DCAM & AOTC
SALEM PROBATE & FAMILY COURT RENOVATION

PERRY DEAN ROGERS | PARTNERS ARCHITECTS

JULY 24, 2012
TODAY’S AGENDA

1. INTRODUCTIONS
   Team Experience
   Experience with Relevant Historic Projects

2. PROJECT OVERVIEW
   Framing the Issue: Goals and Approach
   Program Development

3. HISTORIC CONSIDERATIONS
   Character-defining features

4. SUSTAINABLE DESIGN

5. QUESTIONS
OVERVIEW OF RELEVANT HISTORIC PROJECTS

PERRY DEAN ROGERS | PARTNERS ARCHITECTS
BUILDING CONSERVATION ASSOCIATES
BVH INTEGRATED SERVICES

JULY 24, 2012
PART OF PERRY DEAN’S LEGACY

COLONIAL WILLIAMSBURG: OVER 85 BUILDINGS RESTORED

RELEVANT HISTORIC PROJECTS

JULY 24, 2012
99 RENOVATION/RESTORATION PROJECTS

25 PROJECTS ON THE NATIONAL REGISTER OF HISTORIC PLACES

PERRY DEAN’S RELEVANT EXPERIENCE

JULY 24, 2012
Building Conservation Associates, Inc.

- Building technology firm, founded in 1985
- Specialize in the restoration, preservation, and conservation of historic buildings and works of art
- Detailed knowledge of and extensive experience in building materials
- View building preservation as a key component of sustainable and energy-efficient design
- Extensive experience with local, state, and federal historic commissions and regulations

- Conditions Assessment
- Research and Documentation
- Strategic Planning
- Restoration Design
- Materials Consultation
- Construction Administration
- Inspection Services
Selected Relevant Projects

Massachusetts State House, Boston, MA

- Comprehensive interior survey
- Historic Value Rankings of 2007 Master Plan
- Finishes studies in Senate Reading Room and House of Representatives Suite
- Plaster conservation surveys in Senate Reading Room and House Chamber
Selected Relevant Projects

Starr-Axinn Center, Middlebury College, Middlebury, VT

- Restoration of 1927 and 1957 Buildings as part of adaptive reuse project
- Existing conditions survey
- Construction documents
- Project monitoring
- Recipient of Boston Society of Architects 2009 Sustainable Design Award
Selected Relevant Projects

New Haven Superior Courthouse, New Haven, CT

- Historical Restoration Study
- Archival research
- Finishes analysis
- Documentation and development of comprehensive database of all interior and exterior building materials
- Preparation of National Register nomination
PLYMOUTH TRIAL COURT

DCAM Award for Design Excellence
2008

RELEVANT EXPERIENCE

JULY 24, 2012
BAKER HOUSE, MIT

RELEVANT EXPERIENCE

JULY 24, 2012
Relevance to Salem Probate & Family Court Project:
- Restoration; Working within historical context
- Multiple constituencies
- Multi-disciplinary consultant group
- Formulation of goals and workplan preparation
- Existing conditions assessment
- Comprehensive building systems analysis & upgrade
- Universal Design
- Energy savings analysis / Sustainable design
- Comprehensive Feasibility Study
YALE - BRANFORD AND SAYBROOK COLLEGES

COMPARABLE PROJECT
YALE - BRANFORD AND SAYBROOK COLLEGES

• Disassembling the panels

Before

BRANFORD DINING HALL
• Reassembling the room
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JULY 24, 2012
DCAM GOALS FOR COURTHOUSE DESIGN

• Support the mission, organization and operations of the User Agency.
• Design buildings that respect and reflect local urban design considerations.
• Ensure that the Commonwealth’s buildings balance short- and long-term benefits and costs to ensure long-term useful life and capacity for future changes in operation and use.
• Employ Universal Design principles.
• Achieve a degree of sustainability that minimizes negative environmental impact and maximizes features that conserve natural resources.
• Make public buildings that convey a public spirit, civic-mindedness, innovation, accessibility and social permanence.
AOTC GOALS FOR COURTHOUSE DESIGN

• Provide efficient and cost-effective judicial services to the public.
• Design a facility that supports the courts functions efficiently.
• Reinforce the importance of the court in society as a place where citizens participate in the justice system.
• Ensure the safety and security of all court staff and users.
• Enhance the delivery of justice by using technology to provide court users with an array of options to assist in court-related business and practices efficient collection, analysis and communication of information.
• To provide the best work environment for the health and well-being of the court staff as well as the public.
PROJECT LOCATION

SALEM PROBATE & FAMILY COURT
36 Federal Street
Salem, MA

1979 ADDITION

1912 PFC

1. Ruane Judicial Center (Completed 2011)
2. Probate & Family Court - Building Renovation Study
3. Superior Court - Heating Plant Study
4. County Commissioner’s Building - Heating Plant Study
5. District Court - Temporary Space
UNDERSTANDING THE VISION

To build upon the existing body of work and achieve consensus through an understanding of the PFC’s needs with multiple strategies and to provide a sensitive rehabilitation of historical components.
FRAMING THE ISSUE

GOALS

• Understand current programmatic and functional needs of the Trial Court, and Probate & Family Court Department in Essex County, Salem.
• A certified study and conceptual design for the renovation of the existing PFC building
• Review and provide economical solution for Temporary Space for PFC operations during the renovation
• Analyze and recommend a separate Heating Plant for adjacent Superior Court and County Commissioner’s Buildings

CHALLENGES

• To accommodate the needs of a contemporary courthouse within an existing building while retaining its historic character and distinctiveness
• To carefully evaluate program needs for the PFC in the context of Essex County, while also considering the adjacent Ruane Judicial Center as an asset to be leveraged
PROGRAMMING ISSUES:

- Right-sizing; affirming the PFC’s needs in the context of Essex County and the Ruane Judicial Center
- Accommodating large, contemporary courtrooms in existing historic envelope
- Secure circulation: maintaining separation of public, staff & detainees
  - New stair locations
USER POPULATION:

• General Public
  - Jurors
  - Litigants, Pro Se Litigants
  - Detainees
  - Researchers
  - Victims; Witnesses
  - Advocates
  - Press / Media
  - Clinicians; Social Services
  - Families - All age groups

• Courts Personnel & Staff
  - Judges
  - Clerk Magistrate
  - Probation Officers
  - Register of Probate
  - Court Officers
  - Building Management
  - Court Interpreters
  - Court Reporters
  - IT & other support

• Professionals
  - Defense Attorneys
  - Prosecutors
  - Mental health workers
  - Advocates
  - Mediators

• District Attorneys & ADA’s

• Public Safety Officers

• Service Providers
  - Couriers
  - Maintenance & Concession Vendors
  - Translators
  - Child care providers

PROGRAMS SUPPORTED BY THE PFC:

• Department of Revenue (DOR)
• Family Law / Pro Se Center
• Alternative Dispute Resolution
MEETING THE PROGRAM

KEY ISSUES IN CONTEMPORARY COURTHOUSES

- Diverse user groups
- Separate zones of circulation
- Multiple entry points
- Security
- Alternative Dispute Resolution
- Un-represented Litigants (Pro Se)
- Information Technology
- Social Services

SALEM PFC ISSUES:

- Department of Revenue - “DOR Day”
  - Must accommodate large surge of patrons every other week: shared, dual-use spaces
  - Use Hearing Room, Pre-Trial Conference Rooms, Waiting Areas
- Family Law / Pro Se Center
  - Reliance on Registry of Probate staff to oversee Public Research Area; share conference rooms
  - Share/combine Public Waiting/Transaction areas with Probate
- Detainees
  - Low anticipated detainee use;
  - Share secure circulation (corridor & elevator) with judges & staff
<table>
<thead>
<tr>
<th>DEPARTMENT</th>
<th>DEPARTMENT GROSS SQ FT</th>
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<tbody>
<tr>
<td>Court sets (4 Courtrooms)</td>
<td>11,875 (2 large courtrooms @ 2,000 sf seating 50-60 spectators)</td>
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<tr>
<td>Court Support &amp; Holding</td>
<td>696 (includes Court Officers; Detainee Holding)</td>
</tr>
<tr>
<td>Judicial Offices &amp; Support</td>
<td>3,931</td>
</tr>
<tr>
<td>Register of Probate</td>
<td>11,544 (includes approx 4,000 sf high-density Records Storage)</td>
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<tr>
<td>Probate Probation</td>
<td>7,618</td>
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<tr>
<td>Entry / Lobby Area</td>
<td>1,279</td>
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<tr>
<td>Supplemental Operations</td>
<td>1,635 (includes Pro Se/Family Law Center, DOR)</td>
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<tr>
<td>Secure Waiting</td>
<td>455</td>
</tr>
<tr>
<td>Building Support</td>
<td>6,003</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td><strong>45,036 Dept GSF</strong></td>
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</table>

1912 Probate & Family Court: 50,000 GSF
1979 Addition: 27,000 GSF

= 77,000 GSF TOTAL EXISTING
= 58% Target Efficiency
**PROGRAM DEVELOPMENT | Depts by Size (GSF)**

- **Court Sets**: 11,875
- **Reg of Probate**: 11,544
- **Probation**: 7,618
- **Court Support & Holding**: 696
- **Judicial Offices & Support**: 4,931
- **Register of Probate Probate Probation Entry / Lobby Area Supplemental Operations Secure Waiting Building Support**: 1,279

**Total Dept GSF**: 45,036

*July 24, 2012*
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BUILDING EXTERIOR | Historic Elements

THE REGISTRY OF DEEDS AND PROBATE COURT HOUSE
Erected in Salem in 1908-1909.

JULY 24, 2012
CHARACTER-DEFINING FEATURES

Exterior

- Part of complex of courts
- Strong symmetry
- Durable materials:
  - Standing seam copper
  - Granite
  - Brick
Exterior

- Consistent window bay rhythm
- Crisp detailing, narrow mortar joints
South Elevation

- Non-traditional column capitals
- 8/8 Double-hung wood windows
- Spare, articulated panels between floors
North Elevation – East and West wings

- Transition of materials and detailing: stone to brick
- Non-traditional column capitals
- 8/8 Double-hung wood windows
- Spare, articulated panels between floors
North Wing

- Continuation of window bay rhythm
- Taller windows
- Mottled texture on bricks
Windows

- Typically operable 8/8 wood double-hung
- Pairs of operable 1/1 wood double-hung with decorative transoms at north wing
- Stile extensions at top sashes
- Brick flat arches or stone lintels
- Stone sills
Entry Portico

- 6 Ionic columns
- Tall, ornamental doorway with inscribed plaque
- Decorative, operable casement windows
- Paneled wood ceiling
- Pair of decorative cast metal light standards
ZONE 1 Areas of high architectural or historic significance: RESTORE
ZONE 2 Areas with fewer significant features
ZONE 3 Areas with minimally-significant architectural or historic features
Entry Vestibule

- Wood doorway for revolving doors (now pair of hinged doors)
- Wood transom and trim (exterior transom non-original)
- Plaque
- Decorative plaster cornice
- Marble floor tiles and baseboard
Main Lobby

- Elevator with decorative metalwork exterior
- Monumental stair with marble steps and wainscot
- Decorative metal cornices and stair balustrades
Main Lobby

- Plaster ceilings and deep cornices
- Decorative millwork with transom windows
- Marble pilasters and floor tiles
- Large, ceiling-mounted light fixture
2nd Floor Lobby

- Monumental public space
- Continuation of Main Lobby features
- Marble “balustrade” guard rails
2nd Floor Lobby

- Decorative, operable wood casement windows
- Strong symmetry
- Durable materials
Register of Probate

- Tall ceilings
- Plaster pilasters and deep cornices at beams
- Tall windows with transoms
- Decorative millwork panels and transoms
Register of Probate

- Large, unified volumes of space
- Wood laylight at second floor (missing skylight above)
Session 1 Courtroom

- Large, shallow saucer dome coffer
- Tall, wood paneled wainscot
- Decorative wood entryway with double doors
- Deep cornices and beams
- Pilasters and free-standing columns
- Judge's bench
Corridors

- Tall, spare spaces
- Bookmatched marble wainscot
- Marble floor tiles
- Wood millwork at central bays
EXISTING CONDITIONS

Finding a Balanced Solution

Air conditioning
Supplementary power
Heating & assoc. piping
Subsequent dedicated power
Original Power
Tel-Data Technology
<table>
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<tr>
<th>Level</th>
<th>No Envelope Change</th>
<th>Demo 1979 Wing</th>
<th>Envelope Addition</th>
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<td>Level 0</td>
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<td>Level 2M</td>
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<td><img src="image3" alt="Conf. RM. Addition" /></td>
<td><img src="image6" alt="Secure Circulation Addition" /></td>
</tr>
</tbody>
</table>

*NO LONGER UNDER CONSIDERATION. NOT ADVANTAGEOUS PROGRAMMATICALLY.*
EVALUATION OF 1979 ADDITION

SCHEME A: NO ENVELOPE CHANGE - RENOVATION ONLY

SCHEME B: DEMO 1979 WING - NEW ADDITION @ NORTH
SCHEME A | No Envelope Change

LEVEL 0

CURRENTLY UNDER INVESTIGATION

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SUSTAINABLE DESIGN PRIORITIES

EO484; Mass LEED Plus; LEED Silver min.

- Envelope Improvements
- Optimizing Energy Performance
  - Mechanical system
  - Electrical: Lighting
- Energy modeling to test and fine-tune strategies
- Consideration of impact on historic building
- Health and well-being of occupants and the public

JULY 24, 2012
HISTORIC BUILDINGS | Improving Energy Efficiency

- Balance goals of energy efficiency & potential energy savings with protection of historic property’s materials & features
- Understand and leverage the existing building’s inherent energy-efficient features
- Prioritize energy upgrades for improvements that provide the most payback and least compromise to historic character

UPGRADING BUILDING COMPONENTS:

MINIMAL ALTERATION
- Reduce air leakage
- Install storm windows*
- Add Attic insulation*
- Seal & insulate ducts & pipes
- Weather strip doors / add storm doors
- Add shading devices (interior*/exterior)

MORE ALTERATION
- Add/Reconfigure interior vestibules
- Replace windows*
- Add insulation to exterior walls*
- Install cool roofs and green roofs
- Replace doors*

*presently pursuing
QUESTIONS