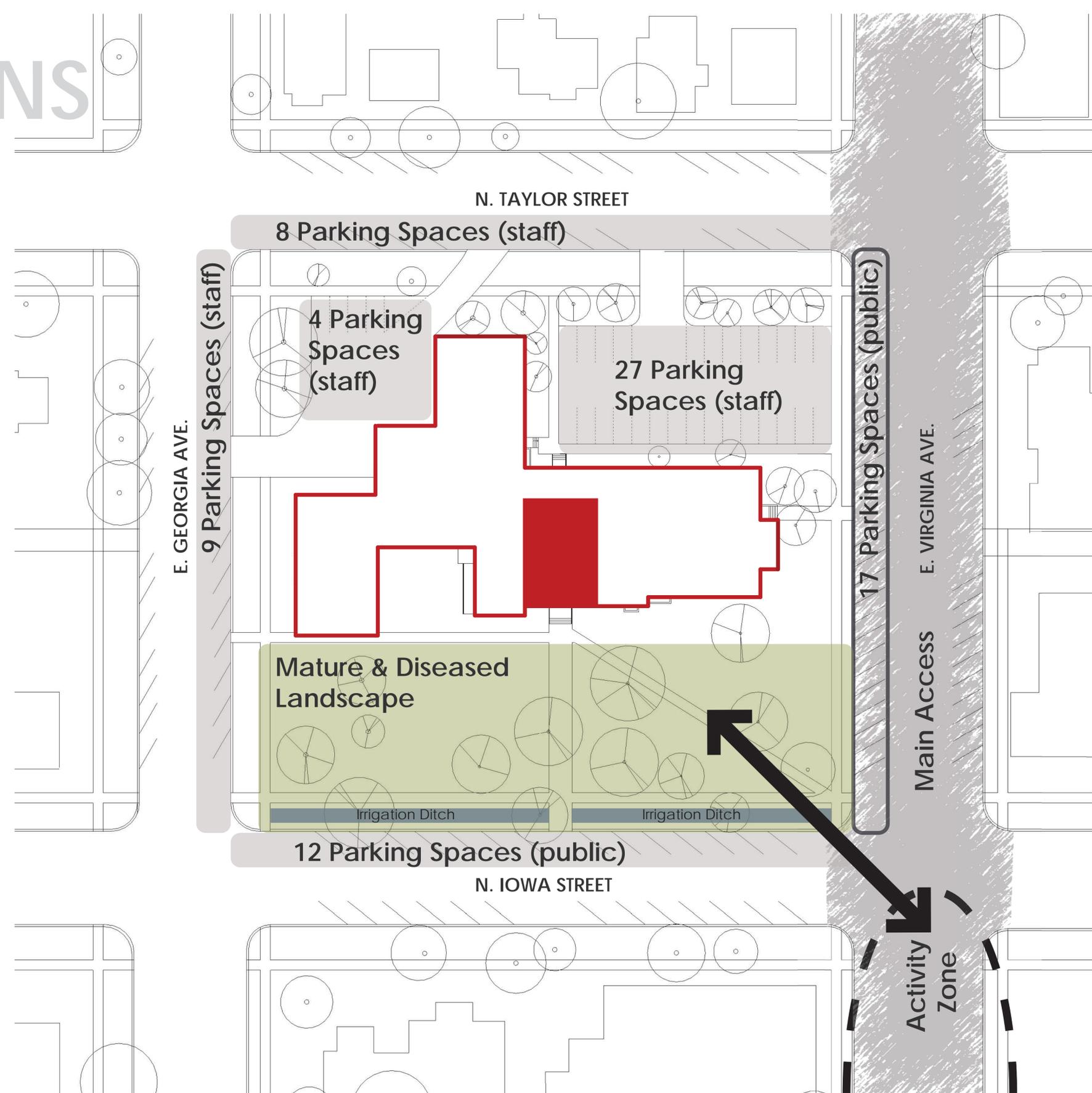


# EXISTING CONDITIONS

- major **STRUCTURAL DEFICIENCIES** including:
  - multiple additions
  - abundance of bearing components
- **END OF LIFE EXPECTANCY** mechanical, electrical & plumbing systems
- failure to meet **CURRENT LIFE SAFETY AND ACCESSIBILITY CODES**
- no **SEPARATION** of public, private and secured users
- limited **HISTORICAL SIGNIFICANCE**
- failure to meet **CURRENT COURT REQUIREMENTS**
- confirmation of **ON SITE CAPACITY / OPERATIONS**





# EXISTING CONDITIONS

## Structural:

- Common cracking in the exterior stucco, CMU walls, and slab on grade was observed, but no major structural distress was noted.
- No evidence of significant foundation movement was observed.
- Mortar in the masonry walls was protected by stucco.
- Proposed changes in space use should not require a floor live load capacity greater than required for the historical use.
- It is very likely elements of the structure do not conform to the current code.



Photo 1, Gap at Truss Joint, Original 1881 Courthouse



Photo 3, cracked and broken floor joists, Original Jail



Photo 2, gap at truss joint, Original 1881 Courthouse



Photo 4, Truss System

# EXISTING CONDITIONS

## Architectural

Building issues that may / will have an impact on the goals and vision set forth by the County and 7th Judicial District staff were uncovered during the discovery phase of the project and documented during the programming work sessions. These issues, or FACTS, are the more regular construction related issues that will require attention during any remodeling or renovation of the existing Courthouse.

**Construction Type**

V - wood frame

### Building Construction Type

- Renovations and /or new additions required to satisfy needs and update systems will require significant modifications to the current structure and construction type to meet current building and life safety codes.
- Type V construction with assembly occupancy on the second floor requires that all areas be protected by a fire sprinkler system.



### Public and Staff Access

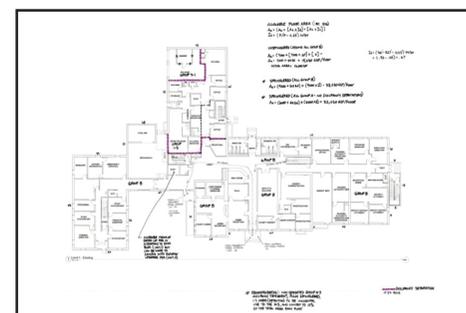
- Public entrances are abundant and allow access to the majority of the building.
- There is a lack of secure entrances and building security screening.

**Occupancy Type**

A-3 - Courtroom  
B - Office  
I-3 - Detention

### Occupancy

- Current building use no longer has a need for detention occupancy.
- The entire building should be classified A3 and include fire protection per code requirements.



### Exiting & Building Code Analysis

- Existing building exits do not comply with current life safety and accessibility codes.



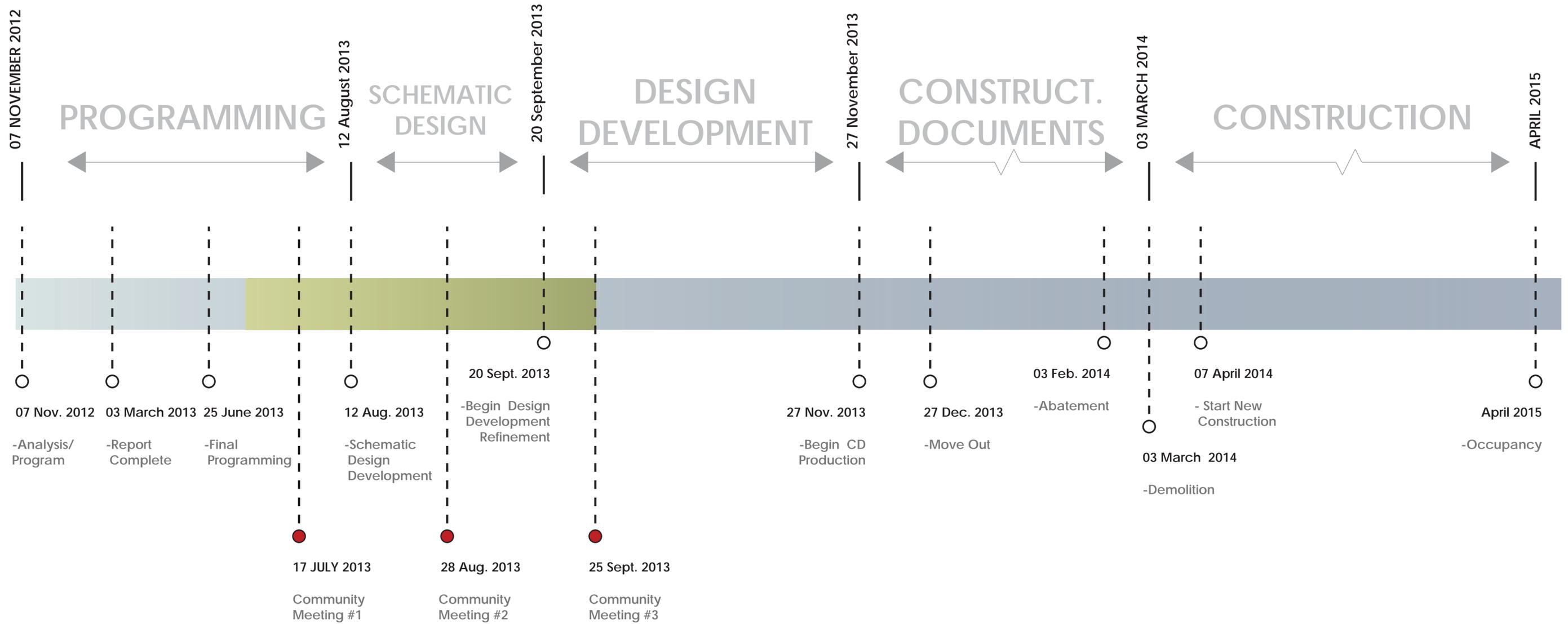
### Circulation

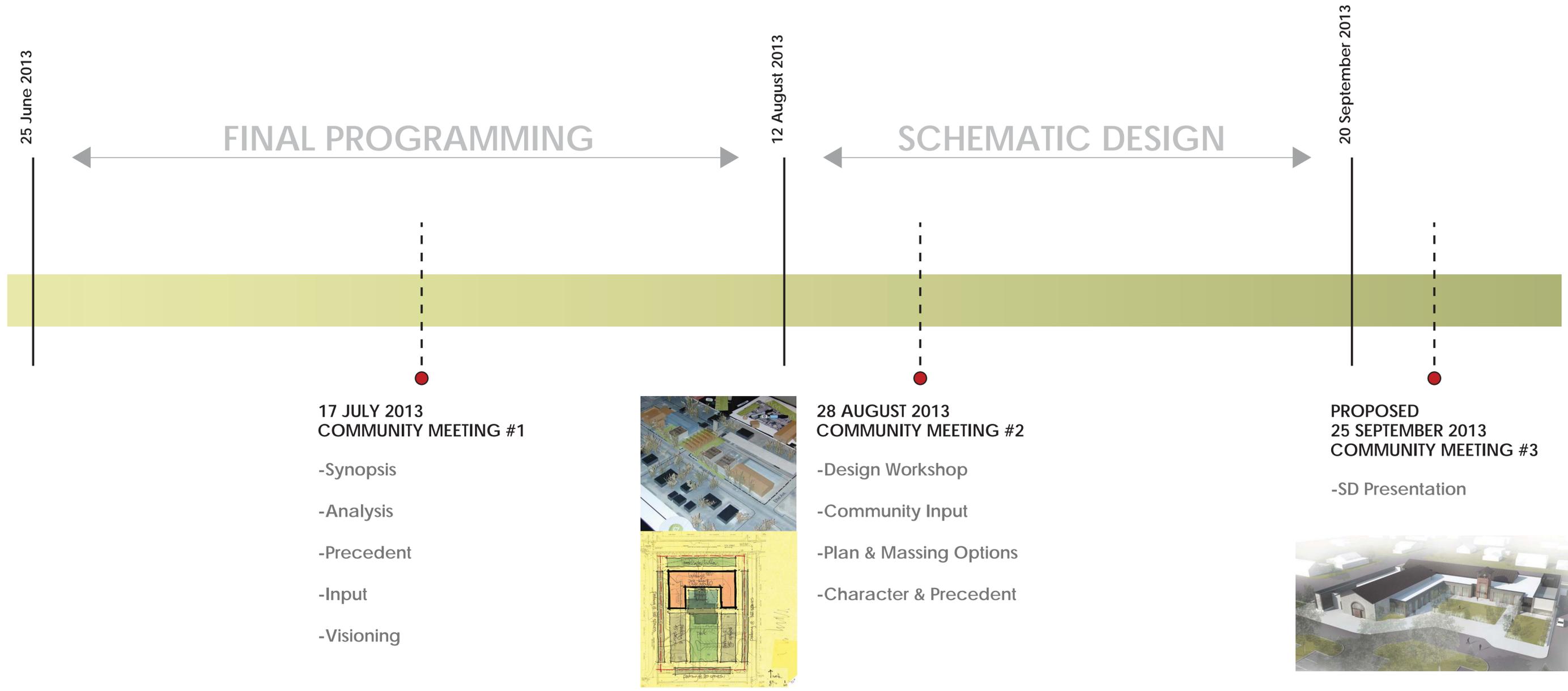
- Existing circulation combines Staff, Prisoners, and Public. These should each have their own separate circulation to conform with accepted court security requirements.



### Existing Roof

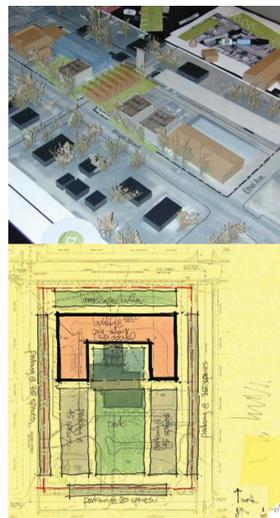
- The existing roof is a continuing maintenance problem, it is in need of complete replacement.





17 JULY 2013  
COMMUNITY MEETING #1

- Synopsis
- Analysis
- Precedent
- Input
- Visioning



28 AUGUST 2013  
COMMUNITY MEETING #2

- Design Workshop
- Community Input
- Plan & Massing Options
- Character & Precedent

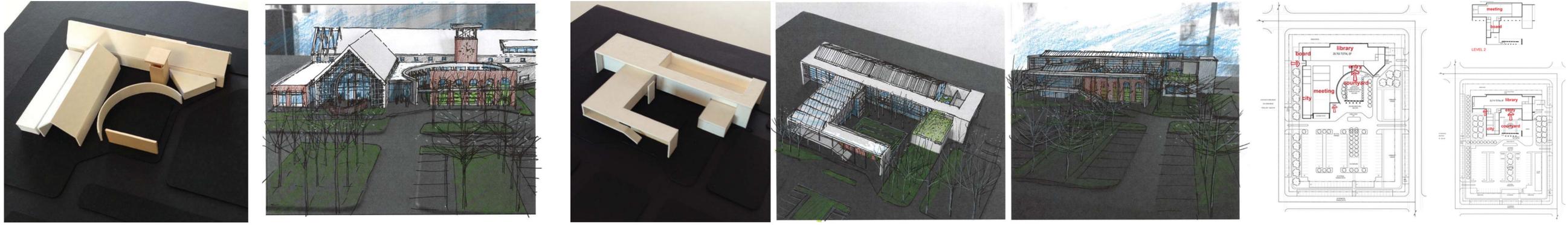
PROPOSED  
25 SEPTEMBER 2013  
COMMUNITY MEETING #3

- SD Presentation



# OPTIONS

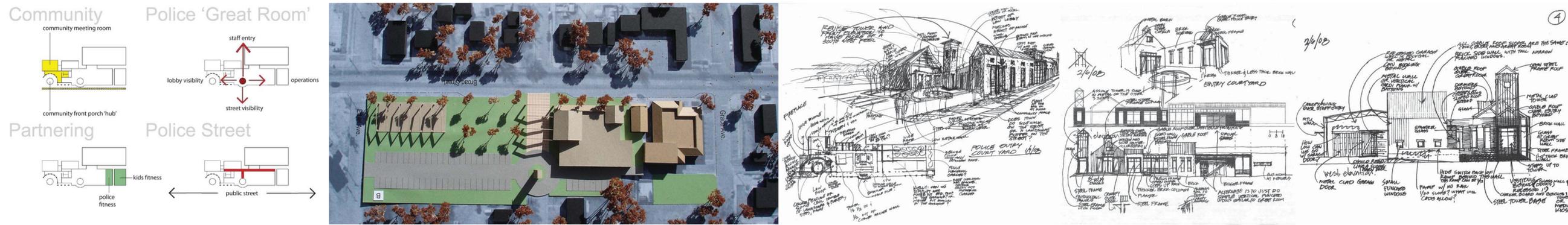
Riverside Library



Erie Police Station

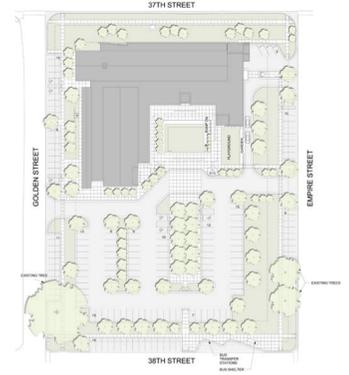


Milliken Police Station

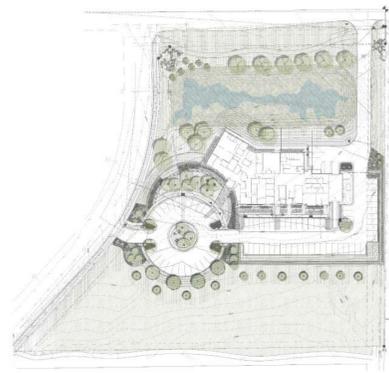


# OPTIONS

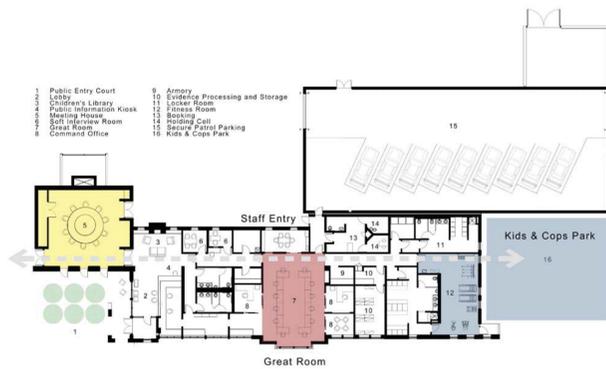
Riverside Library



Erie Police Station

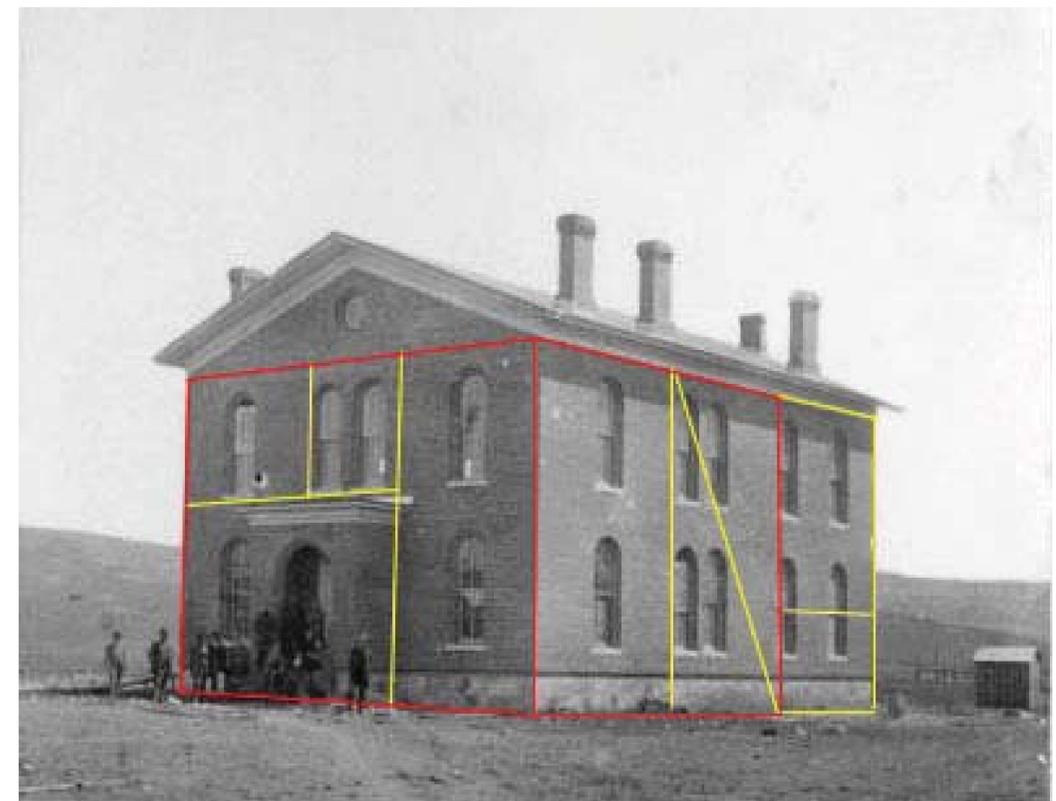
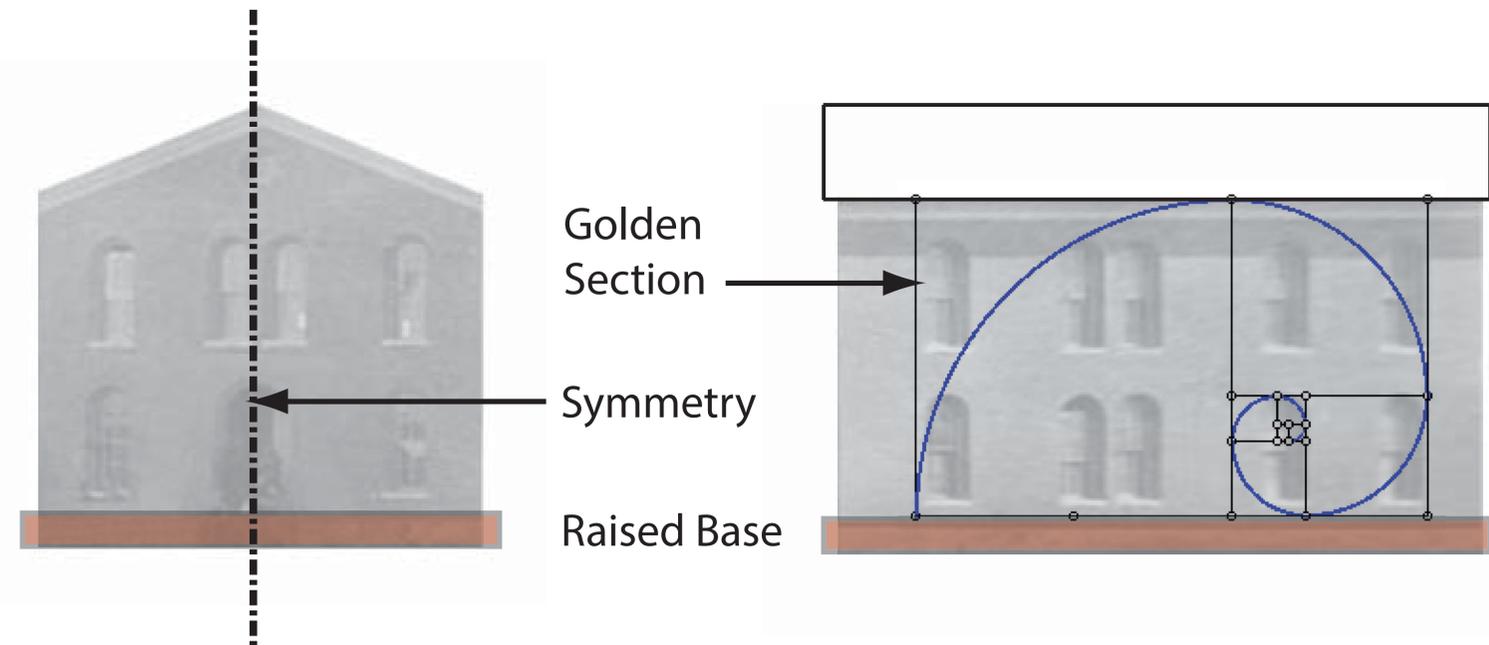


Milliken Police Station



# COURTHOUSE

- Design exhibits features of both **RENAISSANCE & ROMANESQUE REVIVAL** architectural styles (approx. 1840-1900 in the US)
- American vernacular interpretation of these styles but the building exhibits a **STUDIED FORMALISM**
- **SYMMETRICAL** composition (golden section)
- **MONOCHROMATIC** brick construction
- Semi-circular **ARCHED** windows with multiple divided lites
- **OCULUS** window in front gable
- Entry supporting full **ENTABLATURE**
- **TRIPARTITE** division is implied on the facades
- **RAISED BASE** with stairs leading to main entrance



# COURTHOUSE

## Project Background

The Gunnison Courthouse has received numerous alterations over time and is comprised of at least 7 distinct building additions constructed between the 1881 and the present. The original courthouse and additions are listed chronologically below

- 1881 - Original brick courthouse with rusticated stone base.
- 1897 - South 2 story brick addition adjacent to the original courthouse
- c. 1900 - Original 2 story jail, north wing
- c. 1907 - A second south 2 story addition adjacent to the original courthouse and west of the first south addition
- c. 1930s - North 2 story addition adjacent to the original courthouse
- c. 1941 - South wing 1 story addition
- c. 1960s - Second story added to the 1941 south wing
- 1978 - New jail wing on the east, including whole building remodel



1881



1897



1941



1951



2013



Pressed metal ceiling above corridor dropped ceiling



## HISTORICAL ELEMENTS PRE DESIGN

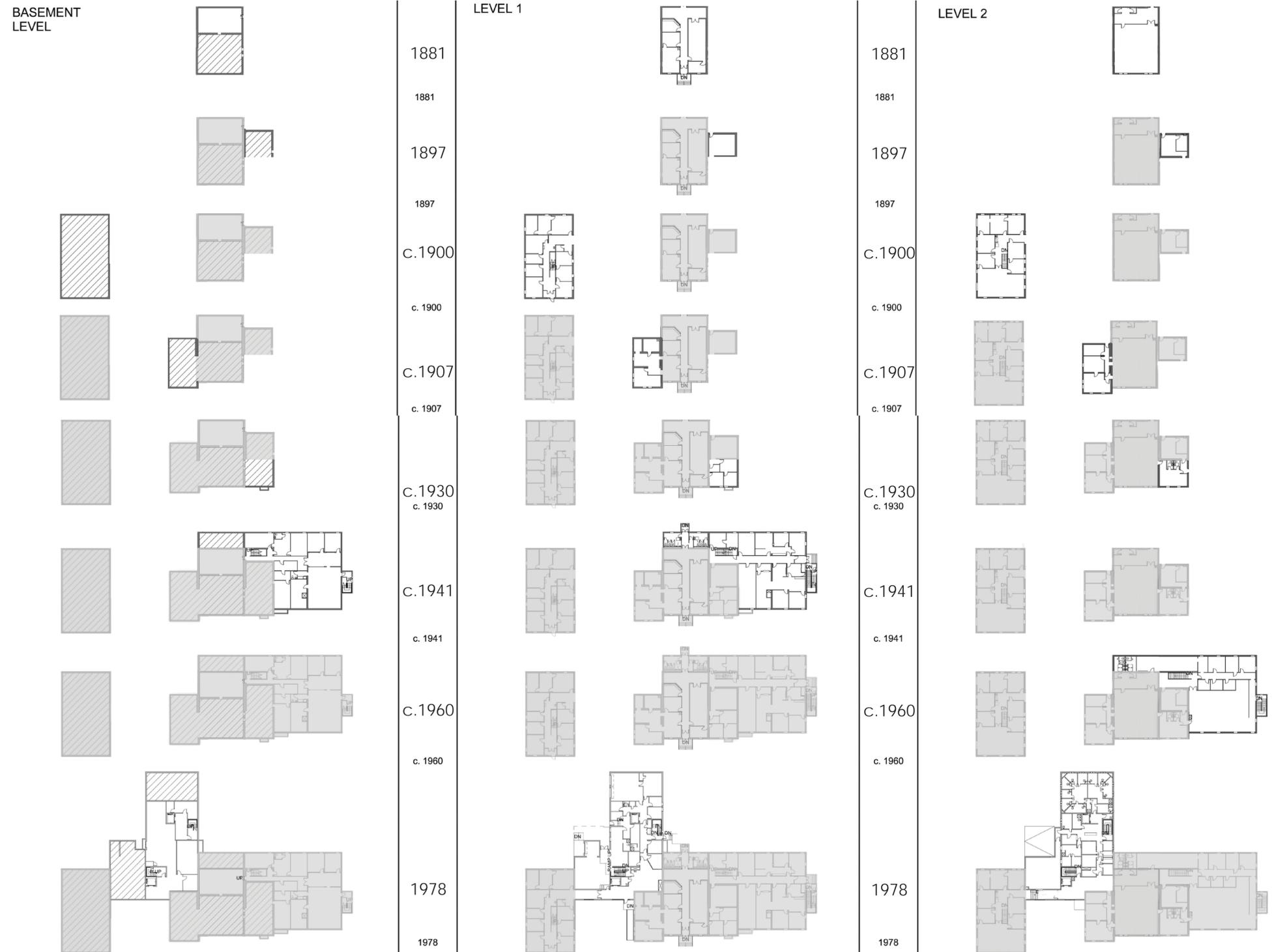
GUNNISON COUNTY COURTHOUSE FACILITY

17 JULY 2013

# COURTHOUSE

## Addition Time Lapse Diagram

The following addition time lapse diagram shows, in plan view, the historical additions and changes to the building and site in chronological order. This helps to create an understanding of the many various elements that make up the building and site and their importance and place in history.



# WHAT MAKES A CIVIC BUILDING?

YESTERDAY

TODAY

YESTERDAY

TODAY

TRIPARTITE DIVISION



COLONNADE



CORNICE



RAISED ENTRY



PERMANENCE



OF ITS TIME



# COMMUNITY INPUT

## PROGRAM GOALS:

- the design should address **ACCESS**
- the design should address **JUDICIAL NEEDS**
- the design should **UNIFY EXTERIOR**
- the design should **RESTORE & RECREATE**
- the design should **UPDATE AND REFRESH**

## DESIGN GOALS:

- **COMMUNITY/CONTEXT**
- **SITE**
- **CHARACTER**
- **FUNCTION**
- **GENERAL**

# MOVING FORWARD

#1 - Finalized detailed program

#2 - Design alternatives

#3 - Hazmat study & phase 1 environmental study