

BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL

MEETING MINUTES

Date: March 3, 2016

Meeting No.: 222

Project: Pimlico Elementary/Middle School

Phase: Discussion #2

Location: Pimlico Road and Oakley Avenue

PRESENTATION:

Ms. Meredith Sullivan and Mr. Brian Reetz, Architects representing Design Collective, Inc.; identified changes to the project design based upon previous Panel comments. Those changes are:

SITE PLANNING AND LANDSCAPE:

1. The bus drop-off lane has been shifted to the north of the entry lawn and adjacent to the 1910 building.
2. The play area previously located between the 1910 Building and the Aquatic Center has been relocated north of the 1910 Building.
3. The fence separating the Aquatic Center and the school campus has been removed.
4. The play areas to the east of the 1924 Building have been reorganized to establish a stronger formal relationship between the outdoor learning lawn and the addition to the 1924 Building.

ARCHITECTURE:

1. The addition to the 1924 Building has been shifted to the south to create more exterior open space between the Aquatic Center and the addition.
2. The architectural expression of the classroom additions for the 1910 and 1924 Buildings have been designed to reflect a modern interpretation of the historic buildings.
3. The exterior expression of the gymnasium building and new stair towers are less differential to the historic buildings on campus.

PANEL COMMENTS:

SITE PLANNING AND LANDSCAPE:

In general, the Panel was pleased with the planning changes proposed and the continued development of the landscape. Shifting the play area to the north of the 1910 Building and reorganizing the play areas to the east of the 1924 Building were viewed as positive moves. The Panel offered the following comments for careful consideration:

1. Improve A.D.A. access from the 1910 and 1924 Buildings to the adjacent play areas so that circulation is more direct and clear, establishing a stronger relationship between interior and exterior programmed spaces.
2. Improve the relationship/interface between the Bus Drop-off Lane at the north west corner of the Great Lawn.
3. Create a stronger formal axial relationship between the outdoor learning lawn and the 1924 Building.

ARCHITECTURE:

Although pleased with the improved relationship between the Aquatic Center and the 1924 classroom addition, the Panel felt the lack of a formal axial relationship between the historic 1924 Building and the proposed classroom addition was problematic. The Panel offered the following comments:

1. Reorganize the classroom addition so that the “collaboration space” has a strong formal axial relationship to the entry of the 1924 Building. Allow for new vertical circulation to occur at the end of this axis connecting directly to the exterior and the Learning Lawn.
2. Realign the new classroom addition so that it has a formal symmetrical relationship to the 1924 Building, centered on the entry axis.

The Panel expressed concern about the varied Architectural treatments proposed for the facades of the new additions and encouraged the Design Team to clarify their intentions. The design of the classroom additions reflected a sympathetic, contextual approach by relating in scale, fenestration and materiality to the adjoining 1910 and 1924 Buildings. As a contrasting approach, the new gymnasium building and stair towers promoted a modern counterpoint to the existing campus buildings. The Panel offered the following comments:

1. Redesign the facades of the classroom additions so that they are less differential in material and color to the adjoining historic buildings and more aligned in façade treatment and materiality to the new stair towers, creating a unified expression for all intervention components.
2. Reconsider the use of the strong horizontal regulating lines on the classroom additions and treat the change in material and color more like the approach advanced in the gymnasium addition.
3. Strive to achieve a unity of design with all of the new intervention components as opposed to the current “self-expression” of each component.

PANEL ACTION: Discussion only.

Attending:

Meredith Sullivan, Emily Lodato, Brian Reetz – Design Collective
John W. Mack – City Schools Partners

Messrs. Bowden, Burns*, and Ms. Ilieva - UDARP Panel

Tom Stosur, Anthony Cataldo, Christina Hartsfield, Don Zigler, Kyle Leggs, Laurie
Feinberg, Mary Colleen Buettner - Planning