



MEMORANDUM

Date: December 9, 2015

To: The Honorable Chair and Members
Pima County Board of Supervisors

From: C.H. Huckelberry
County Administrator 

Re: **Historic Pima County Courthouse**

County staff is researching options that will be available for the County in the near future regarding the adaptive reuse of the Historic County Courthouse. As you know, we have now relocated all County functional office uses from the facility and are taking steps to improve security. At the same time we are examining a number of possible interim uses.

Any interim or long-term uses must be compatible with the iconic Courthouse. Pima County will not sell or relinquish control over use of this facility. These uses must benefit all of the citizens of Pima County and at the same time honor the importance of the Courthouse in our culture and history. My staff has researched a number of possible adaptive reuses of the facility. They range from art gallery, bank, charter school, hotel, library, mixed income housing, performing arts center, and office building. Information regarding these use types is included in the attached literature.

We are renewing our conversations with previous partners that expressed interest in occupying a portion or all of the Historic Courthouse, including the Tucson Museum of Art, VisitTucson, Regional Visitors Center interests, the January 8th Memorial Foundation and many others. We intend to use a very careful, deliberate approach to adaptive reuses that fit the iconic image of the Courthouse, as well as advance the culture, history and sense of place in the Sonoran Desert.

CHH/lab

Attachments

c: Tom Burke, Deputy County Administrator for Administration
Jan Leshar, Deputy County Administrator for Community and Medical Services
Linda Mayro, Director, Sustainability and Conservation
Michael Kirk, Director, Facilities Management

PLANETIZEN

Adaptive Reuse: Historic Courthouse To Charter School

March 9, 2008, 9am PDT

The 93-year old Bronx Borough Courthouse will soon become a charter school.

"A 93-year-old South Bronx courthouse that has been designated a landmark but has been boarded up for years will become a charter school in the fall, officials said last week.

The Bronx Borough Courthouse, with a Tennessee marble statue of Justice - without a blindfold - will reopen in September as a school for kindergarten through second grade and will expand by a grade a year until it reaches the eighth grade.

The school will be called the Bronx Academy of Promise Charter School and will be run by Imagine Schools, a nonprofit organization based in Arlington, Va., said Melody Meyer, a spokeswoman for the city's Department of Education."

Full Story: [In the Bronx, Former Halls of Justice Will Soon Fill With Pupils](#)

Published on Thursday, March 6, 2008 in *The New York Times*

How About Turning a Warehouse into a Contemporary Church?

Submitted by [STEVELAVEY](#) on 16 March 2008 - 20:59pm

In Chicago, our congregation (avg 20-40 yr olds) is focused on adaptive reuse and in 2005 we bought a dry goods warehouse that is being renovated into offices, a Starbucks-like cafe and an auditorium for Sunday services. We recycled more than 2 million pounds of concrete on site and made use of most of the existing building.

Check it out [here](#)

public/private partnership. In this case there was a major focus as part of the stimulus bill on shovel-ready projects. There are few projects that are as shovel-ready as the reuse of an existing building.

YOUNG: So, clearly a lot of advantages to reusing these historic buildings. However, I can think of one possible pitfall here, and that's ghosts. Any complaints along those lines?

ALEXANDER: [Laughs] We just completely the adapted reuse of a former girl's school that was later an annex to the Walter Reed Army Medical Hospital in Silver Spring, just outside of Washington, D.C., and we actually did receive a complaint from a resident that there may have been a ghost wandering in what was used as a ballroom by recuperating army soldiers after the Vietnam War.

YOUNG: I guess this is part of the price of living in a historic building—you have to put up with maybe an old resident still sticking around.

ALEXANDER: We're working on it, we're learning about how to deal with ghosts all the time. That's part of the benefit to it—it makes life a little more interesting. YOUNG: [Laughs] Joe Alexander is president of the Alexander Company telling us about reuse of historic buildings. Thanks very much.

ALEXANDER: Thank you, I enjoyed it.

SOURCES:

<http://www.alexandercompany.com/>

[ALEXANDERph.mp3](#) 5.7 MB

• Archives

- [April 2012](#) (1)
- [February 2012](#) (3)
- [January 2012](#) (1)
- [December 2011](#) (1)
- [November 2011](#) (3)
- [October 2011](#) (2)
- [September 2011](#) (3)
- [August 2011](#) (6)
- [July 2011](#) (10)
- [June 2011](#) (12)
- [May 2011](#) (16)
- [April 2011](#) (14)
- [March 2011](#) (24)
- [February 2011](#) (14)
- [January 2011](#) (14)
- [December 2010](#) (8)
- [November 2010](#) (34)
- [October 2010](#) (45)
- [September 2010](#) (32)
- [August 2010](#) (35)

 click to print


Make it new

Renewing—rather than razing—heritage buildings whose original functions have expired will ensure their legacy and history aren't reduced to footnotes.

By Iliyas Ong | 27 Mar 2014



When a Portuguese missionary opened a school for poor parishioners in a compound along Middle Road almost 150 years ago, he had no idea it would eventually become the home for cutting-edge Singaporean design. The site went through a series of changes, from St Anthony's Convent to the Nanyang Academy of Fine Arts to the brand-new National Design Centre, but one thing endured the war and the overhaul of the Bugis district: the buildings themselves.

This evolutionary process, by which the programmes of buildings metamorphose over time, is known as adaptive reuse. It's an elegant alternative to siccing the bulldozer on such storied structures—a kiss of life that creates rather than destroys. Singapore has employed that technique to ensure 21st century relevance and vitality for its built heritage.

There is a long list of art centres housed in decades-old buildings: the Singapore Art Museum was once St Joseph's Institution, The Substation a power sub-station, the Red Dot Design Museum the traffic police headquarters, and the Arts House the old parliament chambers, to name a few. Even Wessex Estate, a sprawling residential enclave for artists, is annexed from black-and-white colonial bungalows.

"These heritage buildings provide rich backdrops, stirring the imagination with their historical stories and distinctive architecture, and inspiring both the creators and viewers of art," says an Urban Redevelopment Authority (URA) spokesperson.



“On the other hand, functionally, we believe that the buildings allow sufficient flexibility in terms of layout for arts venues for varying audiences.”



Given the breakneck speed at which Singapore develops her urbanscape, why is there this push for adaptive reuse? Isn't it more feasible to raise buildings designed specifically for their new programmes?

Finding roots

The impulse behind adaptive reuse can be traced to the increasingly loud voices—especially from a swelling middle class in Asia—calling for conservation of monuments, historic areas and environmental contexts, says Jean François Milou, Principal of studioMilou. The French architecture firm, which has an office in Singapore, is responsible for transforming the former Supreme Court and City Hall into the National Art Gallery, soon to be the city-state's biggest arts venue.

“This tendency also represents a turning point in the ways in which people are seeing unlimited urbanisation,” says the 60-year-old architect. “It is part of a desire to think about other dimensions of development, including the development of urban areas in which history, landscape and inherited rituals have their roles to play in contributing to the development of the urban framework.”



StudioMilou is no stranger to adaptive reuse. It has completed similar projects around Europe and Asia, such as the Carreau du Temple, a converted 19th century market in the centre of Paris. For the National Art Gallery, which is scheduled to open next year, the practice aimed to “radically transform the visitor experience while changing very little in the buildings themselves”, reveals Jean Francois. “We strive to respect the integrity and meaning of original buildings for local populaces while offering innovative and

contemporary solutions.”

His submitted design is smart and unobtrusive: the studio unites the Supreme Court and City Hall with a new glass-and-steel roof canopy, buttressed by tree-like columns. The rooftop will also serve as an open public terrace where performances, exhibitions and events sidle alongside F&B destinations. A new basement level rounds off the major structural changes studioMilou made. And as you'd expect, the façades of both heritage buildings will remain as they have been for decades.

Given a project of this scale and the age of the structures, it isn't surprising that the challenges studioMilou faced fell on the technical side: fire safety regulations, acoustic and environmental performance, and so on.

“The application of contemporary regulations in such contexts can involve some compromises relating to the character and authenticity of refined and fragile buildings,” explains Jean Francois. “It certainly takes intensive study and rigorous exploration of solutions to avoid any detrimental compromises. We sought to ensure that the new structure and interventions could maintain its light and historical character while respecting the regulations. The building's envelope in its final form required thousands of hours of design work; [it is] a technical tour de force, though we would hope that this is not detectable looking at the project.”



Be sensitive

This theme of sensitive architecture is also evident in the National Design Centre (NDC), which opened earlier this year. Designed by SCDA Architects, the four-block complex—three are pre-war Art Deco and one is post-war modern—still bears elements from its original design, but was completely gutted to accommodate offices, gallery spaces, studios, boardrooms and informal meeting spaces.



Perhaps the most significant change to the former convent school was to enclose the open-air atrium on the first floor of the largest block. SCDA Architects installed a glass ceiling that also acts as a sculptural skylight to light up the interior, now a gallery space for exhibitions. Glass outer walls were also added around the first floor to further illuminate the space—but the austere lines of the block's façade remain unchanged.

“Adaptive reuse requires the sensitive insertion of relevant elements and programmes in the old conserved fabric,” explains Chan Soo Kian, Principal of SCDA Architects. “The old and the new have to be clearly expressed so that the message is clear. The experience in the building should contain the feelings of enhancement over change.”

Soo Kian goes on to say that unlike in new developments, adaptive reuse allows architects to understand the historical layers of a structure and interpret which elements are to be conserved and which are to be refined.

One of those elements that had to be kept in the NDC was the required fire stairs, found at the back of the largest block. Instead of leaving them as-is, SCDA turned them into a design element. The stairs are now enclosed in a perforated metal structure that mimics another new insertion: four cantilevering and overlapping ‘boxes’ that are stacked in the first-floor atrium.

Originally, SCDA intended those four boxes to be visible from both inside and outside the building, but conservation guidelines prevented the firm from realising the idea. Even the religious reliefs scattered around the complex had to be kept. And the firm's plan to remove the existing concrete vents found along the five-footway on the ground floor was nixed, too. That, Soo Kian says, would have invited passers-by to enter the NDC.

“We did feel restricted,” he admits. “We had to restore all the original windows and match the existing mullions.”

Furthermore, while surveying the site, the SCDA architects stumbled upon a big problem: the buildings had settled, a few quite considerably so. Says Soo Kian: “Structural underpinning and the use of raised floor systems were introduced to level the sloping floor slabs and reduce the floor gradients, making them usable floor plates.”

As with the National Art Gallery, these technical concerns were resolved ‘invisibly’, so visitors won’t notice the architects’ intervention.



For art's sake

With all the challenges of adaptive reuse, why didn't planners raze these buildings and, from their ashes, erect contemporary glass-and-steel affairs? Surely that would be preferable in land-scarce Singapore.

"It is always a challenge to find that delicate balance between meeting the physical needs of the nation—such as housing for our people and providing land to support economic growth—and that of retaining our natural and built heritage to retain our sense of identity and history," replies the URA spokesperson.

"Adaptive reuse is one way of ensuring future generations can continue to enjoy heritage buildings while supporting Singapore's land use needs."



According to the URA, reusing old buildings allows Singapore to preserve the architecture that cannot be replicated elsewhere, adding to the "distinctiveness and attractiveness" of the city. "If the original use of a building cannot remain, it is good for the building [to] be put to other uses. This allows the heritage building to have continued relevance and use in today's context."

For the artists, museums and galleries, heritage buildings have a potent character that fosters the creative spark. The uniqueness of these venues give arts practitioners a connection to the past, which inspires the creative process, says Noor Effendy Ibrahim, Artistic Director of The Substation, which has occupied for 24 years a power sub-station built in 1926.

"More than anything, I feel that the history of these buildings can help to enhance the visitors' experience of an exhibition of performance," he adds. "At The Substation, where we often showcase experimental contemporary works, the old and the

cutting-edge come together in an interesting tension that I think works very well for us."

Noor Effendy echoes the URA's belief that heritage structures elicit a sense of nostalgia and history that new developments do not. But it's not all rose-tinted. Strict conservation guidelines also mean that customising these buildings for specific functional needs—say, improving the acoustics for a performance space—is a tricky matter.

"At the end of the day," he sums up, "it's all about whether the space meets the needs of the artists and the community."



© 2015 Urban Redevelopment Authority
This material may not be published, broadcast, rewritten, or redistributed.

Stay Informed! Join our mailing list:

Email: *

Signup

Jefferson Market Courthouse

Location

Jefferson Market Courthouse
425 Avenue of the Americas
New York City, NY 10011
United States
[See map: Google Maps](#)

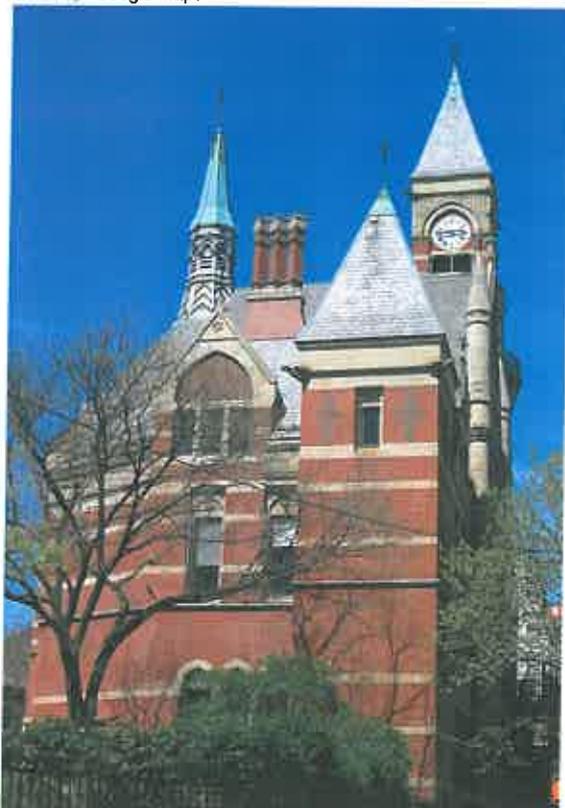


Table of Contents [hide]

1. Description
2. Current Status
3. Key Dates in Preservation Activity
4. Preservation Campaigns
5. Archives, Personal files, and Ephemera

The towers and embellishments of Jefferson Market Courthouse. Photo by Wikipedia user Beyond My Ken. Licensed under CC BY-SA 3.0.

Sometimes listed as "Old Jeff".

Description

Jefferson Market Courthouse was built by architects Calvert Vaux and Frederick Withers in 1876, as part of a group of brick and limestone buildings in an area called Jefferson Market. The structure, designed in the Venetian Gothic style, was created with leaded glass, steeply sloping roofs, gables, pinnacles, Venetian Gothic embellishments, and an intricate tower and clock¹. In 1885, a national poll of architects gave the Courthouse a fifth place ranking amongst the most beautiful buildings in America. It cost \$360,000 to build and housed a police court, a civil court, and a basement where prisoners were held before they went to jail. However, by 1950, the courthouse structure was dark and vacant, and faced demolition².

Current Status

The Jefferson Market Courthouse is currently a branch of the New York Public Library system. It is located in Greenwich Village on Sixth Avenue between 8th and 10th Streets. On 8th Street there is a community garden where the former Women's Detention Center was located.

Key Dates in Preservation Activity

June 30, 1960 - A drive to save the Courthouse commenced

October 16, 1960 - The clock above the Courthouse starts ticking again

Preservation Campaigns

- By 1950, the Jefferson Market Courthouse had been vacant for five years, and faced demolition. The building's doors were closed in 1958. Pending demolition, the Courthouse's neighboring Greenwich Village residents rallied to its defense³.

Campaign to restore the Jefferson Market Courthouse Clock

As part of the strategy to save the Courthouse, the Villagers first sought to restore the clock atop of the building. Preservation activists, such as Margot Gayle, spearheaded the formation of the "Committee of Neighbors to Get the Clock on Jefferson Market Court House Started." She launched a grassroots campaign to raise money to fix the clock. Villagers themselves, as well as several others who contributed, raised the required funds to restore the clock. By October 16, 1960, the community had raised enough money to fix the clock, and it began ticking again.

- Villagers then rallied to save the entire structure. In 1961, they formed the "Committee for a Library in Jefferson Courthouse." City officials responded to these efforts with the necessary protective actions and capital funds to ensure a useful future for the structure⁴. High ranking officials such as Mayor Wagner, Democratic leader Carmine De Sapio, and Republican State Senator MacNeil Mitchell, all supported the preservation of the courthouse and its reuse as a branch of New York Public Library⁵.

- A famous architect, Giorgio Cavaglieri, was enlisted for the adaptive reuse of the structure. Cavaglieri's adaptive reuse of The Jefferson Market Courthouse was an incredibly involved endeavor. He began with four years of preliminary study, then integrated modern library facilities, such as air conditioning, elevators and furniture. He took many photos of the original building in order to ensure that the stained glass windows and black walnut doors would be restored accurately. All of the new features that he added to improve the structure were contemporary and modern in style⁶.

Archives, Personal files, and Ephemera

For more information regarding Margot Gayle's involvement in the campaign to save the Jefferson Market Courthouse Clock see: Hosmer, Charles. Interview with Margot Gayle.

Under the auspices of the Eastern National Park and Monument Association. June 23, 1982.
University of Maryland Libraries Collection.

Wood, Anthony C. Interview with Margot Gayle. April 26, 1984. The New York Preservation Archive Project Collection.

-
- Norval White and Elliot Willensky. *A.I.A. Guide to New York City* (New York: he MacMillan Company, 1968).
 - Village Neighborhood Committee for the Clock on the Jefferson Market Courthouse, bulletin, January 1965.
 - Village Neighborhood Committee for the Clock on the Jefferson Market Courthouse, bulletin, January 1965.
 - Ibid.
 - Village Opens Fight for 'Old Jeff,'" *New York Herald Tribune*, June 11, 1961, Anthony C. Wood. *Preserving New York: Winning the Right to Protect A City's Landmarks*. (New York: Routledge, 2007). Page 281.
 - Martin, Douglas. "Giorgio Cavaglieri, Urban Preservationist, Dies at 95." *New York Times*; May 18, 2007.



K/O Architects
650 South Prairie View Drive
Studio 103
West Des Moines, Iowa 50266
515.288.4821
design@k-o.com

Dallas County Courthouse



next

Dallas County Courthouse

Renovation – Adaptive Reuse

Adel, Iowa

Area: 28,000 SF

Many Iowans are reminded of the ornate Dallas County Courthouse when they visit old castles or palaces in Europe – where royalty once dwelt – and there is good reason for it. The Azay-le-Rideau Chateau at Indre-et-Loire, west of Tours, France inspired this Courthouse's original design architect. The elegant old French residence, completed in 1529, is more elaborate in design, but the resemblance is evident even though the courthouse departed from the French plan in many ways. The Dallas County Courthouse remains a classic – one of Iowa's foremost public buildings.

Completed in 1902 the original Dallas County Courthouse was constructed of Bedford stone with a red tile roof and stands in the center of the public square in Adel, Iowa. The building is 84' x 126' in size, four stories high, and includes a 128 foot tall tower, turret shaped corners, and statues of the Goddess of Justice above each of the two main entrances. The elaborately finished interior has marble wainscoting, and fresco work. The floors of the halls and lobbies are mosaic patterned tile.

K/O was first hired to correct the failing structural condition of the courthouse. The building underwent a systematic floor replacement which was followed by the restoration of the interior spaces this included considerable historic paint and plaster repair. The existing stone exterior and windows were repaired and replaced. The new program required accessibility throughout; other upgrades included fire sprinkler, HVAC, electrical and IT. Once complete the turn-of-the-century looking structure became a modern energy efficient office building.

Leave a Reply

Name (required)

Mail (will not be published) (required)

Website



Type the text

[Privacy & Terms](#)



We Design Community

Keffer/Overton Associates Inc.
Architects-Interiors-Planners-Constructors

Commercial, Cultural, Fairground, and Entertainment Planning & Design

Year Established: 1876
12th oldest Architectural Firm in the U.S.

**Free K/O
Downloads!**

Planet Harmony

Green Matters

Skip navigation

- [About Us](#)
- [Partners](#)
- [Privacy Policy](#)
- [Project Development Team](#)
- [Advisory Board](#)
- [Planet Harmony Campus Project](#)

Category Archives: adaptive reuse

From Courthouse to Home

- [May 7, 2010 – 8:44 pm](#)
- Posted in [adaptive reuse](#), [Kansas City](#), [LEED](#), [MO](#)
- [Leave a Comment](#)



A courthouse where Harry Truman kept office and Thurgood Marshal tried a famous desegregation case was saved from the dump by an ambitious adaptive reuse project. Now this famous historic courthouse has new life as mixed income housing. Just beware the former residents.

YOUNG: Now when it comes to recycling we tend to think of glass and plastic and newspaper. But it can happen on a much larger scale. Entire buildings can be recycled. It's a process called adaptive reuse, and Joe Alexander, president of the Alexander Company, specializes in partnerships with federal and state agencies to give old buildings new life.

He is turning a 1939 courthouse in Kansas City into livable, low-income housing. He says it's a special—as well as historic—building.

ALEXANDER: The courthouse like so many New Deal projects is a significant, public, government structure. It is a powerful-looking building; it's a neo-classical design. So when you walk in the front door of the courthouse, you walk into a fantastic public space. The doors are bronze and include emblems that reflect the United States and justice. The court rooms themselves are two story spaces with huge, raised judge's platforms.

And Harry Truman kept his local senate office in this building. This was also the site of an important court decision involving desegregation of a local swimming pool called the Scope Park Swimming Pool decision that was argued in 1952 by Thurgood Marshall, of course he would later go on to represent the nation on the Supreme Court.

YOUNG: So with this reuse, someone's going to end up in the room where "give 'em heck" Harry, former president, used to do work? That's going to be a pretty strong selling point for somebody, huh?

ALEXANDER: It is absolutely. It's not only a strong selling point to attract people to live downtown, which is part of what makes urban development and adaptive reuse rewarding, but it is genuinely unique. It's far different, and I think superior product from cookie cutter apartment and mixed-use building that you might find next to a highway or on the periphery.

YOUNG: However, old buildings often have a lot of problems—they might have asbestos, or they're not terribly efficient. They didn't used to insulate buildings the way we might like to these days, for example. How do you overcome those kind of obstacles?

ALEXANDER: So dealing with simple things, really, like asbestos and lead paint abatement are things we do all the time. There's established protocols and beyond that it is a challenge to bring new electrical and heating and cooling systems into a building like this. In the case of the courthouse, we're lucky that these New Deal era buildings were built like tanks.

YOUNG: So we hear a lot about green building and big push to be greener than the Joneses when you're building and incorporate what's called LEED standards—Leadership in Energy and Environmental Design. How does that apply to reuse of old, historic buildings?

ALEXANDER: Well, I think it's important to start with the background on LEED. It really used to help suburban developers atone for their sins and the sprawl they were creating so they could point to at least an attempt to be environmentally responsible.

But the courthouse—if you were say, to tear it down, and in order to build a shiny, new, maybe LEED-certified building you would be demolishing 50 million pounds of existing material. You might be able to recycle a lot of those materials, but that in itself requires processing and time.

YOUNG: Yeah, I guess it is important to keep in mind that no matter how green we build something that's new; building anything new has its footprint.

ALEXANDER: Yeah, I absolutely agree. The other really important aspect of a historic building is that they're important to their community. In the case of the Kansas City courthouse, this building is when it's completed or refurbished will provide 176 affordable, workforce housing units.

So not only are you attracting new employees downtown to revitalize your urban core, but you're allowing for diversity both of income and ethnicity. And that is the social justice component of sustainability that's at least as important as what type of carpet you might use.

YOUNG: Hmm, yeah, so projects like these have an obvious benefit for the city, but to pay for them, how are projects like these going in these strained economic times?

ALEXANDER: Well, there's not very many of them going. The federal courthouse—the only way that this project was able to go forward like a lot of urban development projects was through a

Home / Finance + Development / Development / Adaptive Reuse / Le Meridien Tampa Debuts in Century-Old Courthouse



Le Meridien Tampa Debuts in Century-Old Courthouse

Posted by: Lodging Staff in Adaptive Reuse, Openings June 24, 2014

Starwood Hotels & Resorts Worldwide Inc. announced the debut of Le Méridien Tampa, following an adaptive re-use project that has transformed a century-old federal courthouse into the city's newest hotel. Developed by Memphis-based Development Services Group and owned via joint venture between its CEO and President Gary Prosterman and the Atlantic American Opportunity Fund, Le Méridien Tampa offers 130 contemporary guestrooms, a modern restaurant, and state-of-the-art meeting and event space in the heart of the city's downtown arts and entertainment district.

"Our design approach for Le Méridien—juxtaposing the old with the new in a nod to our mid-century roots—lends itself well for adaptive re-use projects such as this one in Tampa," said Brian Povinelli, global brand leader, Le Méridien and Westin Hotels. "Le Méridien Tampa combines the building's original architectural flourishes with contemporary design details inspired by the city, providing a truly distinctive atmosphere designed to unlock the destination for both the creative-minded traveler and locals alike."

Listed on the National Register of Historic Places, the former courthouse occupies an entire city block of North Florida Avenue between Zack and Twig Streets and was previously a customs house and post office. The \$26 million renovation of Le Méridien Tampa preserved the building's most notable architectural elements, including the marble and terrazzo lobby as well as its oak door frames and window casings. Contemporary facilities include an outdoor pool, 24-hour fitness center, and business center that features a historic judge's bench as the primary work station.

Le Méridien Tampa offers more than 4,000 square feet of contemporary meeting and event space, including a grand ballroom for up to 150 guests.

Tweet Like 0 G+ 0 Share

Tagged with: STARWOOD

RELATED ARTICLES

Starwood Properties Hit by Malware
November 20, 2015

Execs Expect Brands to Be Cut in Marriott-Starwood Merger
November 19, 2015

Starwood, Marriott Face Loyalty Program Questions
November 19, 2015

LEAVE A REPLY

THE DEAL REPORT

Fairmont San Francisco Interests Sell for \$450 million
November 25, 2015

Carey Watermark Acquires Le Meridien Dallas
November 23, 2015

W.P. Carey Acquires Six Courtyard Hotels
November 19, 2015

Deal Roundup: The Latest Sales and Acquisitions
November 17, 2015

Sony Highroads Purchases Hyatt Fairfax
November 6, 2015



OPENINGS



Popular Recent Cr

Michael Leven: What I've Learned in a Lifetime in Lodging
March 10, 2014

Survey Finds Social Media B Occupancy by 2x
March 20, 2015

Dusit International Bringing Nairobi, Kenya
January 17, 2013

Katherine Lugar Discusses K Initiatives, Airbnb, and More
November 10, 2014

Top Hotel CEOs Dialogue At Diversity
November 1, 2013

SUCCESS STORIES

Looking Back on 40 Years of LODGING
November 19, 2015

FelCor's Rick Smith Ready to Go on the Offensive
November 18, 2015

LODGING VIDEOS

Your email address will not be published. Required fields are marked *

Name *

Email *

Website

Comment

Post Comment

Capstone Development Founder Listens to His Gut
October 12, 2015

DIGITAL EDITION



IN THIS ISSUE:
- LODGING's monumental milestone
- The Developing Story: Nashville
- Investing for Success



OUR VIEW



CASE STUDIES



BOOK CLUB



CONTACT

DATE	1967
LOCATION	NEW YORK CITY, NEW YORK, USA
OLD USE	COURTHOUSE
NEW USE	LIBRARY

JEFFERSON MARKET LIBRARY

History

Designed by architects Frederick Clark Withers and Calvert Vaux, the Jefferson Market Courthouse was built in the Victorian Gothic style over the years 1875 to 1877. In the 1880s, the building was chosen as the fourth most beautiful building in America. In 1945, the courthouse was shut down due to redistricting. It was then used by a number of agencies including the Police Academy. The building was empty and vacated by 1958.

(Re)Developer

Community members rallied together to convince New York City to preserve the building rather than follow through with its plans to demolish it and replace it with an apartment building. Margot Gayle (preservationist), Philip Wittenberg (lawyer), Lewis Mumford (historian), E.E. Cummings (poet/playwright), and Maurice Evans (actor) succeeded when Mayor Robert F. Wagner announced in 1961 that the city would convert the building into a public library.

Outcome

The adaptive reuse project of the courthouse began in 1965 and was completed in 1967.^[1] The police court became the Children's Reading Room, the Civil Court the Adult Reading Room. The building was listed on the National Register of Historic Places in 1972 and was declared a National Historic Landmark in 1977, both under its name as "Third Judicial District Courthouse".^[2]

The old fire bell in the tower began it ring again in 1996 after over 100 years of being silent. That bell, along with the library, has reconnected this community and reinvigorated the idea of "village" for Greenwich Village.^[3] What once upheld the laws of the land now provides knowledge and community space for the neighborhood.

^[1][The New York Public Library](#)

^[2][Wikipedia](#)

^[3][The New York Times](#)

Images courtesy of [wallyg](#), [WanderingtheWorld](#) and [hersterk](#).

[← PREVIOUS](#)

[NEXT →](#)

Book Club

- ▶ [Architecture Reborn: Converting Old Buildings for New Uses](#)
- ▶ [How Buildings Learn: What Happens After They're Built](#)
- ▶ [Preserving and Enhancing Communities: A Guide for Citizens, Planners, and Poicymakers](#)
- ▶ [The Secret Lives of Buildings](#)

About AR.info

[News / Hampton](#)

What will become of Hampton's old courthouse?



By **Robert Brauchle** - Contact Reporter
rbrauchle@dailypress.com

Get the Daywatch newsletter delivered to your inbox daily.

SIGN UP

[Privacy Policy](#)

DECEMBER 25, 2014, 2:21 PM | HAMPTON

With a new courthouse being built just down the street, the city's aging Circuit Court building on Kings Way may soon be a relic of yesteryear.

But residents are already making plans for the 138-year-old structure even though staff is not expected to move out until fall of 2015.

City Manager Mary Bunting said she's aware of ideas to turn the existing courthouse into a pirate museum or fine arts center. City staff plans to consider a reuse for the historic courthouse once the new building is complete and functional.

"It needs to be a vital, historic structure in our downtown," Bunting said at a community meeting in December.

Article continues below ↓

The city manager said the city will pursue Virginia Department of Historic Resources tax credits to help rehabilitate the building once a new use is settled upon.

The new three-story, 73,672-square-foot courthouse is expected to be staffed and fully functional in the later part of 2015, city spokeswoman **Robin McCormick** said.

Article continues below ↓

That will leave the court building at 101 Kings Way vacant.

A report by Yaromir Steiner in 2011 suggests Hampton create a downtown museum dedicated to piracy and its effect on the greater Hampton area. That report did not specifically cite the historic courthouse as a location for the museum.

A small group of arts enthusiasts have suggested the space could be renovated as a gallery and work space for artists.

Both plans, however, are in their infancy.

The existing two-story facility was built in 1876, according to the National Register of Historic Places. It was renovated in 1910 and expanded in 1962 and 1972.

The city's capital improvement plan earmarks \$2 million in fiscal year 2018 and \$1 million in fiscal year 2019 to renovate the building.

City staff has known for at least seven years that the courthouse was no longer a viable option for judges, jurors and staff.

In 2007, a consultant found the historic court building to be inadequate, both in its size and its design. Judges argued that suspects, jurors, lawyers and families often crossed paths on their way to and from the courtroom, creating a dangerous situation.

Renovating the building would cost almost as much as erecting a new building, according to MMM Design Group's report.

The new three-story building will include three full-sized courtrooms and two smaller mediation rooms. It's close to 75 percent larger than the existing court house.

Some parking for staff and jurors exists, while visitors will need to park across Pembroke Avenue at a lot next to the Hampton Roads Transit facility.

The city awarded McKenzie Construction Corp. a \$21.2 million contract to build the courthouse in September 2013. The building will be silver-rated Leadership in Energy and Environmental Design, or LEED, certified, meaning it meets environmentally friendly criteria created by the U.S. Green Building Council.

Before the city bought the Harbor Square property, officials had estimated the court project to cost \$30 million, although that projection included the cost of a parking garage. That multilevel structure is no longer needed.

From the Philadelphia Business Journal

[:http://www.bizjournals.com/philadelphia/blog/real-estate/2014/02/old-family-court-building-to-become.html](http://www.bizjournals.com/philadelphia/blog/real-estate/2014/02/old-family-court-building-to-become.html)

Old Family Court building to become hotel

Feb 18, 2014, 12:45pm EST Updated: Feb 27, 2014, 8:01pm EST



[Natalie Kostelni](#)

Reporter- *Philadelphia Business Journal*

[Email](#) | [Twitter](#)

It appears that a developer has been selected for the **old Family Court building** at 1801 Vine St. in Center City.

Though no one is confirming on the record until Mayor [Michael A. Nutter](#)'s scheduled announcement at 2 p.m., **Kimpton Hotels** in partnership with Philadelphia's P&A Associates have reportedly been selected to convert the grand building into a **high-end hotel**.

The Philadelphia Inquirer first reported the development team had been picked.

While I'm sure the hotel will tap historical tax credits to help finance the redevelopment, it will be interesting to see how much public subsidies Kimpton-P&A will seek to fund it. Kimpton and other hoteliers have all received some form of public assistance to for their Philadelphia projects.

It's been a long road to get to this point for the family court building.

Back in 2010, Philadelphia, through the **Philadelphia Industrial Development Corp.**, sought proposals for the adaptive reuse of the historic property that houses the Family Division of the Court of Common Pleas of the First Judicial District of Pennsylvania.

Proposals were due that August but PIDC decided to hold off on the process while it worked through some issues relating to the 250,000-square-foot structure. Then, in Oct. 2012, PIDC was ready to move forward again and issued a request for qualifications for those interested in the site.

When I wrote about PIDC's request for proposals back in 2010, developers saw the building as a great opportunity to create something special. They also saw a hulking structure with its own set of challenges.

The building is historic and has some environmental issues, which will make a conversion expensive and cumbersome. It's in a neighborhood that developers are increasingly taking a shine to. Its location along the Benjamin Franklin Parkway with the Barnes, Rodin, **Philadelphia Museum of Art** and other institutions would offer tourists a place within walking distance to stay and dine after visiting the museums.

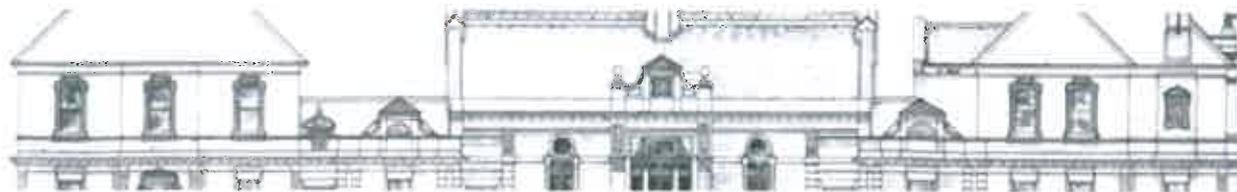
Nine developers put forward proposals and that was whittled down last summer to three: Goldenberg Group of Blue Bell, Pa., and Fairmount Hotels; Dranoff Properties of Philadelphia and **Starwood Hotels & Resorts**; and P&A with Kimpton.

Kimpton has completed two other historical conversions in Philadelphia: The Hotel Monaco in the former Lafayette building in Old City and Hotel Palomar in the old Architects building on South 17th Street.

I wonder if any current hotel owners will be crying again about the city having way too many hotel rooms as they did when the W Hotel developer was seeking tax increment financing? Not only were they worried about the TIF and the W's location but occupancy levels and lagging performance of the hotel market.

At any rate, the family court is scheduled to move out to its new home now under construction at 15th and Arch streets in the summer of 2014.

Natalie Kostelni covers real estate and economic development.



KEW COURT HOUSE, Boroondara, Australia

Key facts:

- adaptive reuse of court building
- historic building refurbishment
- innovative structural solution

Skills:

- theatre system specification
- equipment evaluation & reuse

"Our goal, to create a hub for the arts, a place where community groups can meet, perform, run programs, workshops and showcase their work, is now a reality"

Phillip Healey, Studley Ward Councillor



<http://marshallday.com/entertech/project/kew-court-house-boroondara-australia>

Marshall Day Entertech have recently completed training and handover for the **Kew Court House** (<http://www.boroondara.vic.gov.au/our-city/arts-culture/kewcourthouse>) project. A small scale project for Boroondara Council involving adaptive reuse of the heritage-listed Kew Courthouse into a performing arts space.

Council contracted us just 10 weeks before the handover deadline when the finishing trades were already on site. With a demanding user group and very limited budget, we embraced the concept of ESD and were able to salvage and reuse equipment from Camberwell Civic Centre (another Marshall Day Entertech project where Boroondara Council were our client). With the great collaborative work from **Multitek Solutions** (<http://www.multitek-solutions.com.au/>), Unique Electrical and **Reveal Productions** (<http://www.revealproductions.com.au/home.html>) we have been able to deliver a "ripper little venue" (to quote the lads from Multitek Solutions) and have had only positive feedback from Council and the user groups.

The servicing and reuse of the technical equipment is it enabled us to install nearly \$90,000 worth of equipment for under \$50,000.

The room design entails an open ring of black drapes a fully operable red velvet house curtain, that can be run off and concealed when not required, 4 runs of tri truss a complete surround sound system with CD and DVD playback and separate sub bass system, cable and wireless microphones, 24 circuits of dimmed power (LSC Ipros) serving 48 patchable outlets and a suite of Selecon traditional luminaires and Proshop tri colour LED par cans. Full projection facilities are also catered for.

Our work also involved developing a complete non-invasive solution for the structural issues involved in rigging all this truss and track onto the building without adding any load to the fragile heritage listed cedar ceiling.

Boroondara Council and the user groups are very pleased with the end result which is in constant use.

GAO Highlights

Highlights of [GAO-14-48](#), a report to congressional requesters

Why GAO Did This Study

During the last 20 years, GSA built 79 new courthouses for the judiciary that replaced or supplemented 66 old courthouses. Retaining and re-using or disposing old courthouses can be challenging for GSA because many of them are more than 80 years old, do not meet current court security standards, and have historic features that must be preserved by federal agencies in accordance with historic preservation requirements. GAO was asked to review how GSA and the judiciary are planning and managing the reuse or disposal of old courthouses. GAO examined (1) how the government is re-using old courthouses that were retained and the challenges involved, (2) how GSA disposed of old courthouses, the process involved, and the results, and (3) the extent to which GSA's proposals for new courthouses considered the future use of old courthouses. As case studies, we selected 17 old courthouses to represent a mix of retained and disposed buildings located in geographically diverse areas.

What GAO Recommends

In proposing new courthouses, GSA, in consultation with the judiciary, should include plans for re-using or disposing of old courthouses, any required renovations and the estimated costs and any other challenges to re-using or disposing of the buildings. GSA concurred with the recommendation and AOUSC agreed that GSA and the judiciary should work together to address the judiciary's housing needs.

View [GAO-14-48](#). For more information, contact Mark L. Goldstein at (202) 512-2834 or goldsteinm@gao.gov

FEDERAL COURTHOUSES

Better Planning Needed Regarding Reuse of Old Courthouses

What GAO Found

Of the 66 old federal courthouses that GAO reviewed, the General Services Administration (GSA) retained 40, disposed of 25, and is in the process of disposing of another. Of the retained old courthouses, the judiciary occupies 30 of them, 25 as the main tenant, most commonly with the district and bankruptcy courts. When determining whether to retain and reuse or to dispose of old courthouses, GSA considers, among other things, a building's condition, the local real estate market, and the existing and projected base of federal tenants. GSA officials said that after the judiciary moves to new courthouses, old courthouses often require renovations to be reused. Moreover, GSA officials said that it can be challenging to find new tenants for old courthouses due to the buildings' condition and needed renovations, among other reasons. Among the retained old courthouses GAO reviewed, excluding one building that was under major renovation, about 14 percent of the total space (nearly 1-million square feet) in them was vacant as of May 2013—significantly higher than the 4.8 percent overall vacant space in federally-owned buildings in 2012.

Old U.S. Courthouse in Tallahassee, Florida, Being Used by the U.S. Bankruptcy Court



Source: GAO.

GAO found that GSA took about 1.4 years to dispose of old courthouses that the agency determined were no longer needed. GSA officials told us that multiple parties' interest in re-using the old courthouses, the historic status of many buildings, and their specialized designs can slow the disposal process.

GSA is not specifically required by statute to include plans for old courthouses in its proposals to Congress for new courthouses. However, as with other building proposals over a certain dollar threshold, GSA is required to include, among other things, a "comprehensive plan" to provide space for all federal employees in the area, considering suitable space that may be available in nearby existing government buildings. In addition, GAO and the Office of Management and Budget have previously reported that complete cost estimates are a best practice in capital planning. GAO found that renovations needed to reuse the old courthouses, totaling over \$760 million to date, were often not included in GSA's new courthouse proposals. Specifically, for 33 of the 40 retained old courthouses, the new courthouse proposals described plans for reuse by federal tenants, but only 15 proposals specified whether renovations were needed to realize these plans, and only 11 included estimates of the renovation costs. GAO found that some old courthouses were partially or wholly vacant while awaiting renovation funding, sometimes resulting in money spent leasing space in commercial buildings for the judiciary.

GSA Report:

Potential new owners of old courthouses face some challenges similar to those that GSA faced in re-using old courthouses. These challenges can affect the agency's ability to dispose of the buildings.

Representatives of the new owners of six old courthouses we reviewed told us that the buildings were being used--or will be used--for an art center, hotel, bank, affordable housing, church administration, and office space.



City of Fredericksburg to issue RFP on Renwick

The City of Fredericksburg will soon take an initial step toward the eventual adaptive reuse of the iconic former Renwick Court House.

The City will soon put out a request for proposals seeking to engage the services of a qualified architectural/engineering team to provide a Historic Structure Report for the Renwick Court House, the adjacent jail and the current administrative offices for the Fredericksburg City Public Schools.

The resulting report will provide ample information to firms, organizations and individuals interested in spearheading the adaptive reuse of the Princess Anne Street complex.

The former courthouse was designed by renowned architect James Renwick Jr., who also

designed the Smithsonian Castle in Washington and St. Patrick's Cathedral in New York. The two-story masonry structure, which also includes a cupola, was built in 1852 and served as Fredericksburg's courthouse until the new one was completed last year.

The Princess Anne Street property also includes a two-story former jail that is directly behind the Renwick Court House. Both the jail and the former courthouse are now empty.

Also on the property is the Wallace Library building, which now houses Fredericksburg City Public Schools' administrative offices. Those offices could be relocated in the coming years.

The Historic Structure Report will offer detailed information on the three buildings' history, significance and current condition. The evaluation will include an examination of archival documentation, a survey of existing conditions and an initial treatment plan to preserve the buildings.

Assistant City Manager Mark Whitley is spearheading the RFP process, with assistance from other city staff. City Council has made the adaptive reuse of the Renwick Court House complex a top priority.

The public will be engaged throughout the process of the eventual adaptive reuse of the downtown gem.

