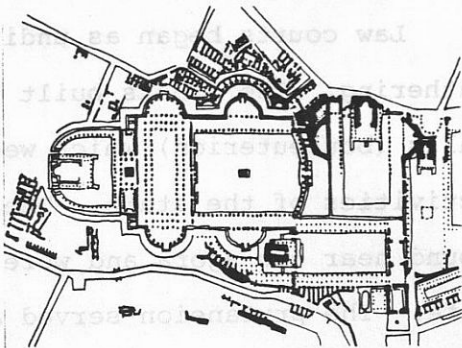
Law courts began as undifferentiated buildings for public gathering. The Greeks built town halls (prytaneion) and council halls (bouleuterion) which were associated with the political activities of the state. These early municipal buildings were found near the agora and were an integral part of Greek civic life. The prytaneion served as the home of the king, the place where foreign emissaries would be entertained and where state banquets were held. The bouleuterion was a large hall where citizens served in the town council or were chosen for jury duty. The form the bouleuterion took in Athens was that of a square building with five interior columns. Later, a new bouleuterion was constructed behind the old one. It was recessed into the adjoining hillside and constructed with semi-circular stepped seats. During the Hellenistic period the agora realized the full maturity of its development. The old bouleuterion was replaced by the metroon which provided a long horizontal colonaded base line which, along with the south stoa and the Stoa of Attalos, identified and contained the open public space of the agora. Each new building, internally ordered around one axis, was placed in relation to existing buildings creating an angular volume of space which bound the two together. The tension between buildings maintained coherence across the angular space. (Bacon 1967,p.68)

The arrangement of these public buildings and the square which they enfronted was a powerful idea; the form of the public space

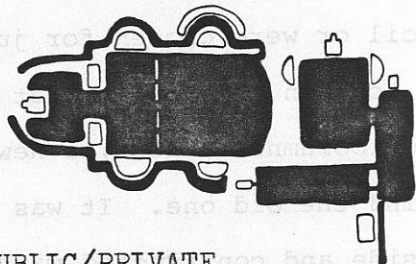




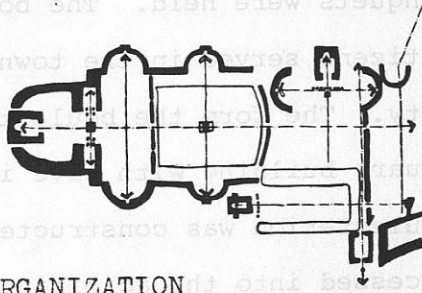
CONTEXT



PLAN



PUBLIC/PRIVATE



ORGANIZATION

TRAJAN'S FORUM

they confronted was a powerful idea; the form of the public space  
 The arrangement of these public buildings and the square which  
 maintained coherence across the angular space. (Bacon 1967, p. 68)  
 bound the two together. The tension between buildings  
 existing buildings creating an angular volume of space which  
 internally ordered around one axis, was placed in relation to  
 the open public space of the square. Each new building,  
 south axis and the axis of Attalos, identified and contained  
 long horizontal colonnaded base line which, along with the  
 old bouleuterion was replaced by the metreon which provided a  
 the square realized the full maturity of its development. The  
 semi-circular stepped seats. During the Helios Forum

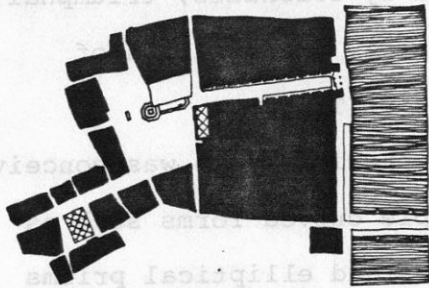
they created has inspired designers for centuries.

Whereas the Greeks developed angular relationships between internally ordered buildings, the Romans used a rational order which was made possible by the fragmentation of functions into separate units. In Classical Rome, Law Courts were found in the basilicas of the imperial fora. (Fletcher 1976, p.125) Judges would hold court at either end of the basilicas; each judge occupying a niche defined by the interior columns of the semi-circular space. Interior spaces of the basilicas were organized and related to outside spaces by axes. Buildings grew axially from the ones that preceded it. The central axis of each building was made exactly perpendicular to that of the one before, producing a system of cross axes unifying the entire scheme. The sequence of spaces were varied as one passed through closed and open spaces defined by colonades, triumphal arches, open squares, atria and ultimately the basilica of Trajan, Trajan's column and the Temple of Trajan.

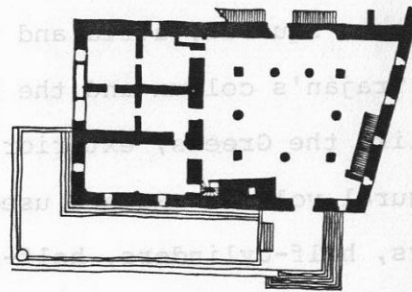
Unlike the Greeks, exterior and interior space was conceived as a figural volume. Romans used simple curved forms such as cylinders, half-cylinders, half-spheres and elliptical prisms which were contrasted with rectangular forms and held together by unifying post-and-lintel colonades and similarly scaled rows of arches.

As the Roman Empire ended something corresponding to the Greek bouleuterion came into existence when the towns of North and Central Italy had achieved independence from Imperial Rome. The oldest dated governmental building of this time is the Palazzo del Broletto at Como, Italy, inscribed in 1215. The

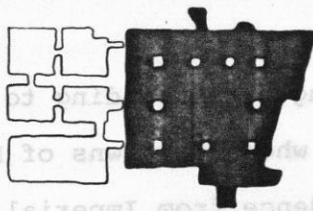
they created has inspired designers for centuries. Whereas the Greeks developed angular relationships between internally ordered buildings, the Romans used a rational order which was made possible by the fragmentation of functions into separate units. In Classical Rome, Law Courts were found in the basilicas of the imperial fora. (Fletcher 1975, p. 112) Judges would hold court at either end of the basilica; each judge occupying a niche defined by the interior columns of the semi-circular space. Interior spaces of the basilicas were organized and related to outside spaces by axes. Buildings grew axially from the ones that preceded it. The central axis of each building was made exactly perpendicular to that of the one before, producing a system of cross axes uniting the entire scheme. The sequence of spaces were varied as one passed through closed and open spaces defined by colonnades, triumphal



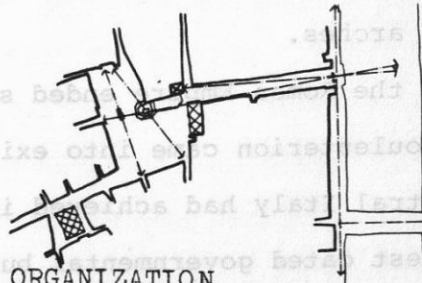
CONTEXT



PLAN



PUBLIC/PRIVATE



ORGANIZATION

PALAZZO VECCHIO

plan became standard: an open ground floor with arcades and one large room above. This building type was derived from palaces of the mid-11th Century. (Pevsner 1976, p. 27) At Como, the arcaded ground floor was integral with the market held in front of the building; the upper floor served as town hall and legal court. Similar government buildings are found in Milan and Minden; each sharing an arcaded ground floor with adjacent market spaces and a large hall above for legal courts. A further development on this theme is found at Brescia, Verona and Cremona; more wings were added until they formed an interior courtyard with four sides. Market activities still occupied the ground floor.

Between 1250 and 1300 a new type was developed in Tuscany. It consisted of two parallelepiped halls, one on top of the other with an interior open court. The lower hall was no longer open, which means that the market function was now splitting off.

In Florence, the Palazzo Vecchio follows the Tuscan model. It has a fortress-like character and ground floor arcading is absent. The plan is complex. The north third had three assembly rooms, one on top of the other, the south two-thirds a spacious courtyard with a cloister at ground level and rooms above. A tower was added as a vertical landmark. The Palazzo Vecchio enfronts the Piazza della Signoria and was originally conceived as an entirely self-contained urban center. (Bacon 1967, p. 86) During the Renaissance, Cosimo de Medici commissioned Giorgio Vasari to design the Uffizi Palace as both a practical and an architecturally symbolic link between the town center, the River Arno and the Ponte Vecchio.

The Uffizi acts as a gate or a visual frame which interrelates the Palazzo Vecchio, the dome of the cathedral and the sculpture in the Piazza della Signoria. Colin Rowe describes the Uffizi as a figural void which, as an urban space, "reconciles the opposite themes of the spontaneous randomness of the Piazza and the self-conscious order of the Italian Renaissance." (Rowe 1978, p. 68) As in Medieval times, legal courts during the Renaissance and Baroque periods were associated with town halls. During the 17th Century the buildings that housed town halls and law courts could be grand affairs. The Amsterdam Town Hall was a monumental edifice 263 feet long and 167 feet high. (Pevsner, 1976, p. 33) The block is a parallelepiped with two courtyards separated by a wide apartment which lies on axis with the center of the facade. No previous town hall had possessed an apartment in such a position before. The legal courts were located in a prominent position which enfronted the interior courtyards.

Separate monumental buildings for legal courts began in York, England, where in 1705 a Debtor's Prison had been built in a Vaubughian style. In France, separate buildings for legal courts start in the late 18th Century with Boullée's design for a "Palais De Justice", and, being on the megalomaniac scale of Boullée and the Grand Prix of the French Academy, remained on paper.

"The basement contains prison cells. 'It seemed to me that in designing this august palace elevated over gloomy dens of vice, I would be able...to present an imposing metaphor of Vice crushed under the weight of Justice.'

'To give fitting majesty to this courthouse, I have made it loom over its surroundings. It rises in such a manner that it seems part of

the heavens; bathed in light, it becomes resplendent. I have appropriated the ground level for entrances to the prison as though the lowly earth were the precarious sepulcher of criminals. And since architecture's grand nobility comes from simplicity of mass, I have permitted no breaks in the facade of the building. The monument owes its special dignity to my arrangement of the decoration." (Menil , Visionary Architects, 1968, p.49 )

The form of the European courthouse remained essentially the same in the 18th and 19th Centuries; the only changes that occur are stylistic. Design for legal courts pass from the style of the Ecole des Beaux Arts to Classic and the revival Gothic. The London Law Courts designed by G. E. Street constructed in 1866-82 are in the Gothic revival style. The major interior space, the *salle des pas perdus*, is of a high order ~~with~~ secondary courtroom spaces growing off the side.

The origins of the American county legal system are tied to that of England where the concept of shires and shire courts grew from the Anglo-Saxons. In the reign of Henry VIII, England and Wales were divided into fifty-two shires or counties with geographical areas that ranged from 150 square miles to 2600 square miles. (Preserv.1978, p. 19) Each English county conducted its affairs much as all others. One local gentleman of distinction was appointed by the King as the Lord Lieutenant whose duty was to command the armed forces of the county, first behind the Lord Lieutenant in importance was the Sheriff or High Sheriff who was appointed by the Crown. The Sheriff represented the King in financial and judicial matters. As the royal representative, the Sheriff administered justice, served

writs and kept the peace in the county. As time progressed other officials appeared such as the High Constables and Justices of the Peace who could sentence on the spot a perpetrator of drunkenness or profanity to the jail or the stocks. The judicial power, lodged locally with the Justices of the Peace, could be overruled by the Assize Courts which were presided over by judges that were appointed by the Crown and who travelled on circuit.

This was the system of county government that the American settlers brought with them and it remains much the same today.

The development of the county courthouse in America began as a simple affair. The first elected officials would meet under trees and carry the county records in saddlebags. The first buildings were usually of log or sawn timber and were intended as temporary housing for a variety of county affairs, commercial functions and in some cases a place to spend the night. These first courthouses were followed by permanent quarters which were as individual as the settlers that inhabited the new county. According to Henry-Russell Hitchcock the early courthouses were provincial not because of hostility towards established modes of European design but the styles reflected the innocence of the local builders that created them.

(Hitchcock 1978, p.32 )

As the county prospered and the local economy justified a brick or stone courthouse, it was likely to be a two-story cube with a hip roof. Styles differed depending upon prevalent trends of the time, but the county courthouse usually became a measure of community affluence. The size of the new courthouse,

the ornateness of the architectural details and the quality of the building materials were a measure of success. If a crowning dome, cupola or clock tower were present it reflected upon the town and county a degree of dignity and cultural superiority.

Ancient Greece and Rome provided models of democratic and republican government, so it was logical that their architecture provided the models for civic architecture in the United States. Courthouses built before the Civil War were usually in the Classic Revival style. Typical courthouses of this style have offices flanking a first floor corridor; public stairs in the entrance vestibule lead to a second floor courtroom. (Preserv. Press 1976, p. 9) After the Civil War many county seats enjoyed a new-found prosperity and businessmen and especially real estate developers were keen to promote new and even grander county courthouses. This next phase of courthouse design would often inspire monumental mansard-roofed edifices in the French Second Empire style. The Philadelphia City Hall-County Courthouse is a fine example of this style as is the Tarrant County Courthouse in Fort Worth.

The Richardson Romanesque style had a profound effect upon American courthouse design of the late 19th Century. H. H. Richardson considered the Allegheny County Courthouse in Pittsburgh, Pennsylvania as his crowning achievement. Richardson's powerful style was much admired during his lifetime but seldom copied until his death in 1886. After his death there ensued a multitude of Richardsonian Romanesque county courthouses with "broad arches, squat column clusters, rough-faced stone masonry and massed hip roofs." (Preserv. 1976, p. 10) This style was



much preferred in Texas and an excellent example is the Ellis County Courthouse in Waxahachie, Texas, constructed in 1895.

Before 1900, American architects were trained by apprenticeship in local offices. During the 20th Century, however, courthouse design was usually dominated by college-trained architects. The prevalent style became academic classicism in the early 20th Century. In the 1900s County Commissioners must have belonged to a different social set than the businessmen that commissioned skyscrapers done by Chicago School architects; the only courthouse that has its roots in Chicago is the Woodbury County Courthouse in Souix City, Iowa, of 1918 by William L. Steele, a former draftsman in Sullivan's office in association with Purcell & Elmslie of Minneapolis. Frank Lloyd Wright's only courthouse commission came at the end of his life in the 1950s; the eventual completion of his Marin County Courthouse was completed posthumously by Tailesien.

During the Depression, grand designs were replaced with economic conservatism and simplified architectural expression. The county courthouse became more of an office building. This tendency continued and was generally accepted as the International style became popular.

The evolution of the Texas Courthouse was much the same as the American courthouse. At first, space was borrowed or rented from a hotel lobby or general store until the courthouse could be built. These first courthouses were crudely built, temporary structures that were not highly regarded pieces of architecture. June Rayfield Welch relates the following story about one of these "temporary" structures:

"The 1847 Grayson County Courthouse was dismantled on 1858 as a result of a wager on whether a goose was nesting under the floor. The Sheriff had to dig the door out from under the wreckage to post legal notices required by law to be displayed on the courthouse door." (Welch 1971, p. 8)

After the county seat had established itself enough to build a more permanent courthouse, the next phase of construction usually involved a wooden structure assembled from sawed planks either found locally or brought in from other parts of the State. These courthouses lasted longer than those before but many succumbed to the ravages of flames. Each year every community suffered numerous losses due to localized blazes and the history of virtually every town records a major fire. Economic losses to the communities could be considerable:

"According to the press, a fire destroyed four entire blocks of the commercial district in Jefferson in 1868, with an estimated loss of a million dollars. Galveston was ravaged by a holocaust in 1885 that in a few hours laid waste to a third of the city." (Robinson 1974, p. 192)

The regularity involved in courthouse destruction due to fire has caused some historians to speculate a reason for their premature demise. It is thought that some Texans would burn down the courthouse to get rid of indictments against them. Indeed, in some counties the county clerk was required to take the county records home with him at night so as to avoid any outbreaks of arson. Understandably, the county clerk sometimes had a difficult time finding sleeping quarters. (Welch 1971, p. 9)

Throughout the last decades of the 19th Century in the established and prosperous counties of Texas, a third generation of courthouses appeared. Called the "Golden Age of the Texas

Courthouse" (Welch 1971, P. 23), courthouses became temples of justice which were distinguished for their large plans and opulent styles. Increasing population and wealth made county governments more active, requiring more massive buildings with larger and more numerous spaces within. Also, at this time public taste demanded designed buildings with lively exteriors and an expression of public importance and dignity. The architectural styles Texans chose to express these public edifices ranged from Renaissance Revival to French Second Empire and Richardsonian Romanesque.

Among the Texas architects who created in the Romanesque style, few mastered it better than J. Riely Gordon. He created charming and attractive temples of justice such as the Bexar County Courthouse (1892-1895), the Fayette County Courthouse (1890-1891) and the Victoria County Courthouse (1891-1892).

Although different styles were employed to decorate the exterior of Texas County Courthouses, the concept of courthouse plans had changed little in the last quarter of the 19th Century. Designs with corridors on the ground floor running in each direction through the center of the building and with the courtroom on the second floor were virtually universal. When county representatives were planning a new courthouse they would visit others in the State and finding their plan to be a well resolved solution, they would adopt the uniform plan thereby perpetuating it. Some notable departures from the uniform plan were the plans for the Fayette County Courthouse (1891) and the Ellis County Courthouse (1894-96) both by the Romanesque architect

J. Riely Gordon. Inspired by the desire to develop good natural lighting and interior ventilation, an open light well was provided in the Fayette County Courthouse in a 30-foot square interior courtyard. All the offices and the courtroom had doors which opened onto the courtyard. With this arrangement, the basic exterior profile was rectangular with projecting pavillions from each side and doors with corridors that lead to the interior courtyard. Later, the interior court was landscaped with tropical plants.

The Ellis County Courthouse retains the same concept but vertical circulation is placed in the center of the courthouse and the tower, with openings for ventilation and light at the top, rise above the court. On the ground floor this produced the plan of a Greek Cross. Entrances to the building were found at the four reentrant corners. Using this scheme Gordon won many courthouse commissions during the end of the 19th Century in Texas. (Robinson 1974, p. 203)

With changing times near the end of the 19th Century, the county courthouse in Texas lost the importance it once held. During the 1930s, courthouses erected during the Works Progress Administration adopted the styles and character of the times. Although abstract classicism and even Art Deco was present as exterior styles, the basic cruciform plan was still prevalent. It was not until modern functionalism began to prevail that the century-old plan type was finally abandoned. In recent courthouses, modern courthouse design has significantly increased the efficiency of the judicial process but the notion of county image has been forgotten. For the modern courthouse, only its

location on the square distinguishes it from the home office of an insurance company.

The courthouse square was an important part of community life in early Texas county seats. The square was where city inhabitants would gather to discuss county politics and listen to political speeches by hopeful candidates for State and Local offices; it was a place of entertainment where traveling shows would perform. The courthouse square was the location of the county well or cistern. Tired and thirsty travelers always headed for the square since they knew that there they could find accommodation. The public square was also where horses and mules were traded; where grain and produce were sold; and where auctions were held. (Robinson 1976, p. 342)

Several different types of courthouse squares were laid out by the first city planners. The most prevalent was a block removed from the existing grid of streets. Another less used arrangement was two blocks removed forming an oblong space with the courthouse on axis with the major street entering the square. The form the courthouse took was directly related to its position on the square.

Because most courthouses occupied the center of the square, entrance was from all four sides. This arrangement is found primarily in Texas not in the West or Northwest. (Robinson 1976, p. 344) During the 19th Century, most specifications for new courthouses typically called for all four facades alike providing equal prominence for all surrounding business sites. Accordingly if a tower existed on the courthouse, it was situated in the

center of the building so that the county landmark was prominent from all sides. This centrally positioned tower which usually contained a clock with a large bell was also an appropriate design element which terminated the streets that lead to the center of town.

### The Contemporary Courthouse

In order to successfully design a modern, efficient courthouse an investigation of contemporary court operation must first be conducted. Every legal proceeding requires several operations involving multiple activities by numerous persons within the general trial court. (Sobel, 1973, p. 14)

1. Initiation of a case usually begins with a filing of a complaint in the office of the clerk. All parties are then notified by a written notice, a summons or a warrant depending upon the nature of the case and the jurisdiction of the court. Interested parties must be informed in time to take appropriate action and proof must exist that all parties were notified. Initiation of any case is essentially a clerical function.

2. The subsequent procedure involved in a legal case may be challenged as to timeliness, propriety of form or relevance to the case. This step, called a motion, is initially a clerical function but hearings are later required on motions and require judges to rule on the efficacy of the motion before the case moves forward.

3. Hearings on motions are usually handled by judges but may be handled by court personnel other than judges assigned to

the case or motions may be made and ruled on by correspondence. In civil proceedings, a party may challenge the other side by a motion for dismissal, summary judgment or any other activity permitted by the court. Most hearings are carried out in judges' chambers, conference rooms, hearing rooms or, if necessary, in a trial courtroom.

4. Calendaring involves listing of cases as to when, where and by whom hearings or trials are to be heard. Because motions may affect the scheduling of cases, calendaring activities must be able to be changed, revised and updated.

5. Informal conferences between attorneys often leads to a resolution of the case before a trial begins. As the judge becomes involved in pretrial hearings, he also confers with the attorneys to determine what the issues are. The effect of pretrial hearings or conferences may end in pretrial settlement.

6. A trial has three general operations: opening preliminaries, presentation of the case by the attorneys for each side and deliberation and decision by the judge and jury. A judge sometimes rules immediately in nonjury trials but more frequently the judge will consider the case and make his decision later.

7. Motions for amended findings or a new trial may be presented in open court or at a later date within a specified time limit. It is of crucial importance that a record be kept of the proceedings because it is the only valid record of the case should it be appealed.

After considering the operations of the general trial court, it is necessary to establish where the various functions

take place. Court functions can be broken up into three general categories: trials and hearings, constituent functions and supporting functions. (Soebel 1973, p. 16)

Trials and hearings require more space than just courtrooms and hearing rooms. Public and press observation space is needed along with space for jury deliberation and sequestering. Attorneys and their clients need places to confer in private.

Constituent functions include space for the judges and their staff. This includes space for judges, court reporters, clerks, court master, and secretarial help. Library facilities are also needed. Each constituent function requires four types of people: the head of the particular function, his assistants, secretarial staff and visitors. The jury requires space for assembly and impaneling.

Supporting functions exist in all courthouses in varying degrees. Private offices, semi-private offices and public spaces are needed for law enforcement officers, probation officers, social, welfare and health services. Relationships between the different court functions have been diagrammed according to frequency of travel between the functional spaces.

Movement and access to the internal spaces of the courthouse have also been diagrammed. (Sobel, 1973, p. 19)

Jury trials involve operations which include opening preliminaries, opening statements, presentations of evidence, closing statements and deliberations and discussions. The space requirements of the modern jury courtroom have been computed. The four types of communications in every courtroom are visual,



auditory, movement of people and document transfer. (Sobel 1973, p. 25)

Current thoughts on courtroom design suggest three configurations: traditional, round and hybrid. Arguments for traditional design suggest that symbolism is of paramount importance. Serious consideration of the cultural and social values embodied in the court system is, therefore, a prerequisite to the design or evaluation of any courtroom. The American judge is seen as an impartial arbiter and is, therefore, positioned in a raised podium in the center of the front of a rectangular room. Defense and prosecution are equal adversaries and are each provided with seats at assigned tables in the well of the courtroom facing the judge. The public are silent observers sitting at the rear of the courtroom facing the judge. The jury box is placed at the side of the room, deliberately on the side to signify the impartial nature of jury deliberation. The witness box faces the defendant thereby signifying the defendant's right to face his accuser. (Greenberg 1979, p. 115)

Advocates for the round courtroom are many. Studies have been conducted with courtroom mockups that suggest circular arrangements are best in new facilities because of improved sightlines, acoustical quality, visual quality and internal circulation. (Larson 1975, p. 39, Hellmouth, Obata, Kasselbaum 1978, p. 25, National Clearinghouse for Criminal Justice Planning and Architecture 1976) Courtroom participants considered circular courtrooms an appropriate forum for judicial proceedings and a majority of participants preferred to participate in circular courtrooms rather than the traditional arrangement. The circular

courtroom design did not appear to contribute to any unusual feelings of insecurity or danger by participants while they were present in the courtroom. Most participants, particularly jurors, found the courtroom environment warm and comfortable (National Clearinghouse for Criminal Justice Planning & Architecture 1976, p. 55)

Hybrid configurations provide a mixture of traditional and circular or more often angular arrangements where the judge's bench is situated in the corner. (Greenberg 1979, p. 114)

The same room may be used for nonjury trials and formal hearings. Furniture should be movable and adjustable in height, so that its arrangement can conform to the degree of formality as needed. Adjustable partitions and ceilings are desirable to change the size and character of the room as needed. Ancillary spaces include conference rooms for attorneys and clients, witness isolation spaces, an attorney's lounge, a press room and public waiting spaces.

A variety of spaces are needed for different jury functions. Jury assembly requires entrance, registration and grouping areas which consist of a public counter, a cloak room and a place for prospective jurors to wait. Processing space is also needed for the clerks who notify and register jury records during and after the jurists are chosen. A general waiting space should provide an area for noisy activity, an informal area for conversing, an area for group activity and a reasonably quiet area for individuals. All waiting areas should be near ancillary spaces such as cloak and rest rooms. Vending and

cafeteria spaces are also necessary. Office space is needed for the jury commissioner. In this office jury lists are prepared and jurors are notified. Jury empanelling rooms are necessary for jury selection. After the empanelled jurors are chosen and sworn in by the clerk of the court they occupy the jury box in the courtroom or the jury deliberation room.

The judges' chambers require spaces for the judge, conference rooms, a law clerk's office, a court reporter's office and space for a secretary and public space. Judges' chambers must create an atmosphere conducive to concentration, privacy and a sense of orderliness.

Law libraries are used by attorneys, judges and other interested parties. Spaces required include counter space, reading and research areas, shelving and storage areas, and staff spaces for a librarian, a maintenance supply space and possibly a librarian's secretary.

Court administrators plan and forecast the needs of the courthouse, they are accountable for fiscal operations and management of personnel. Spaces needed for the administrative functions are generally that of the modern office. Private offices are needed for a director, secretary and conference and supply rooms. A computer center may also be required.

The clerical function involves six major operations: case information, fiscal operation, case assignment, jury selection, assisting in the courtroom and supervision and management. Spaces required for the clerical function are generally the same as the modern office. Public spaces, private office space, secretarial space and general office space are needed.

Support agency operations fall into four general categories: legal agencies, law enforcement, probation and welfare and the health function. Legal agencies need office space for legal aid services, the public defender and the public prosecutor. Space for law enforcement offices include general office space, detention facilities and secretarial space. Probation and welfare agencies need space for interviewing, office tasks, public waiting and secretarial space. Health workers are often involved in juvenile and mental competency hearings. Medical spaces include reception, interview and examination space.

Heating, ventilation and air conditioning are similar for offices and courtrooms. Comfort standards are maintained with respect to temperature, humidity and air movement. It should be noted that assembly, meeting and lecture spaces need conditions slightly cooler than normal to compensate for the close physical proximity of occupants; and, depending on the kind of court case and size of audience, some courtrooms might require conditions slightly cooler than normal to compensate for activity level, for emotional heat produced and for close physical proximity of court occupants.

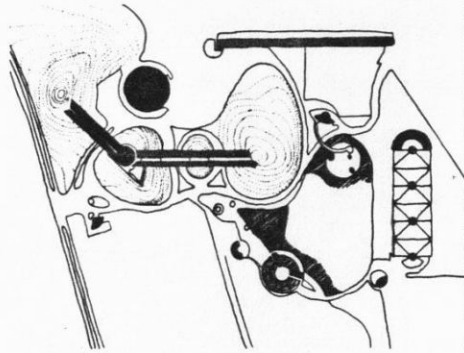
Courthouse activities require sound control for office function and sound attenuation for courtroom functions. Office spaces should provide a reasonably quiet environment for office work, interviews and telephone conversations. Conversely, the courtroom should be designed enabling all the participants to hear and understand the courtroom proceedings.

As in acoustical requirements, lighting needs are different for office and courtroom functions. Office spaces generally require lighting for reading of printed, typewritten and hand-written material. Lighting requirements for courtrooms include those similar to offices and libraries and, in addition, courtroom participants and observers must be able to clearly discern facial expressions, see evidence in a visually uncluttered environment.

Planning an adequate information system for a courthouse is beyond the scope of this project. Some general requirements, however, may be noted; a successful courthouse should have a computerized information storage and retrieval system. Courts generate vast amounts of information in the form of document processing, trial scheduling, case indexes, dockets, recording court proceedings, legal research and general accounting.

Security is a many-sided problem involving both psychological and physical considerations. Typically, people who are in court may feel apprehension or hostility. Therefore, the creation of a facility that is calm and ordered is desirable. Proper design of court facilities will contribute to the relaxation of courtroom tensions and hostilities and, in doing so, will enhance security.

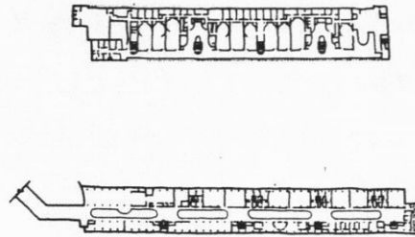
Active building security depends chiefly upon a trained security force with offices in the courthouse. The use of security hardware is an option that has become popular in modern municipal facilities. Low light level television cameras with closed circuit systems and automatic monitors located in the security office is advisable.



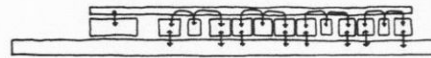
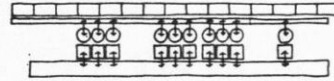
CONTEXT



PUBLIC/PRIVATE



PLAN



ORGANIZATION

Marin County Civic Center

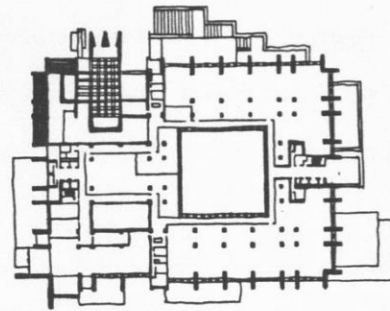
The concrete structure with scalloped windows and peach colored stucco finish was begun by Frank Lloyd Wright in 1956 and was finished by Aaron G. Green and Taliesan Associated Architects of the Frank Lloyd Wright Foundation in 1969. One approaches the Center by road and passes under one of the wings that bridge between two knolls. The building has a broad-domed library between the two wings - an administration building completed in 1962 and a new hall of justice - each approximately 1000 feet long. Except at the ground floor courts level, the wings have skylighted wells through the center of the floor and plantings at the middle level.

The court floors are almost 800 feet long and have separate public and private circulation systems. This is created by utilizing a 25 foot wide public corridor with windows along one

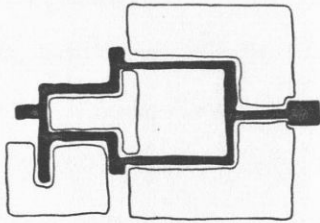
side and a smaller interior staff corridor. The rectangular courtrooms have curved partitions on the sides and a flat wall behind the judge which helps minimize echoing. The court reporter's and bailiff's desks can be rearranged to suit different situations.



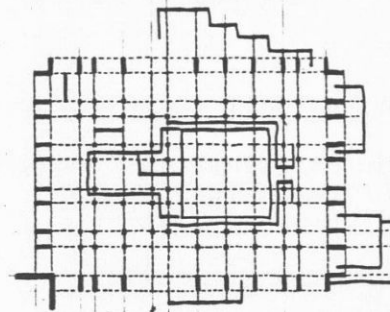
CONTEXT



PLAN



PUBLIC/PRIVATE



ORGANIZATION

### Boston City Hall

In 1958, Boston commissioned I. M. Pei & Associates to prepare a master plan for a new City Hall. The firm of Kallmann, McKinnell & Knowles won the competition and the City Hall was constructed in 1965. Their building consists of three distinct parts: the lower part houses areas of heavy public access and forms a base; the upper part consists of three floors of administration offices; between the base and the upper part are suspended the ceremonial elements: the council chamber, the Mayor's suite and the Municipal Reference Library.

The floor of the plaza slopes gently up toward the base of the City Hall to form a continuum between plaza and building. In fact, one can walk up from the plaza and through the building without entering the interior. The suspended ceremonial areas have individual shapes which reflect the individual space



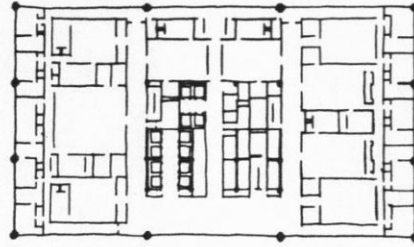
requirements of each. They are suspended by Vierendeel trusses with an integrated mechanical system. The treatment of the three top floors reflects the character of anonymous office spaces.

On the interior, the building's pivotal space is the main lobby and the inner court. There is a constant change in ceiling heights, floor levels and vistas to form a progression of various spaces.

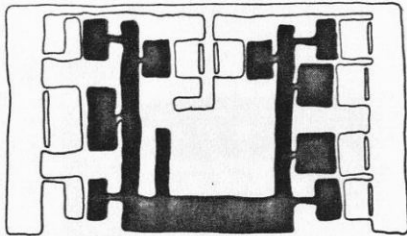
Feelings run strong on the appropriateness of the Boston City Hall. Some feel it is a powerful representation of the ideals of the City. Others, such as Nikolaus Pevsner, feel it is "wildly arbitrary in its motifs, oppressively top heavy and forbidding rather than inviting." (Pevsner 1976, p. 62)



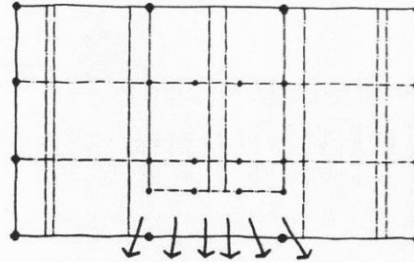
CONTEXT



PLAN



PUBLIC/PRIVATE

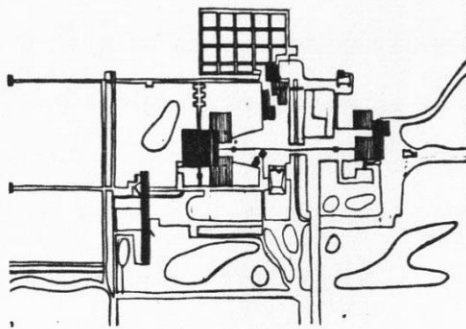


ORGANIZATION

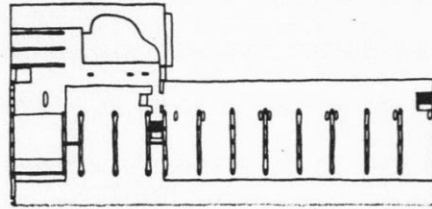
Chicago Civic Center

This is the tallest and perhaps most ambitious court facility in the Country. Constructed in 1966, the Civic Center was designed by C. F. Murphy & Associates in association with Sidmore, Owings & Merrill. The building occupies the northern third of a city block with a plaza at street level and parking below. Large steel spans provide flexibility and a variety of floor plans. While no floor plan is typical, all courtroom floors have separate private and public circulation. Lobby and waiting areas are situated on the southern side of the building providing a view of the plaza below.

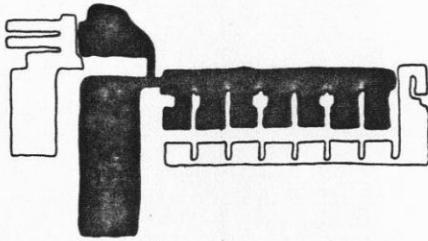
Of the 112 courtrooms in the Civic Center, 9 are two stories high with 26 foot high, luminous ceilings. One story courtrooms are lighted by recessed incandescents with a light panel over an elevated judge's bench.



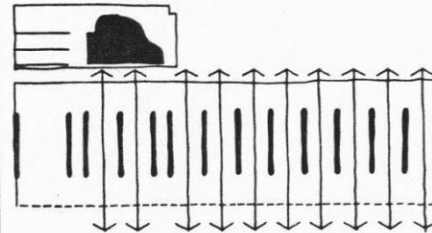
CONTEXT



PLAN



PUBLIC/PRIVATE



ORGANIZATION

Palace of Justice

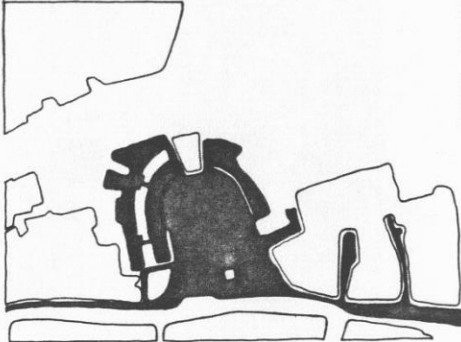
The Palace of Justice was the first building completed in Le Corbusier's plan for Chandigarh in 1953. It is a reinforced concrete structure with brick partitions. To meet climatic conditions a structural umbrella is raised above the building cantilevered out from the main frame. The conoid vaults are nonstructural - of plastered metal lath suspended from the roof slab. Sunlight is baffled and diffused along exterior walls of the building by a grid of brises soleils. As a foil to the large expanses of the concrete sunscreens, Corbusier introduced some small, brilliantly colored niches in the design.

The entrance hall rises the full height of the building and ramps connect the various levels. On the main floor are nine courtrooms and judges' chambers. There is a separate circulation system for court personnel and the public. Offices

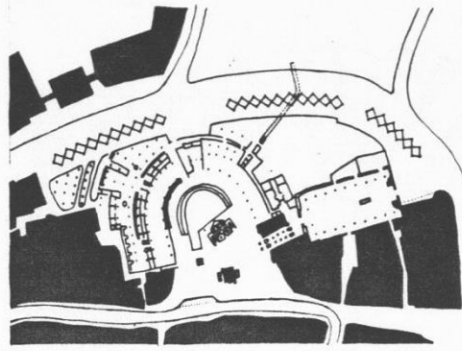
occupy the three upper floors; a restaurant is on the fourth floor. The courtrooms are simple with white plastered walls. On the walls behind the judges' benches are woolen tapestries designed by Le Corbusier. The tapestries serve a decorative and acoustic function.



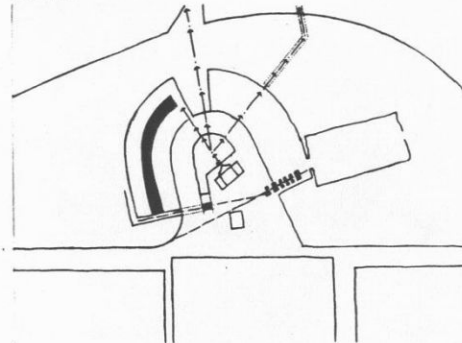
CONTEXT



PUBLIC/PRIVATE  
Derby Civic Center



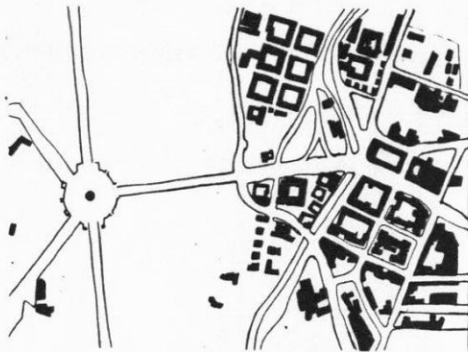
PLAN



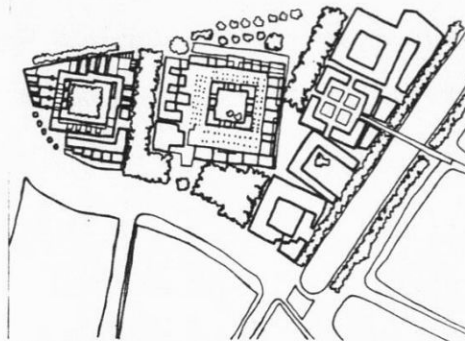
ORGANIZATION

The Derby Civic Center was designed by James Stirling & Partners in 1970. The architect's intention was to re-establish the Market Square as the focal part of the town. An 18th Century assembly hall overlooking the square had recently burnt down. In Stirling's plan the facade of the assembly hall is re-sited and inclined to cover a proscenium which is which is used for speakers or performers.

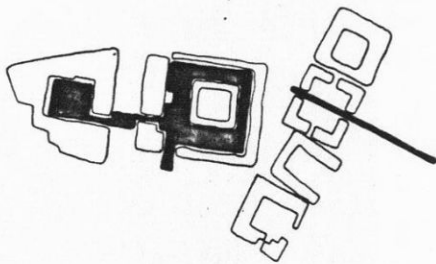
Vehicular access is off the ring road and cars are parked in mechanical elevator banks which butress the building. A major element is the shops along an internal arcade which also provides access to the principal spaces: the banqueting halls, auditorium and offices.



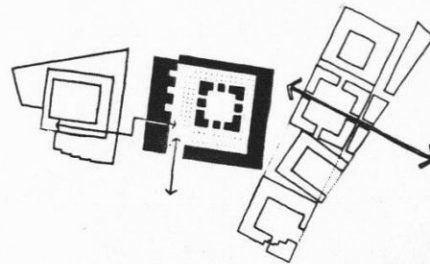
CONTEXT



PLAN



PUBLIC/PRIVATE



ORGANIZATION

A Courthouse for Berlin, Germany

O. M. Unger's competition design is based on the premise of accepting the conditions of the urban context. The site has been divided into three parts: the Turkish Consulate to the north, the Courthouse, including a villa of historic importance, and housing to the south.

The form and measurement of the Courthouse is a 90 meter square and is the antithesis of the adjacent Consulate and Villa. A peripheral wall of the courthouse defines an inner plaza which, in contrast to the Consulate is seen as object. Unlike the Courthouse, the open space of the Consulate is seen as object. The Courthouse is based on a historical type - the gallery. The gallery surrounds an inner courtyard and from the gallery the courtrooms and all social and public rooms are accessible. On the two upper floors the courtrooms are connected with the

corresponding rooms of the judges through inner bridges and passages. The Old Villa serves as an administration building, emphasizing the entrance to the three-story gallery.

### The Site

In August of 1860, Dallas County residents voted on their choice of a permanent County Seat and Dallas was victorious over nearby Hord's Ridge by 244 votes to 216, primarily because John Neely Bryan offered to donate the land for a courthouse square. Bounded by Houston, Main, Jefferson (Now Record Street) and Commerce Streets, Bryan had been using this plot as a corn patch even after the erection of the first log cabin courthouse in 1846 (located on the northeast corner so as not to disturb his field.) (McDonald 1978, p. 10)

The first courthouse, a 10-by-10 foot log cabin burned in 1848. The second, a double log cabin built in 1850 was dismantled in 1857 to construct the third courthouse, a square red brick building. On the verge of collapse, it was replaced in 1871 by a grey stone building which partially burned in 1880. The fifth county courthouse was built by James Flanders in 1881 out of the remaining walls of the previous building, but it too burned in 1890. It was at this time that the sixth and present Dallas County Courthouse was constructed. The cornerstone was laid in 1890 and construction was completed in 1892.

The architects, Orlopp & Kusener, of Little Rock, built the present Romanesque structure of red sandstone, quarried near Pecos in West Texas, and blue granite from Arkansas. It cost nearly \$350,000, an immense sum in the 1890s but, "unlike its predecessor, it has yet to burn down." (McDonald 1978, p. 64)

William Caruth began a housing development just north of the Courthouse in 1854 but it soon became rundown and by 1870 it was a red-light district known as Frogtown. The district



became known as Frogtown for the thousands of bullfrogs that climbed out of the Trinity River at night to serenade the revelers. (McDonald 1978, p. 26)

By virtue of its rail connections to Kansas City, St. Louis and Chicago, Dallas became a major distribution point for mule and horse-drawn farm machinery. It was around the turn of the century that the West End Historic District began to take its present shape; in 1898 the Parlin & Orendorff Company of Canton, Ohio, erected a warehouse at the intersection of Record and Pacific Streets. There it assembled and distributed farm machinery until 1926. At that time the Purse Furniture Company leased the building and subsequently purchased and renamed it the Purse Building in 1944.

The Purse Building is currently owned by Dallas County. It was petitioned to former use by the County Commissioners in 1979 and will be renamed the Dallas County Services Building. It is built of masonry walls with heavy timber columns; the flooring is 3½" oak tongue and groove with a 7/8" subfloor. The Dallas County Services Building will house County offices which include the Agricultural Extension Service, the Veterans Services and the Civil District Attorney's offices until the new civil courthouse is built, at which time it will probably house court-related functions.

Enfronting the Purse Building and across Elm Street is John Neely Bryan County Park and John F. Kennedy Memorial Plaza. JFK Plaza was designed by Phillip Johnson and was dedicated in 1970. The parks are underused because of poor design. In 1974,

the City commissioned an environmental control committee to assess the quality of the Dallas environment:

"Unlike most of the world's great cities, where central parks and boulevards are major attractions, downtown Dallas is notably deficient in green space. More than half the land is occupied by streets and parking lots. Bare sidewalks are sandwiched between streets and buildings which occupy most of the remaining land. The two most centrally located parks fronting the county offices are sterile in design and hence little used. Careful and imaginative design, which is important to all areas is particularly crucial in these expensive and highly visible parks. The John Neely Bryan Park and the Kennedy Memorial Plaza should be redesigned with these objectives in mind." (Godbey 1974, p. 187)

## CHAPTER III ANALYSIS

### Courthouse Functions

The Dallas County Judiciary consists of the County Judge, County Courts-at-Law, County Criminal Courts, Domestic Family Relations Courts, District Courts, Justices of the Peace, Juvenile Courts, Probate/Mental Illness Courts and the County Grand Jury. Only part of the civil judiciary will be housed in the new courthouse. This includes the County Courts-at-Law, Domestic Family Relations Courts, Juvenile Courts and the Probate/Mental Illness Courts.

Dallas County's County Courts-at-Law have exclusive jurisdiction of civil cases where the amount involved ranges from \$200 to \$500. They also have jurisdiction of lawsuits involving condemnation of land for public use and they hear appeals of eviction cases and drivers license suspensions. The County Courts-at-Law should be near or adjacent to the civil section of the County Clerk's office.

In Dallas, Domestic Family Relations Courts deal with any matter incident with divorce or annulment proceedings as well as independent actions involving child custody or support of minors and change of name of persons. The Domestic Family Relations Courts should be near the Domestic Relations Court Counselors.

The Juvenile Court deals with juvenile delinquents, including not only those who have committed a criminal act, but also minors in need of supervision. Another major concern is with neglected and dependent children. The Juvenile Courts

should be located near the Juvenile Court Counselors and in the vicinity of the Domestic Family Relations Courts.

Duties and responsibilities of a Judge of a Probate Court include applications and trials for the probate of wills, the granting of administration in Decedents' estates and in various types of guardianship estates. The Mental Illness Court is responsible for processing all involuntary commitments to a private or State mental hospital. Assistants in the Court provide information to the general public. The Probate/Mental Illness Courts should be near the probate records section of the County Clerk's office. In addition, the Courts should be near the medical support functions in the Courthouse. (The Dallas County Government 1973, p. 25)

Eight activities, other than clerical, characterize the administrative function in the new Dallas Civil Courthouse. The major ones are managerial, fiscal, research and personnel management. The supporting activities are secretarial, service-supply, consultation and data processing.

Dallas County Clerks which will use the proposed Civil Courts Building are District Clerks. The District Clerk is the administrator and record keeper for the Domestic Family Relations Courts and the Juvenile Courts of Dallas County. He is custodian of all papers and instruments filed directly with the office in all lawsuits in the listed courts. The District Clerk's office furnishes each Judge with at least one full-time deputy. The District Clerk has a Trust Fund of monies involved in lawsuits and the office is also charged with the duty of paying petit jurors called each week to serve in the District

and County Courts of the County. (The Dallas County Government 1973, p. 8)

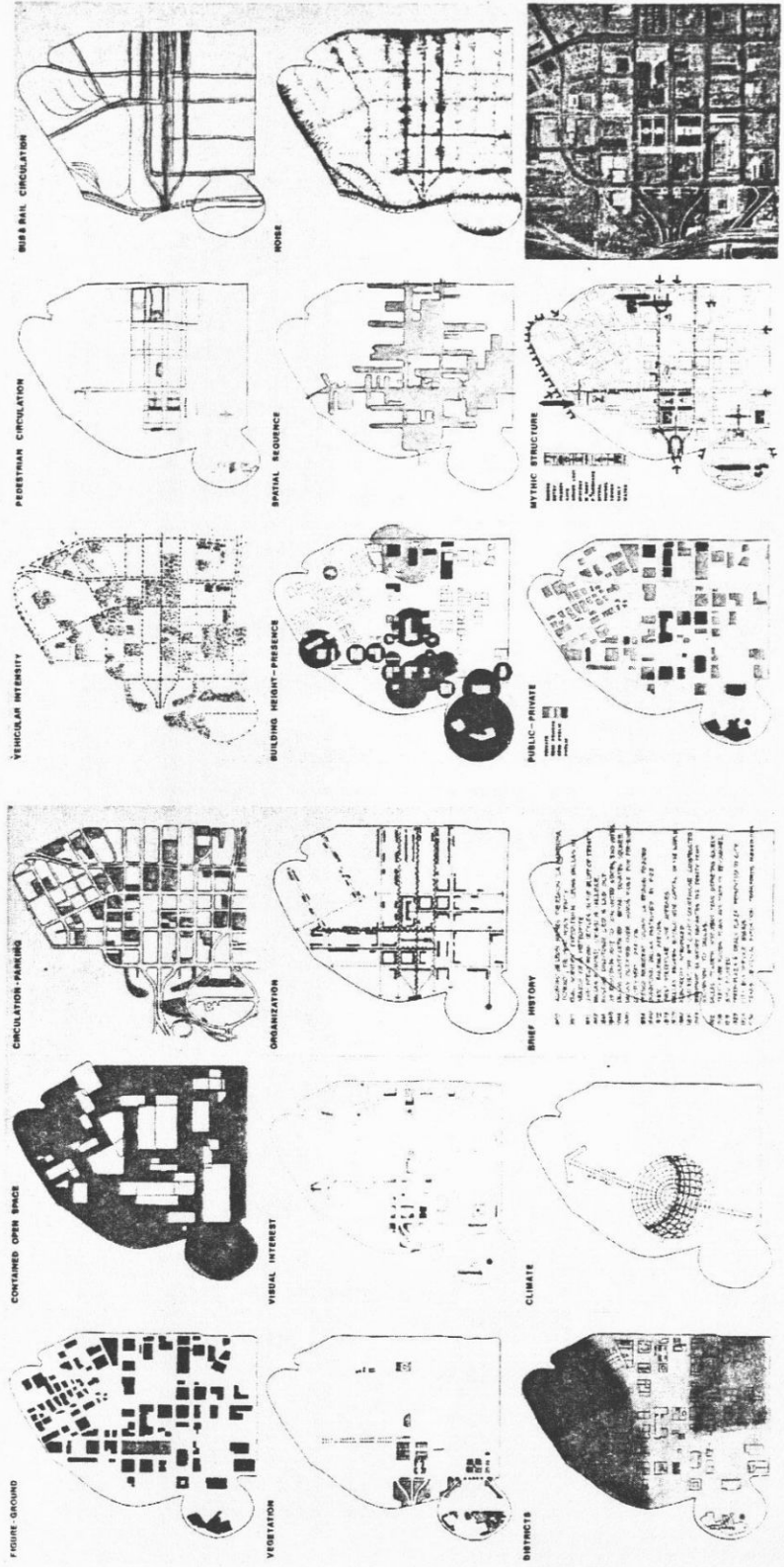
Support functions found in the Courthouse fall into three categories: Personal Services, Law Enforcement and Legal Services. The County Juvenile Department provides for boys and girls between ages 10-17. The Department accepts referrals of errant children from any source but primarily from law enforcement and child caring agencies, makes investigations and unofficial, as well as official, court dispositions, arranges admissions and transfers of delinquent children to local and State institutions. People involved in court cases also utilize medical spaces which include reception, interview and examination offices.

Law Enforcement services offered at the Courthouse include the Dallas County District Attorney's office and the Civil District Attorney's office. The Child Support section of the District Attorney's office processes wife and child desertion cases involving delinquent child support payments both in Dallas County and under the Uniform Child Support Act. The Juvenile section of the office participates in cases filed against juvenile offenders in the Juvenile Courts. Limited detention facilities are also present in the Courthouse. The legal agencies present in the Courthouse include representatives from the Legal Aid organization, the Public Defender and the Public Prosecutor.

The County Law Library is maintained in the Courthouse for the use of attorneys in the trial of cases and for research by attorneys and judges. It is financed through assessment of

court costs in every civil case filed in the District and County Courts. The County administers the Law Library Fund and furnishes space. A committee of the Dallas Bar Association appoints the Librarian and oversees the Library with the consent of the Commissioners Court.

# SITE ANALYSIS



SQUARE FOOTAGE SUMMARY

Sq.Ft.

I. Courts:

A. County Courts at Law

1.	Courtroom	534-695
2.	Jury deliberation	302-386
3.	Toilets (male and female)	44
4.	Coat closet	18
5.	Judge's private office	371-443
6.	Conference space	160-216
7.	Court reporter	144-180
8.	Clerk's office	105-129
9.	Public waiting space	40-54
10.	Conference space	200-270

---

Subtotal per court 1,918-2,435

times 15 courts 28,770-36,525

B. Domestic Family Relations Courts

1.	Courtroom	534-695
2.	Jury deliberation	302-386
3.	Toilets (male and female)	44
4.	Coat closet	18
5.	Judge's private office	371-443
6.	Conference space	160-216
7.	Court master	200-265
8.	Court reporter	144-180
9.	Clerk's office	105-129
10.	Public waiting space	40-54
11.	Conference space	200-270

---

Subtotal per court 2,138-2,700

times 9 courts 19,242-24,300

C. Juvenile Courts

1.	Courtroom	534-695
2.	Jury deliberation	302-386
3.	Toilets (male and female)	44
4.	Coat closet	18
5.	Judge's private office	371-443
6.	Conference space	160-216
7.	Court reporter	144-180
8.	Clerk's office	105-129
9.	Public waiting space	40-54
10.	Conference space	200-270



SQUARE FOOTAGE SUMMARY (cont.)

	<u>Sq.Ft.</u>
C. Juvenile Courts (cont.)	
Subtotal per court	1,918-2,435
times 5 courts	9,590-12,175
II. Administration	
A. Private Offices	
1. Director	280-346
2. Conference space	160-216
3. Personnel manager's office	140-171
4. Conference space	60-81
5. Accountant's office	140-171
6. Conference space	60-81
	<hr/>
Total private offices	840-1,066
B. Secretarial Space	
1. Secretary's office	144-180
2. Public space	52-80
	<hr/>
Total secretarial	196-260
C. Separate Conference Room	240-324
D. Service and Supply Space	200-300
E. Computer Center	
1. Data processing space	1,200-1,700
2. Programming and analyzing space	600-800
3. Computer equipment space	700-900
4. Storage space	300-400
5. Staff amenities	200
	<hr/>
Total computer center	3,000-4,000
III. Clerical	
A. County Clerk	
1. Chief Clerk	280-346
2. Conference space	160-218
3. Separate conference	240-324
4. Secretary's office	144-180

SQUARE FOOTAGE SUMMARY (cont.)

	<u>Sq.Ft.</u>
A. County Clerk (cont.)	
5. General offices (105-129)	3,500
6. County clerk storage	2,816
	<hr/>
Total county clerk	7,140-7,384
B. District Clerk	
1. Chief clerk	280-346
2. Conference space	160-218
3. Separate conference	240-324
4. Secretary's office	144-180
5. General offices (105-129)	800-932
6. District clerk storage	2,000
	<hr/>
Total district clerk	3,624-4,000
C. County Clerk Probate Records	
1. Chief clerk	280-346
2. Conference space	160-218
3. Secretary's office	144-180
4. General office/storage	1,000-1,250
	<hr/>
Total county clerk probate records	1,584-1,994
D. Public spaces	
1. Counter space	140-200
2. Writing space	200-300
3. Reading space	400-440
4. Cashier station	760-1,020
	<hr/>
Total public spaces	1,500-1,960
IV. The Support Agencies	
A. Juvenile Dept. Child Support	
1. Executive office	280-346
2. Conference space	160-216
3. Secretary's office	92-100
4. Public waiting spaces	260-400
5. Conference space	200-250
6. Interview space	60-75
7. Detention space	60-75

SQUARE FOOTAGE SUMMARY (cont.)

	<u>Sq.Ft.</u>
A. Juvenile Dept. Child Support (cont.)	
8. General office/storage	2,400-2,538
	<hr/>
Total juvenile dept. child support	3,512-4,000
B. Domestic Relations Court Counselor	
1. Executive office	280-346
2. Conference space	160-216
3. Secretary's space	92-100
4. Public waiting space	260-400
5. Conference space	200-250
6. Interview space	60-75
7. General office/storage	1,700-1,913
	<hr/>
Total domestic relations court counselor	2,752-3,300
C. Medical Spaces	
1. Reception	120
2. Interview	150
3. Examination	150
4. Treatment	180-200
	<hr/>
Total medical	600-620
D. Law Enforcement, County District Attorney	
1. General office/storage	350-400
2. Secretary's space	92-100
3. Conference space	160-216
4. Public waiting space	260-300
5. Interview space 60-75 x 4	240-300
6. Detention	60-75
	<hr/>
Total county district attorney	1,162-1,391
E. Legal Aid	
1. Executive office	280-346
2. Secretary's office	92-100
3. Conference space	160-216
4. General office	300-352
5. Public waiting space	200-250

SQUARE FOOTAGE SUMMARY (cont.)

	<u>Sq.Ft.</u>
E. Legal Aid (cont.)	
Total legal aid	1,032-1,264
F. The Law Library	
1. Processing space	250-300
2. Maintenance and supply	150-200
3. Private office	105-129
4. Work space	130-150
5. Conference space	40-54
6. Reading and research space	800-900
7. Counter and other user service space	450-600
8. Shelving and storage	2,880-3,033
	<hr/>
Total law library	4,805-5,366
 <u>Total Square Foot Summary</u>	
I. Courts	57,602-73,000
II. Administration	4,476-5,950
III. Clerical	13,848-15,338
IV. Support	16,757-19,241
	<hr/>
Subtotal	92,683-113,529
	<hr/>
+ 35% mechanical/circulation/toilets	125,122-153,264

## DESIGN ISSUES

The design solution is composed of three interacting elements: 1) a new County Courthouse and renovation of the Purse Building containing support facilities for the Courthouse, 2) a common Jury Assembly Building for the new Courthouse and the two existing Courthouses and 3) a design for John Neely Bryan County Park. Design issues explored include urban and architectural aspects of context, promenade, space, poche' and public/private heirarchy. Below are listed some design considerations and solutions.

### Urban Context

-The existing street grid is reinforced by building edges and landscaping.

-Building elevations respond to bay rythms and window openings of adjacent buildings.

-Materials common to the Historic Warehouse District are used on the new Courthouse.

### Urban Space

-Spaces within the Courthouse Square are a sequential collection of figural spaces which connect the new Courthouse to Old Red and the Kennedy Memorial.

-Circulation through the Courthouse is seen as part of a longer promenade that stretches from the Courthouse Square to the end of Market Street.

### Architecture

-The front facade is detached from the new Courthouse and is seen as a thick wall which: defines the street, relates the new Courthouse to the Purse building, carries mechanical systems, screens the sun and contains stairs and passage to the Purse Building

-Entry is through the Purse Building or the thick wall.

-The entry vestibule is rotated to direct the view towards Old Red.

-Public spaces within the Courthouse are on the south side which faces the Courthouse Square; private spaces are on the north.

-Commercial functions occur at street level on Market Street.

-The structural grid of the Purse Building is carried into the new Courthouse.

-Circulation through the ground floor is encouraged by a curving hall and entrance portico.

-In upper stories, public conference and waiting spaces surround an open atrium.

-Courts are located within the center of the building.

-Connection to the other county buildings occur below street level.

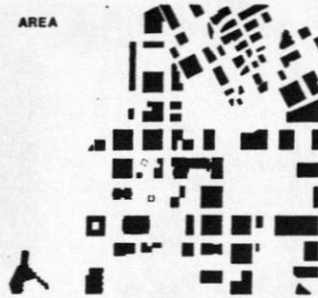
-Access to the underground connection is at either Courthouse or a depressed plaza in the park.

A NEW COUNTY COURTHOUSE AND SQUARE FOR DALLAS

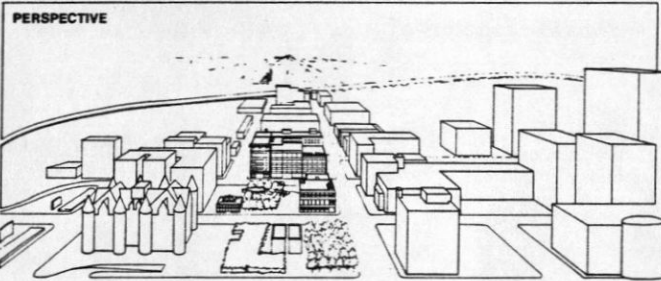
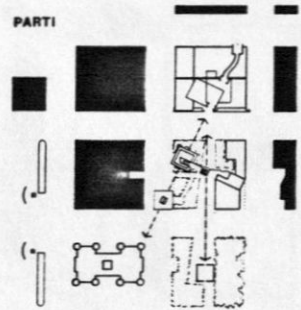
RICHARD WINTERSOLE



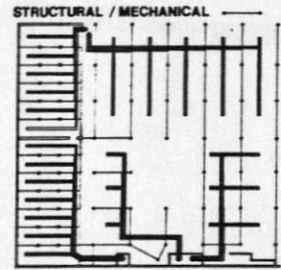
AREA



PARTI

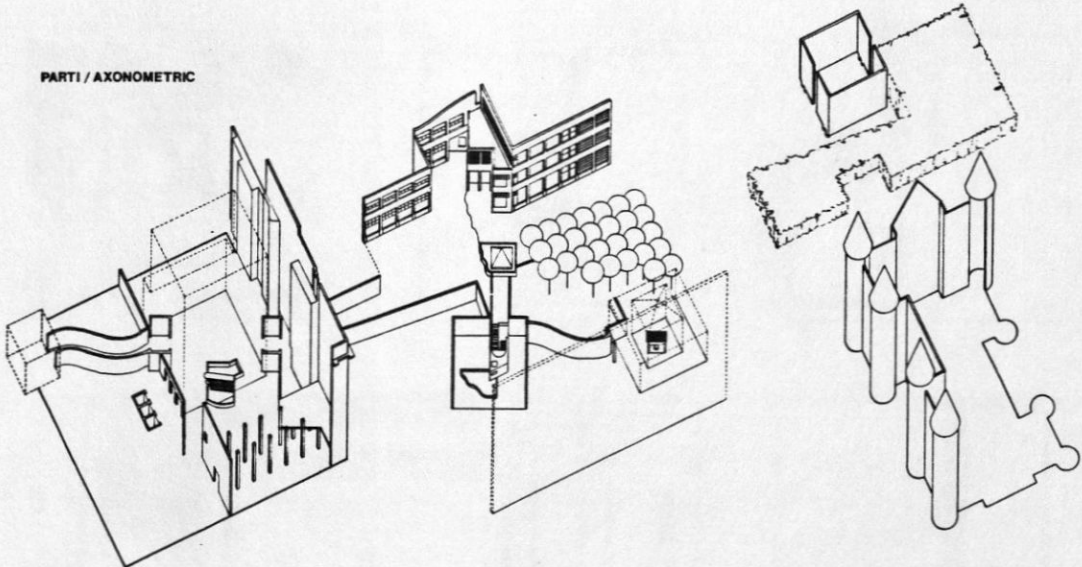


PERSPECTIVE

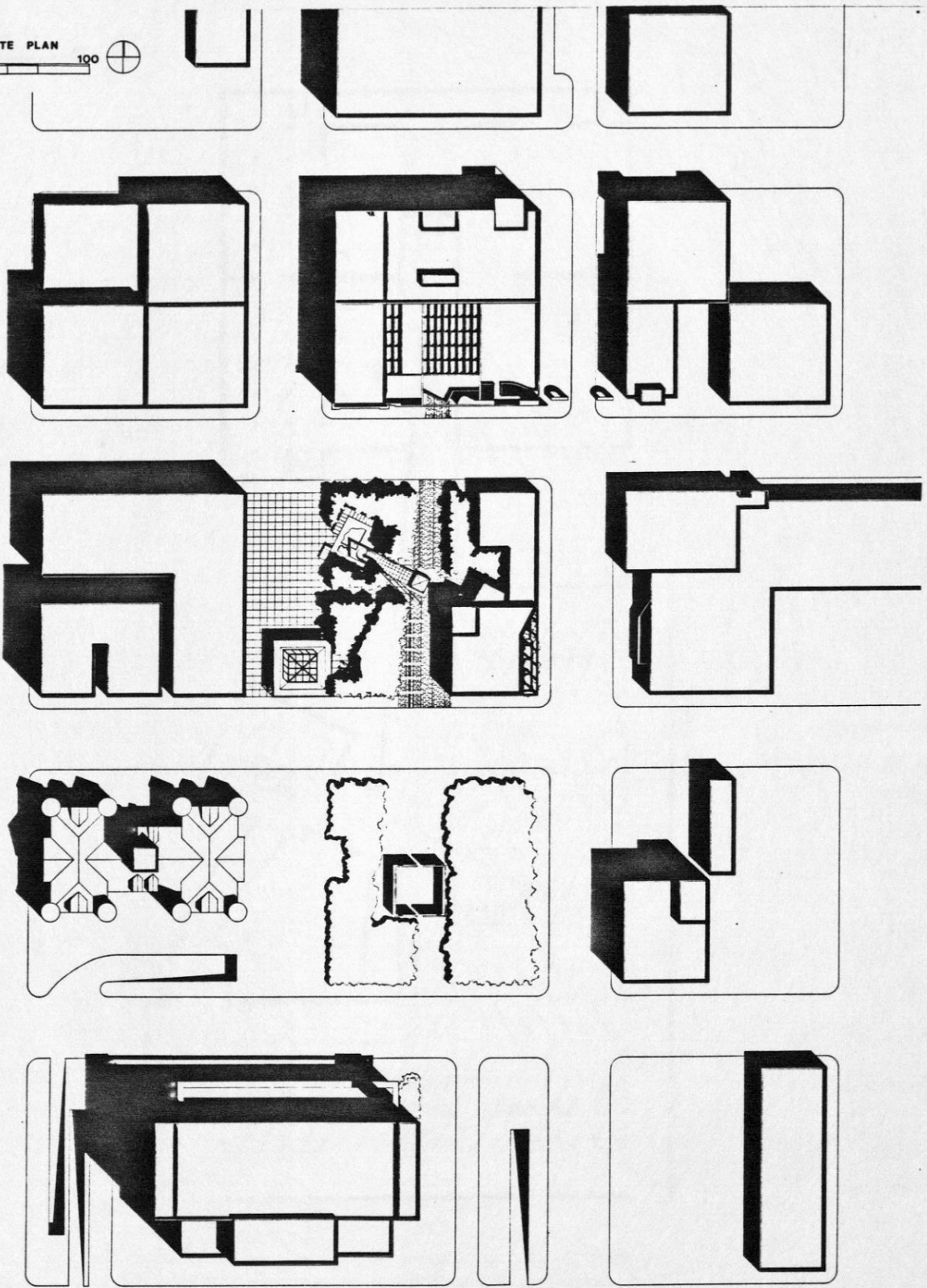
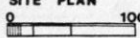


STRUCTURAL / MECHANICAL

PARTI / AXONOMETRIC

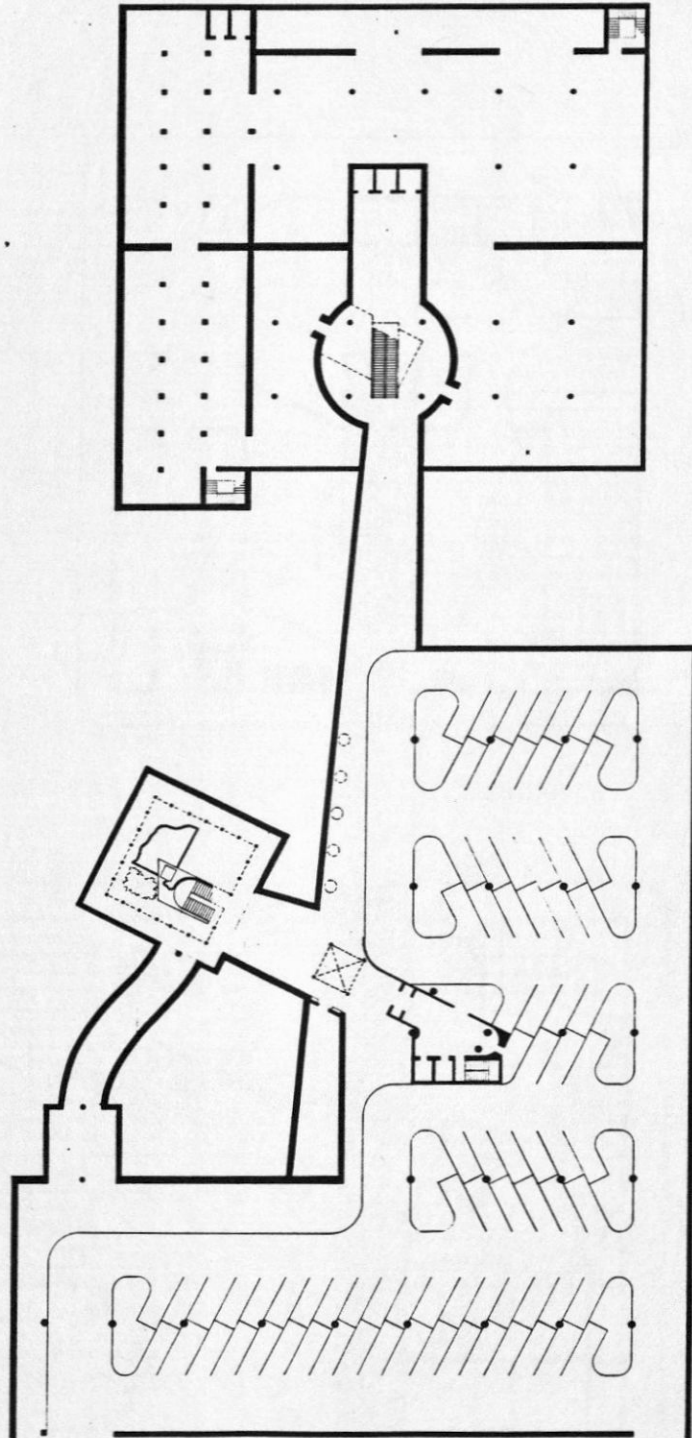
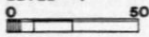


SITE PLAN





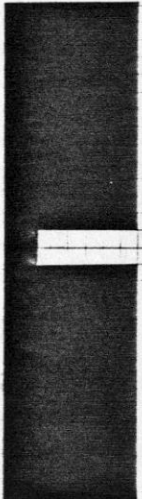
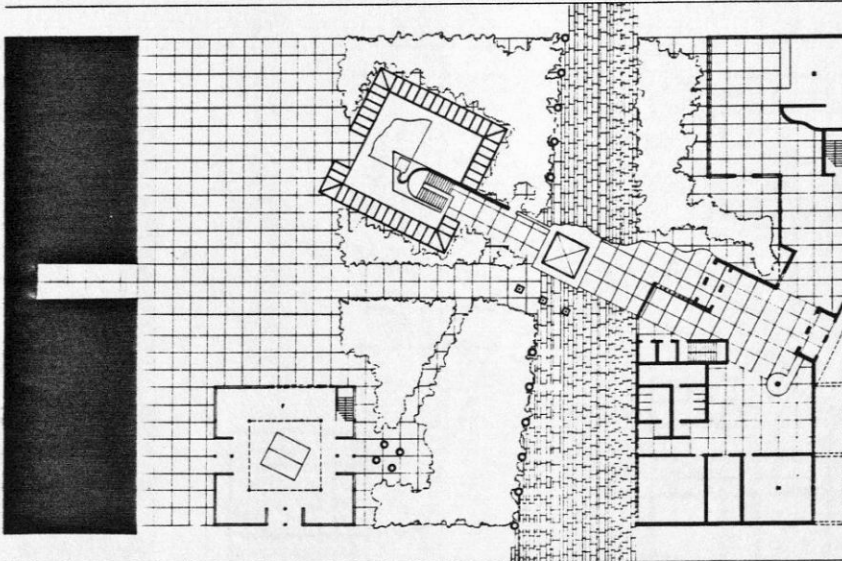
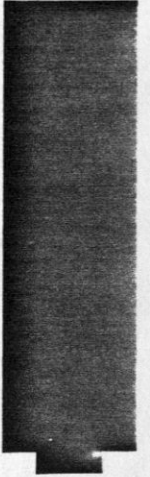
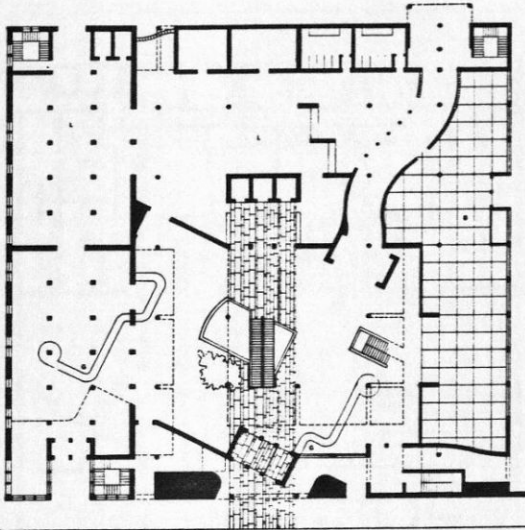
LEVEL -1



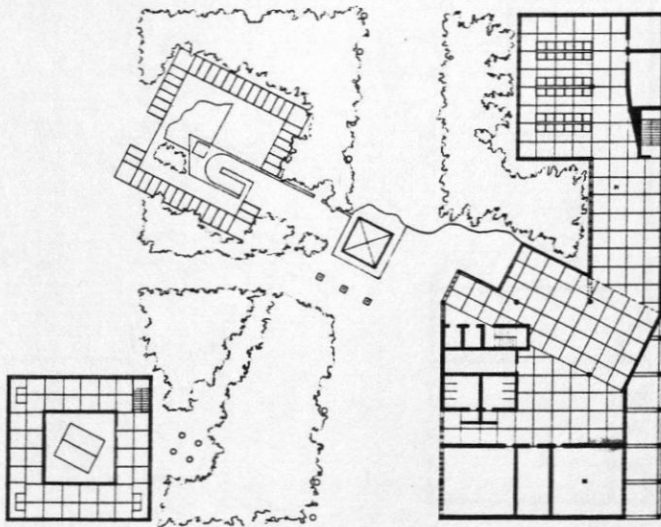
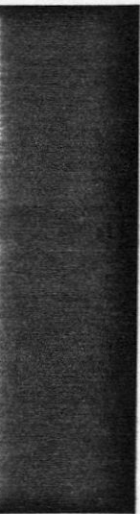
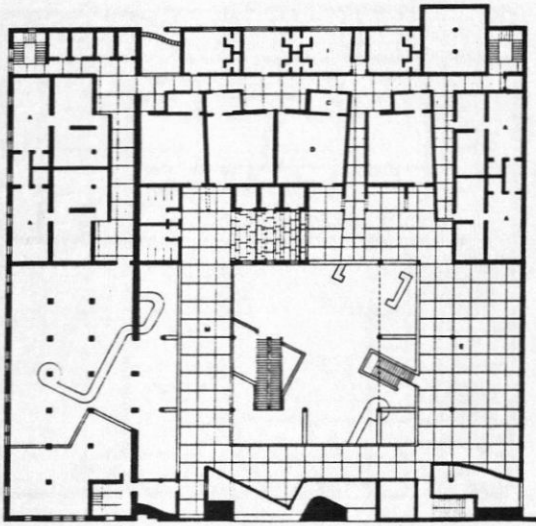
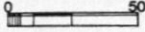
STREET LEVEL  
0 50



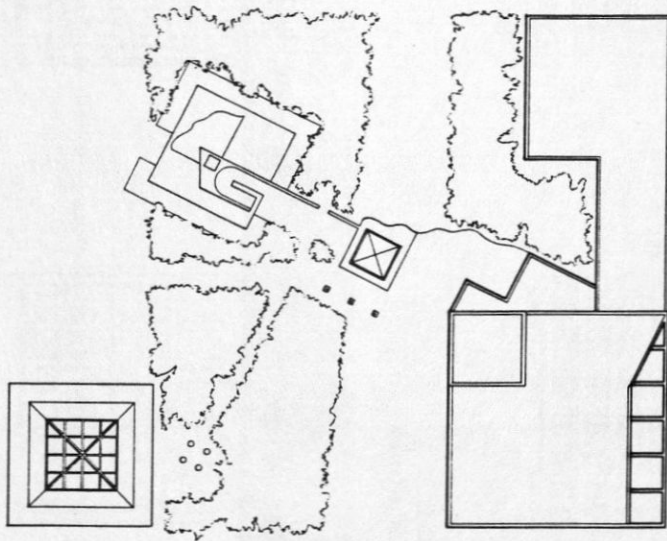
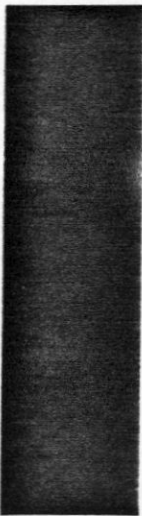
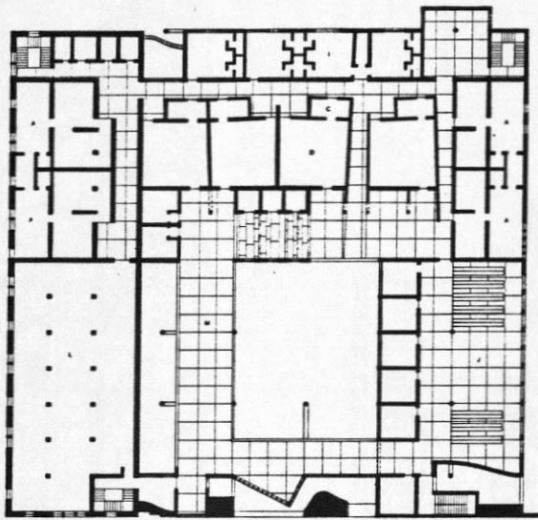
- A CHAMBERS
- B COMMERCIAL
- C CONFERENCE
- D COURT ROOM
- E GALLERY
- F HISTORY - PAUL LIGN
- G INFORMATION
- H JURY ASSEMBLY
- I JURY ROOM
- J LIBRARY
- K MECHANICAL
- L OPEN OFFICE / CLERK
- M PUBLIC CONFERENCE
- N PUBLIC MEETING



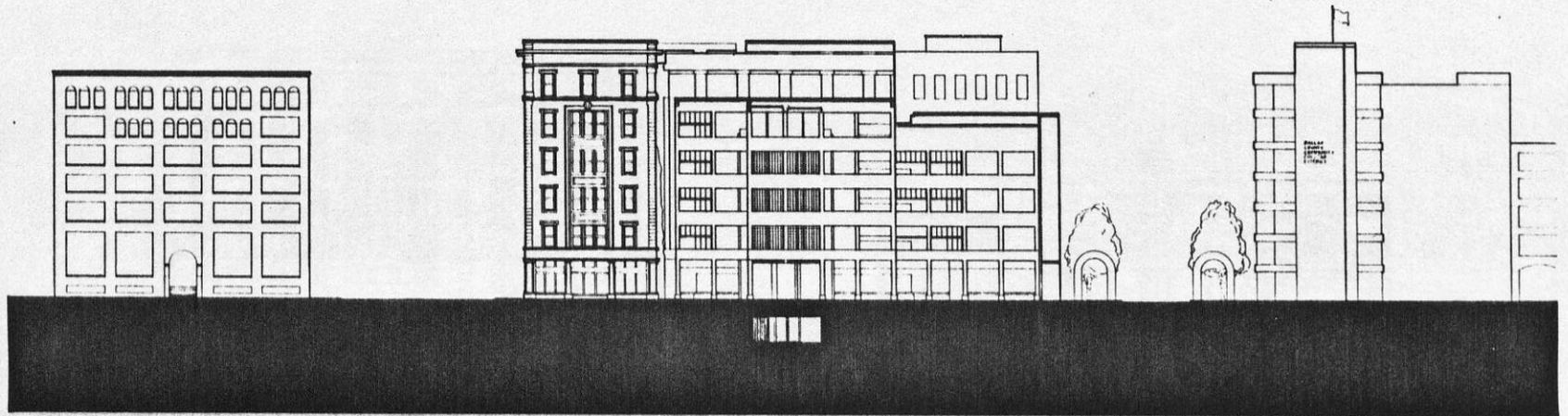
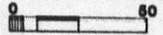
LEVEL +2



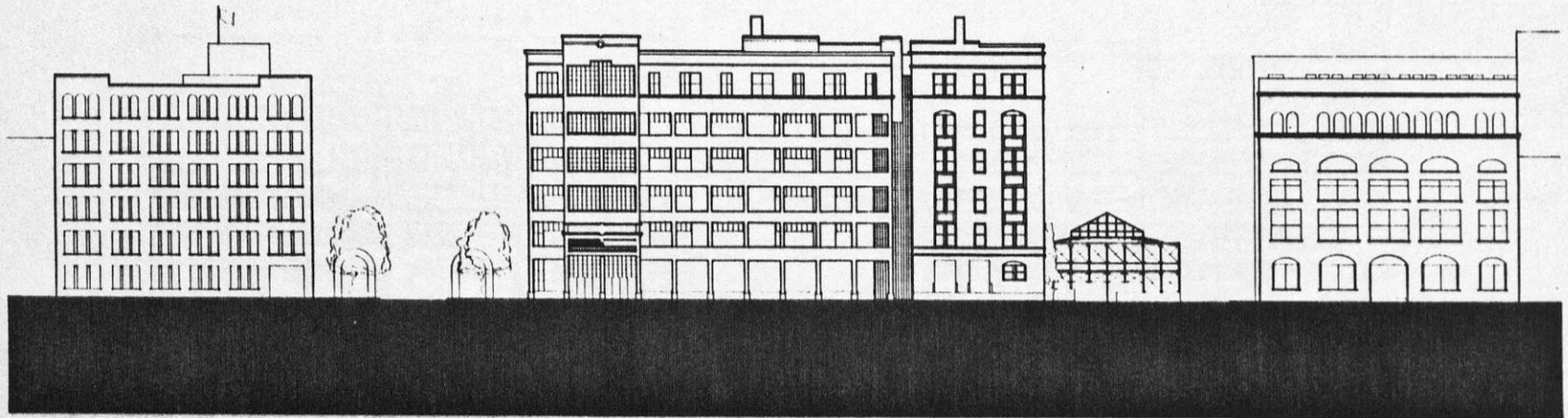
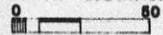
LEVEL +4  
0 50



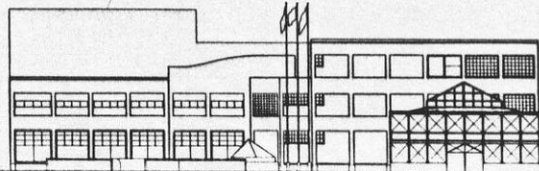
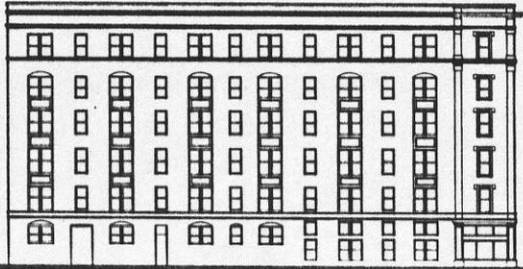
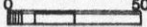
SOUTH ELEVATION



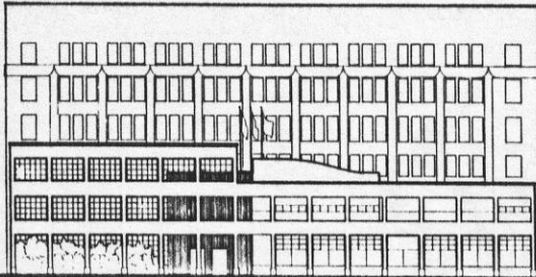
NORTH ELEVATION



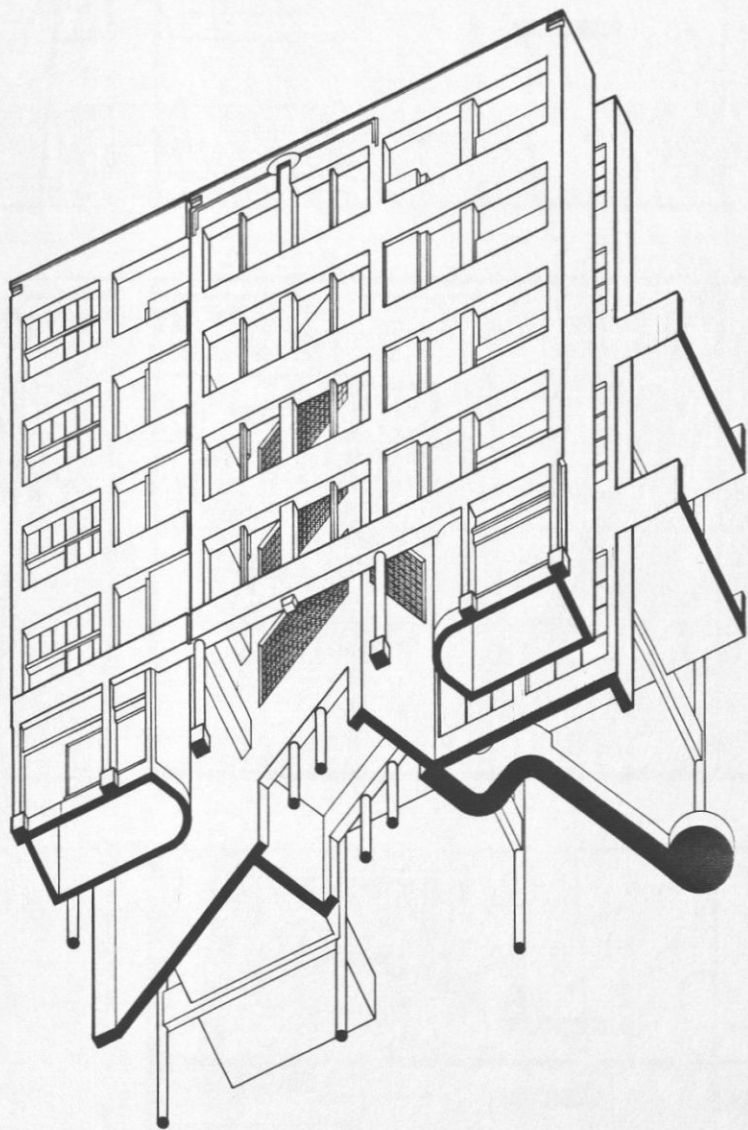
WEST ELEVATION



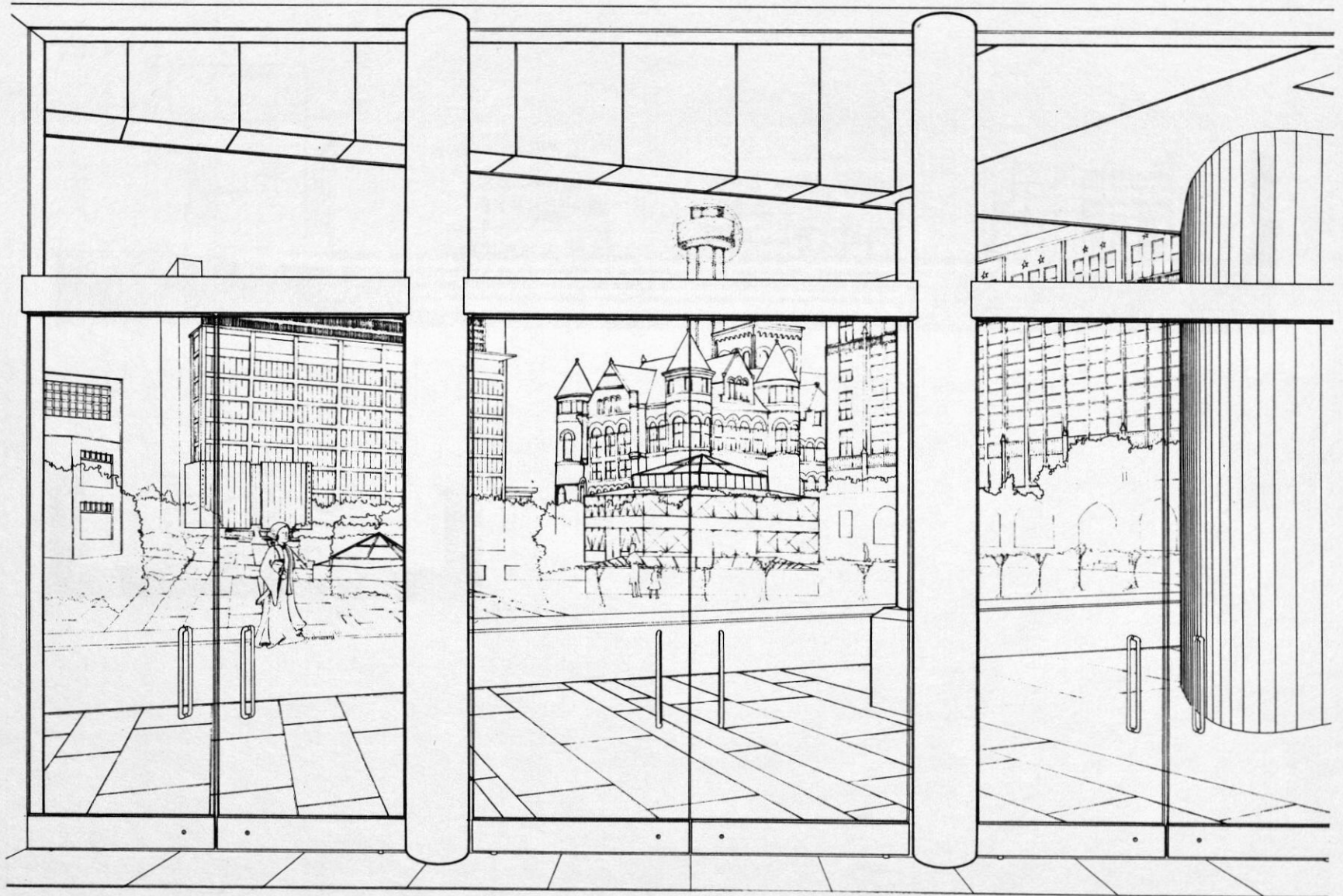
EAST ELEVATION



ENTRY AXONOMETRIC

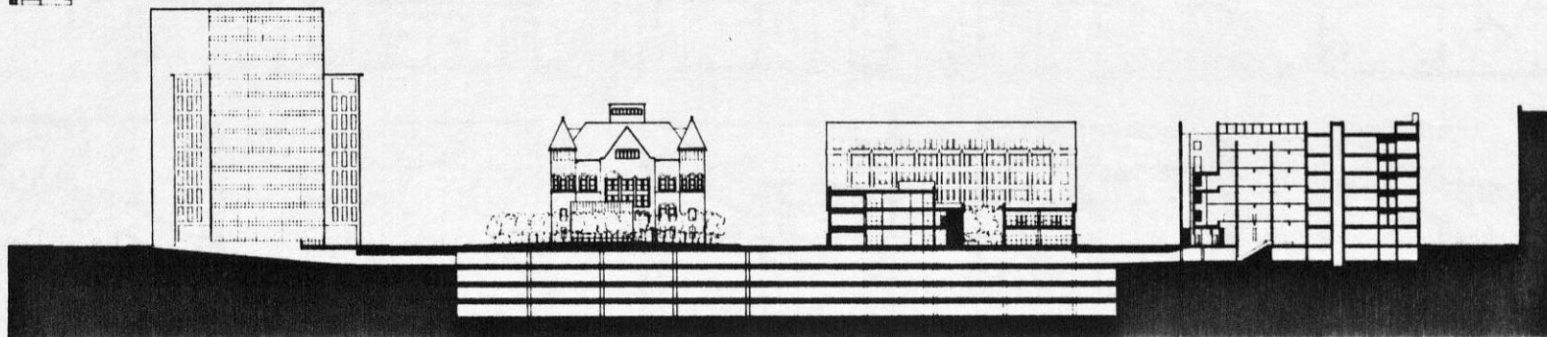


ENTRY PERSPECTIVE

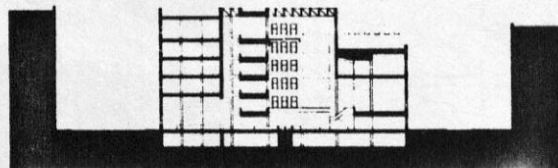


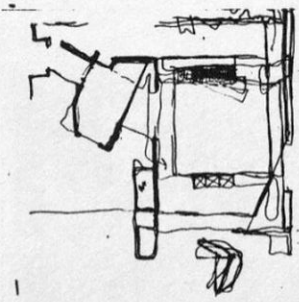


LONGITUDINAL SECTION  
1/4" = 1'-0"

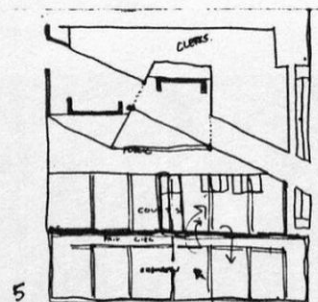


TRANSVERSE SECTION  
1/4" = 1'-0"

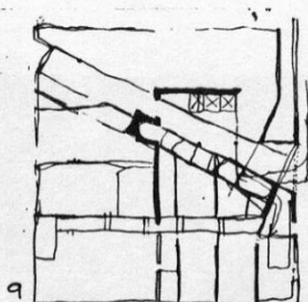




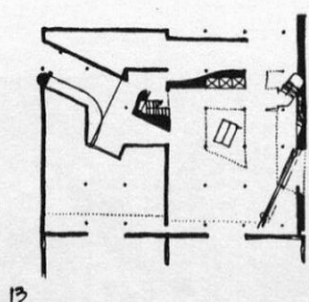
1



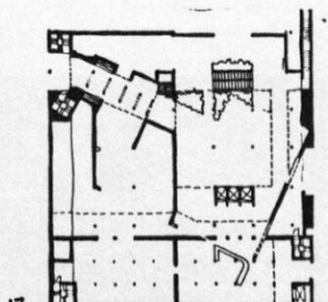
5



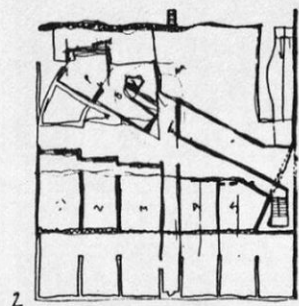
9



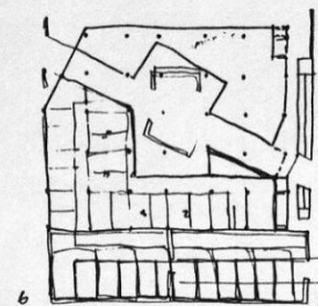
13



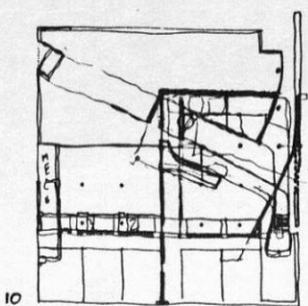
17



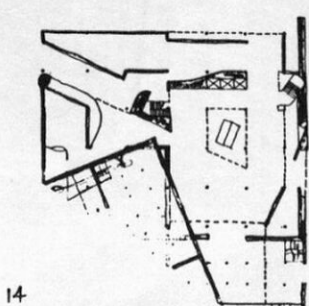
2



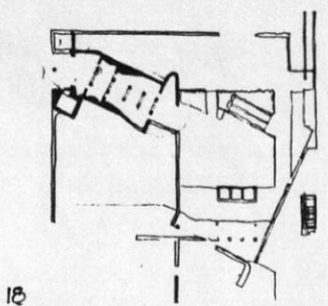
6



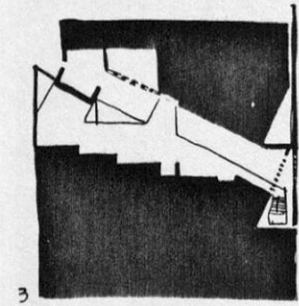
10



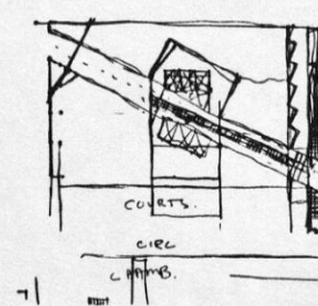
14



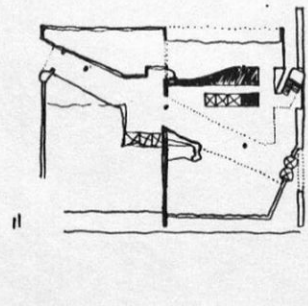
18



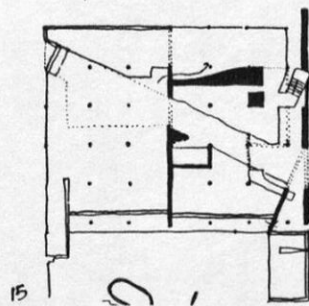
3



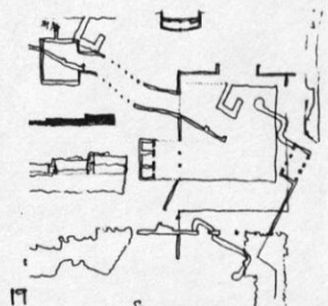
7



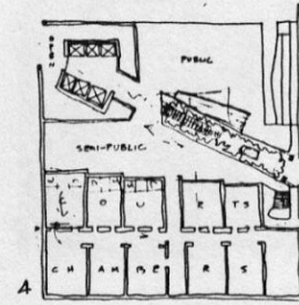
11



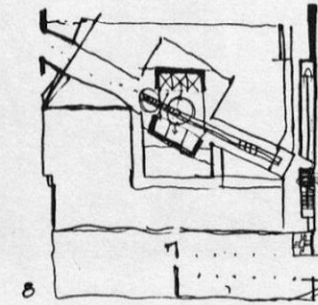
15



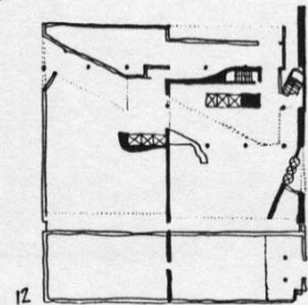
19



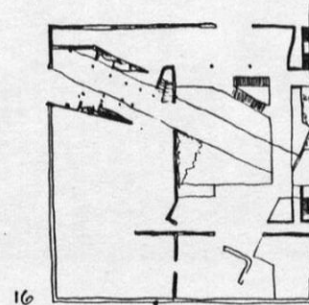
4



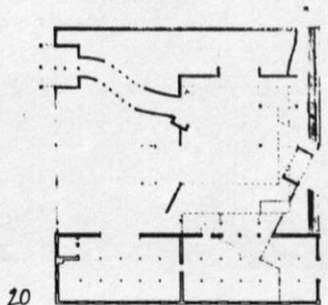
8



12



16



20



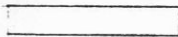
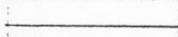

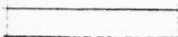



APPENDIX

The Purse Building contains approximately 52,452 S.F. (excluding basement) and therefore complies with Building Code Area limitations.

6. The maximum allowable height is four stories, however since the building is existing and "non-conforming" to contemporary building codes, the existing six stories will be allowed. (Interpretation by Mr. Bill Allen, Building Inspection, City of Dallas)
7. See table 17-A (pg. 110) for fire resistive requirements for type IV H.T. The building appears to meet the code requirements.
8. Refer to section 2106 (pg. 122) for H.T. construction requirements.
9. Floor loading requirements, table 23-A, (pg. 141). This table requires 50 PSF for office space and 125 PSF for light storage and a maximum of 2000 lbs. concentrated load in 2.5 ft. square (or 320 PSF). The building must comply to the 125 PSF requirement for the proposed first floor use as County Store Room. (Interpretation by Mr. Bill Allen Building Inspection, City of Dallas)

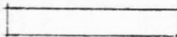
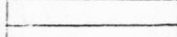

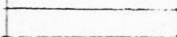
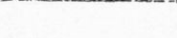
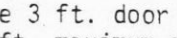
C. STAIRS, EXITS AND OCCUPANT LOADS

1. Area of each floor is approximately 186 ft. x 47 ft. or 8742 Sq. ft. for office space. The square feet per occupant is 100 (table 33-A) and for warehouses is 300.

ROOF		
6th		87.5 persons
5th		132 "
4th		175 "
3rd		208 "
2nd		235 "
1st		272 "
BSMT		30 "

Therefore two exits are required, even if only 1st, 2nd and 3rd floors are occupied.

2. Width of exits required is:

6th		$87.5/50=1.75$ ft.
5th		$132/50=2.64$ ft.
4th		$175/50=3.5$ ft.
3rd		$208/50=4.16$ ft.
2nd		$235/50=4.7$ ft.
1st		$272/50=5.44 \div 2 = 2.72'$ per exit

Therefore use one 3 ft. door at each exit at each floor. Distance to exits is 200 ft. maximum and must be placed 1/5 perimeter of area served apart. Landings must be 5 ft. minimum.

3. For the physically handicapped a ramp must be provided at the main entrance, with 1 to 10 maximum slope.

4. Stairways - One must extend to roof, both must be 44 inches wide, rise can be 4 inches to 7-1/2 inches, run can be 7 inches to 10 inches, maximum of 12 ft. and between landings.
5. If the 6th floor is 75 feet above grade then one exit must be a smoke proof enclosure of 2 hour construction and 1.5 hour doors with panic devices. (Sec. 3305 (a)) Since the sixth floor is 73 ft. 2 in. above grade, the smoke proof enclosure is not required.
6. Fire resistive standards for interior walls and ceilings can be reduced by one class if fire extinguishing sprinkler system is used (exception to Sec. 4204).

Table 42-B

Enclosed vertical exitways - Class I (Class II)  
Rooms or Areas - Class II (Class II)

Fire Standard Classifications:

Class I = 0-25 Flame spread  
Class II = 26-75 Flame spread  
Class III = 76-200 Flame spread

Type IV.H.T. structural members decking and planking are excluded from flame spread requirements.

7. Additional comments and interpretation by Mr. Bill Allen, Building Inspection, City of Dallas:
  - a. The sprinkler system must be tested.
  - b. The entire building, all floors and roof must comply to the code requirements.
  - c. Since the building is existing it does not have to conform to parking requirements.
  - d. The Dallas City Code does not require passenger elevators.

D. CONCLUSIONS

1. The proposed adaptive use of the Purse Building is feasible within the constraints of the code requirements described above resulting in the following minimum ways:
  - a. The first floor must be strengthened to accommodate a minimum loading of 125 lbs. per square foot.
  - b. Two stairwells, basement to the sixth floor and basement to the roof must be provided.
  - c. Toilet facilities for each occupied floor must be provided.
  - d. Exit doors and hardware must comply.
  - e. Finishes must meet specified flame spread rating.
  - f. Electrical wiring must be brought up to code standards.
  - g. The fire protection system must be augmented with dry stand-pipes.
  - h. Ventilation systems must be provided.

THE WESTEND HISTORIC DISTRICT

June, 1976

ORDINANCE NO. 15203

An Ordinance amending the Basic Zoning Ordinance No. 10962 of the City of Dallas as enacted by the City Council on March 29, 1965, and known as Volume III of the Dallas City Code, as amended, by permitting the following described property, which is presently zoned Central Area District 1, to be designated as a permanent Central Area District 1 - Historic/2 (See boundary map).

Providing regulations governing height, building services facilities, and parking lot standards; providing for specific criteria for the preservation of existing buildings and the construction of new buildings located within the above described area; defining certain terms; providing for the issuance of a certificate of appropriateness prior to exterior alteration; providing a penalty providing a severability clause; and providing an effective date.

WHEREAS, pursuant CHAPTER 19A of the Dallas City Code, as amended, a committee known as the Historic Landmark Preservation Committee has been created; and

WHEREAS, said committee has thoroughly familiarized itself with the buildings, land, areas, and districts within the city which may be eligible for designation as historic landmarks; and

WHEREAS, the area described herein dates from the earliest years of the City's founding and contains the original tract of land platted by the city founder, John Keely Bryan, and

WHEREAS, the locale is of extreme importance on local, state and national levels, as the site of many significant historic events, and

WHEREAS, the district contains many fine intact turn-of-the-century buildings distinctive of a particular epoch of American architectural development, and

WHEREAS, the said committee has recommended to the City Plan Commission that the area herein described be designated as an historic landmark subdistrict; and

WHEREAS, the City Plan Commission of the City of Dallas, with a quorum of said body in attendance, held a public hearing on the 28th day of August, 1975, after advertising said public hearing in compliance with the law, and at the close of said public hearing recommended that the area described herein be designated as an historic landmark subdistrict and made its recommendation to the City Council; and

WHEREAS, the City Council of the City of Dallas on the 6th day of October, 1975, held a public hearing on the proposed revision of the Comprehensive Zoning Ordinance recommended by the City Plan Commission, after advertising said public hearing in compliance with the law, at which hearing every property owner and person interested in the zoning revision was offered an opportunity to be heard; and

WHEREAS, at the conclusion of said hearing, the City Council voted unanimously to accept the recommendation of the City Plan Commission and directed the City Attorney to prepare an ordinance effectuating such change; Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the Basic Zoning Ordinance No. 10962 of the City of Dallas as enacted by the City Council on March 29, 1965, being Volume III of the



of the Dallas City Code, as amended, be amended insofar as it applies to property hereinafter described, which is presently zoned Central Area District 1, and shall hereafter be classified as Central Area District 1 - Historic/2, as provided in CHAPTER 19A of the Dallas City Code, subject to the conditions hereinafter specified (see boundary map).

SECTION 2. That the historic landmark subdistrict designation, with reference to the hereinabove described property, authorized by Section 10 of the Comprehensive Zoning Ordinance, as amended, is approved and granted upon the following expressed conditions, and adopted as part of Section 34 of the Comprehensive Zoning Ordinance:

A. DEFINITIONS:

1. Predominant facade material: The building material that makes up more than 60% of the opaque elements of a building's facade.
2. Trim elements: ~~Those~~ elements which comprise lintels, sills, jambs, cornices, pilasters and free standing columns, string courses, quoins, rustication, plinth, and exposed structural framework. The window frame is not a trim element.
3. Predominant building color: The natural or as applied color of the the predominant building material.
4. Trim color: The natural or as applied color of trim elements.
5. Accent Color: Color used to call attention to and accentuate special details and features of the building's facade and which is not classed as predominant building color or trim color.
6. Building service facilities: Facilities related to supporting the primary uses of a building including but not limited to trash and refuse collection access points and equipment, loading docks, ingress/egress points for on-site parking facilities, alleys and other areas.
7. Renovation: Any alteration to the exterior of a building.
8. Facade Opening: Any penetration of the solid material comprising the building facade including but not limited to window openings, doors, and archways, but exclusive of openings for mechanical and

electrical utilities. The area of facade openings shall be measured on an orthographic projection from the facade elevation.

B. HEIGHT:

A new structure shall not be constructed to exceed 100 feet in height. An existing structure which is equal to or greater than 100 feet in height shall not be renovated to exceed its present height. An existing structure which is less than 100 feet in height shall not be renovated to exceed the allowable height of a new structure.

C. BUILDING SERVICES FACILITIES:

No building service facility constructed after the effective date of this ordinance shall front onto any designated major landscaped open space or landscaped mall located in the subdistrict. Such open spaces and malls shall be shown in plans adopted by resolution of the City Council.

D. PARKING LOT STANDARDS:

Surface parking lots which abut public rights-of-way shall be provided with walls of brick, brick textured cast in place concrete or wood not less than 18 inches in height along such public rights-of-way. Such walls shall be uninterrupted except for pedestrian and necessary vehicular access.

E. PRESERVATION CRITERIA:

No construction of new buildings or renovation of existing buildings shall adversely affect any historical or architectural feature of such building or the subdistrict as a whole. All constructions of new buildings and renovations of existing buildings shall comply with the following criteria:

1. Color: Predominant building color and trim color shall comply with the hue, value, and chroma specified in Attachment #1, which is attached hereto and made a part hereof for all purposes, as such ratings are specified in the Munsell Book of Color, Neighboring Hues Collection, 1973. All colors except fluorescent colors may be used as accent colors.
2. Facade materials: Predominant facade material shall be fired brick, as defined by American Standards Testing Materials designation C-126-75A, type grade FBA-SW or FBS-SW. Trim elements shall be either brick, cast stone, stone, cast iron, or concrete. Only two-way glass shall be used in the windows, and no reflective or spandrel glass may be used. Renovations of buildings in existence as of the effective date of this ordinance may include their predominant facade materials.

3. Facade opening: The allowable amount of facade openings shall not be greater than 50% nor less than 30% of the facade area.
4. Distribution of facade openings: Facade openings shall be distributed in such a manner that there are both vertical and horizontal repetition of the facade openings. The distribution of facade openings shall be reasonably compatible with other buildings in the subdistrict.
5. Window Setback: A minimum window setback of six (6) inches shall be provided for windows above the first floor, as measured from the vertical plane created by the predominate facade material.
6. Signs: Signs which are attached to the facade shall not project above the uppermost terminus of the wall. Signs shall not cover or obscure any portion of a building's cornice.
7. Exceptions: Preservation criteria 3, 4, and 5 apply only to those facades that face on public rights-of-way or onto permanent open space and not to those facades along interior lot lines that may eventually become part walls.

SECTION 3. All proposed public improvements within this subdistrict shall be submitted to and approved by the Historic Landmark Preservation Committee in accordance with the procedures specified in Sec. 19A-9, Dallas City Code.

SECTION 4. No addition, alteration, new construction, painting or other modification which is governed by any provision of this Ordinance shall be commenced unless such addition, alteration, new construction, painting or other modification has been reviewed by the Historic Landmark Preservation Committee and approved through the issuance of a certificate of appropriateness.

SECTION 5. Except as provided in this ordinance, development and land use within this subdistrict shall be governed by the provisions of the Central Area District 1 as specified in the Comprehensive Zoning Ordinance.

SECTION 6. That a person who violates a provision of this Ordinance is guilty of a separate offense for each day or portion of a day during which the violation is committed, continued, or permitted, and each offense is punishable by a fine not to exceed \$200.

SECTION 7. That the terms and provisions of this Ordinance are severable and are governed by Section 1-4 of CHAPTER 1 of the Dallas City Code, as amended.

SECTION 8. That this Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

# West End Historic District



SELECTED BIBLIOGRAPHY

- Abercrombie, Stanley. "Tax Court." Progressive Architecture, July 1976, pp. 52-59.
- Adams, Thomas F. Introduction To the Administration Of Justice, Englewood Cliffs N.J., 1975.
- Akins, William. Interview with Chief Dallas County Architect, Sept. 1980, Oct. 1980.
- Alexander, Christopher. A Pattern Language: Towns, Buildings, Construction. N.Y., Oxford University Press, 1977.
- Alexander, Ernest R. Urban Planning: A Guide to Information Sources. Detroit, Mich. Gale Research Services, 1979.
- Allen, Gerald. "Mecklenburg County Courthouse." Architectural Record, May 1979, pp. 109-113.
- Antoniades, Anthony C. "Texas Towns and Design Education."
- Barber, Roslynn. Interview with county clerk, Oct. 1980.
- Bunel, Gene. Built to Last: A Handbook on Recycling Old Buildings. The Preservation Press, 1977.
- Dallas, City of. Dallas: Historic Preservation.
- Dallas, City of. Plat Book.
- DeChiara, Joseph. Time-Saver Standards for Building Types. N.Y. McGraw-Hill, 1973.
- Fletcher, Sir Banister. A History of Architecture. 18th Ed. N.Y. Scribner and Sons, 1975.
- Greenberg, Allan. "American Courthouse, Opportunities and Parameter for Design." AIA Journal. July 1975, pp. 36-39.
- Greenberg, Allan. "Courthouse Design, Symbolism in Architecture." Architectural Record. May 1979, pp. 114-116.
- Greenberg, Allan. "Introductory Guidelines for Planning a Modern Courthouse." Architectural Record. June 1975, p. 110.
- Greenberg, Allan. "The Client-Architect Relationship in Courthouse Design." Architectural Record. June 1975, pp. 65-66.

SELECTED BIBLIOGRAPHY (cont.)

- Hebert, Dan. Interview, Project Architect on Purse Renovation, Oct. 1980.
- Heckscher, August. Open Spaces, the Life of American Cities. N.Y. Harper and Row 1977.
- Hitchcock, Henry Russel. "Court House Architecture." AIA Journal, Aug. 1978, pp. 30-33.
- Hodges, Charles. Interview, Architect Dallas County Public Works, Sept. 1980, Oct. 1980, Nov. 1980.
- Krier, Robert. Urban Space. N.Y. Rizzoli Int. Publ. 1979.
- Larson, Theodore. "Future Shock Hits the American Courthouse." AIA Journal, July 1975, pp. 38-42.
- McDonald, William L. Dallas Rediscovered. Dallas Historical Society. Dallas, Tex. 1978.
- Pare, Richard. Court House: A Photographic Document. N.Y. Horizon Press, 1978.
- Peck, Robert. "Federal Architecture." Progressive Architecture, July 1976, pp. 37-39.
- Pevsner, Nikolaus. A History of Building Types. Princeton, N.J. Princeton University Press, 1976.
- The Preservation Press. A Courthouse Conservation Handbook. National Trust for Historic Preservation, 1976.
- Rapoport, Amos. Human Aspects of Urban Form. N.Y. Pergamon, 1977.
- Reiner, Laurence E. How to Recycle Buildings. N.Y. McGraw-Hill, 1979.
- Robinson, Willard B. Texas Public Buildings of the 19th Century. University of Texas Press, 1974.
- Robinson, Willard B. "The Public Square as a Determinant of Courthouse Form in Texas." Southwestern Historical Quarterly, Summer 1976, pp. 339-356.
- Rowe, Colin. Collage City. Cambridge, Mass. MIT Press, 1978.
- Sigler, Jay A. An Introduction To The Legal System. Homewood, Ill. The Dorsey Press, 1968.

SELECTED BIBLIOGRAPHY (cont.)

Sobel, Walter H. "Courtroom Studies, Analysis." AIA Journal,  
Oct. 1972, pp. 16-25.

Sobel, Walter H. The American Courthouse: Planning and  
Design for the Judicial Process. Ann Arbor, Mich.  
The Institute of Continuing Legal Education, 1972.

Stewart, Annette. Interview, Judge Dallas County, Oct. 1980.

Stirling, James. Buildings and Projects 1950-1974. N.Y.  
Oxford University Press, 1975.

Trillin, Calvin. "Court House, Memories of and Their Denizens."  
AIA Journal, Aug. 1978, pp. 24-29.

Ungers, O.M. "Urban Intervention: Supreme Court West Berlin."  
International Architect #2. London, 1979, pp. 47-60.

Welch, June Rayfield. The Texas Courthouse. Dallas, Tx.  
gla Press, 1971.

Wilbenson, John. "Go Listen to City Hall" Journal of  
Architectural Education. Nov. 1978, pp. 14-19.

Wittington, John. Interview, Judge Dallas County, Sept. 1980.



SELECTED BIBLIOGRAPHY (cont.)

- Bacon, Edmond N. Design of Cities. N.Y. Penguin Books  
1967.
- Dallas. Dallas County Government. Dallas Tx. 1973.
- Dallas. Goals for Dallas. Dallas Tx. 1971.
- Godbey Jo Fay. Dallas: An Environmental Analysis. Dallas  
Tx. 1974.
- Hellmouth, Obata, Kasselbaum. Prototype Courtroom Analysis.  
Wash. D.C. U.S. Dept. of Justice. 1978.
- Jacobs, Jane. The Death and Life of Great American Cities.  
N.Y. Vintage Books. 1967.
- Menil, Dominique de. Visionary Architects. Houston Tx. 1968.
- National Clearinghouse for Criminal Justice and Architecture.  
Courtroom Studies. Wash. D.C. U.S. Dept. of Justice 1976.
- Peterson, Steven. "Space and Anti-Space" The Harvard Architecture  
Review. Spring 1980. pp.89-114.