

30 September 2020

The Philadelphia Art Commission  
1515 Arch Street 13<sup>th</sup> Floor  
Philadelphia, PA 19102

Re: Modular Classroom Addition  
William M Meredith School  
725 S 5th St, Philadelphia, PA 19147 (School administrative address)  
713 S 5th St, Philadelphia PA 19147 (Zoning address)  
414 - 436 Monroe Street (Site Address)

To The Philadelphia Art Commission:

The School District of Philadelphia proposes a modular classroom building to serve the William M Meredith School. This project is contracted to Modular Genius LLC, with assistance from consulting architects O Z Collaborative. The Board of Education authorized the Contract by its Action Item number 35, dated August 15, 2019. The approved budget is \$895,000.00 and it is funded through the School District of Philadelphia's General Obligation Bonds, no moneys will come from the City of Philadelphia Capital funds.

The Owner and design team met with the Queen Village Neighborhood Association on July 24. At the meeting the Committee supported "the applicant's request for variance, on condition that the Applicant agrees to support the Meredith School faculty, administration and Home & School Association in arranging for tree planting on Monroe Street and enhancement of the Monroe Street elevation of the modular building via mural painting, green-wall or similar treatment."

The commitment requested by QVNA was that the Meredith Elementary School community, comprised of parents, faculty and administration, would work with QVNA to develop efforts to address the Monroe Street streetscape. Because of the pandemic, these stakeholders have not had the ability to meet in order to develop and exchange ideas and solutions. Likely, that effort will not begin in earnest until the Covid-19 guidelines are revised to allow in person meetings. While this health crisis plays out, the School District has agreed to replace dead trees along Monroe Street. All of the stakeholders are aware that the budget for this project provides for no additional capital expenditures.

The modular classroom building site is located at 414 - 436 Monroe Street, currently utilized for staff parking. The building will occupy part of the site, displacing some of the parking spaces. The building is an independent structure not touching any existing buildings. The building will be set back from Monroe Street about 30 feet. The surrounding neighborhood is characterized by 3 story residential buildings to the north, and mixed commercial and residential uses to the east and west. The school's playground lies directly to the south. A Mural Arts Philadelphia sponsored painting "Peace Through Imagination" by artist Paul Santoleri adorns the east face of the site and will not be impacted by the new addition. The adjacent Meredith School will not be changed.

The Meredith School is located at the northeast intersection of South 5th and Fitzwater Streets in the Bella Vista neighborhood of Philadelphia. The 3 story brick and limestone building was designed in 1930 by Philadelphia School Architect Irwin T. Catherine, in the Art Deco and Late Gothic Revival styles. The proposed building on the adjacent lot does not impact the school..

The new modular classroom building is a one story metal, prefabricated structure. Entrance to the structure will be afforded by a new ramp and stair assembly to the south. Windows are located

along the north and south facades. Colors are as follows and illustrated on the drawings enclosed:

Facades: Sherwin Williams " Navajo White" SW3005.  
Trim: Sherwin Williams "Sand Castle" SW3006  
Skirting: Sherwin Williams "Ironwood" SW3028

Please feel free to contact me with any questions.

Sincerely,



William Collett, AIA      wcollett@ozcollaborative.com

June 26, 2020

Zoning Board of Adjustment  
Municipal Services Building  
1401 J.F.K. Boulevard, Lower Level  
Philadelphia, PA 19107

RE: 428 Monroe Street  
Calendar No.: TBD  
Hearing date: TBD

Dear Chairman DiCicco and Members:

The Applicant, the School District of Philadelphia, requested a variance to allow erection of a one-story, temporary modular classroom detached structure, to partially occupy the Meredith School site now used for parking, per the documents in the Applicant's PowerPoint presentation dated June 24, 2020.

A virtual meeting was held at 7:30 pm on June 24, 2020 which was attended by 83 interested neighbors, the great majority of whom supported the Applicant's request for variance allowing erection of modular classrooms needed to house the school's Fall, 2020, enrollment.

Queen Village Neighbors Association Zoning Committee **supports** the applicant's request for variance, **on condition** that the Applicant agrees to support the Meredith School faculty, administration and Home & School Association in arranging for tree planting on Monroe Street and enhancement of the Monroe Street elevation of the modular building via mural painting, green-wall or similar treatment.

We respectfully request that you grant this request for the proposed variance. As always, we thank you for your continued support of and interest in Queen Village.

Sincerely,



Peter

Peter Piven, FAIA  
Chair  
Queen Village Zoning Committee

Cc: Applicant: Neil Sklaroff: [nskларoff@dilworthlaw.com](mailto:nskларoff@dilworthlaw.com)  
[Kariyma.Quintana@phila.gov](mailto:Kariyma.Quintana@phila.gov)  
Councilman Squilla's Office: [marie.beren@phila.gov](mailto:marie.beren@phila.gov)  
QVNA file: [execdirector@qvna.org](mailto:execdirector@qvna.org)

Engineer:

Modular Genius, Inc

1201 S. Mountain Road  
Joppa, MD 21085

Architect:

O Z collaborative

4818 Baltimore Avenue  
Philadelphia, PA 19147  
T: 215-386-8191

Seal:

Project:

MODULAR CLASSROOM BUILDING  
MODULAR GENIUS, INC

MEREDITH ELEMENTARY SCHOOL  
725 S 5TH STREET  
PHILADELPHIA PA 19147

no	revisions	date

Sheet Title:  
EXISTING  
SITE PLAN

Scale:

Issue Date:

Drawn By:

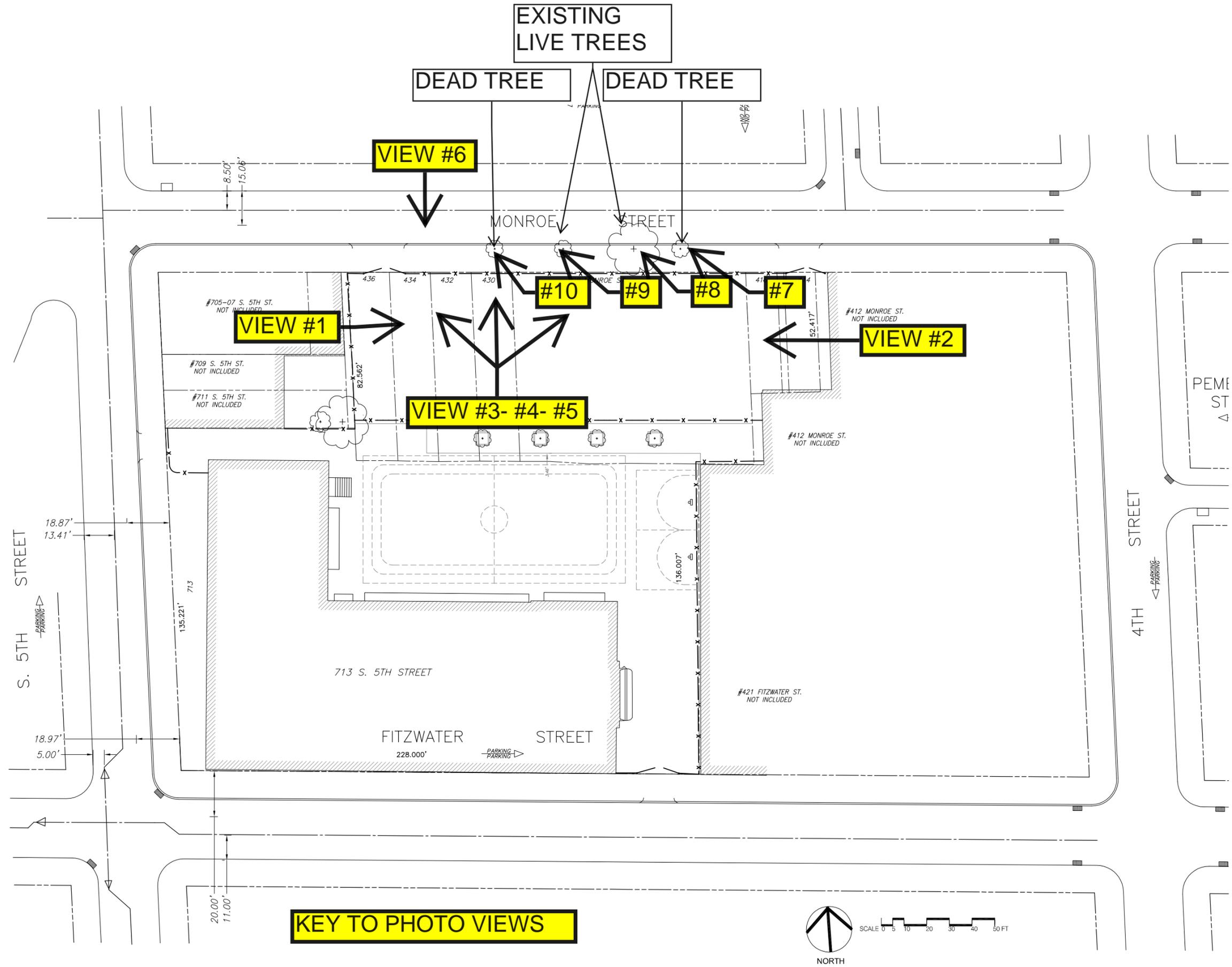
The Contractor on site shall verify all dimensions and existing conditions. The Contractor is required to perform all work in compliance with applicable codes and regulations of governing authorities having jurisdiction.

All drawings, specifications, plans, ideas, arrangements and designs represented or referred to are the property of and owned by M and S Engineering Services Inc., whether the project for which they are made is executed or not. None of the above may be disclosed or given to or used by any person, firm or corporation for any use or purpose whatsoever including any other project, except upon written permission and direction of M and S Engineering Services Inc.

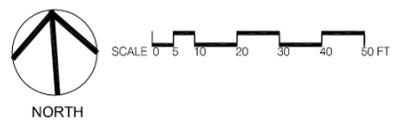
Drawing No.

PHILADELPHIA ART COMMISSION 30 SEPTEMBER 2020

© copyright O Z collaborative

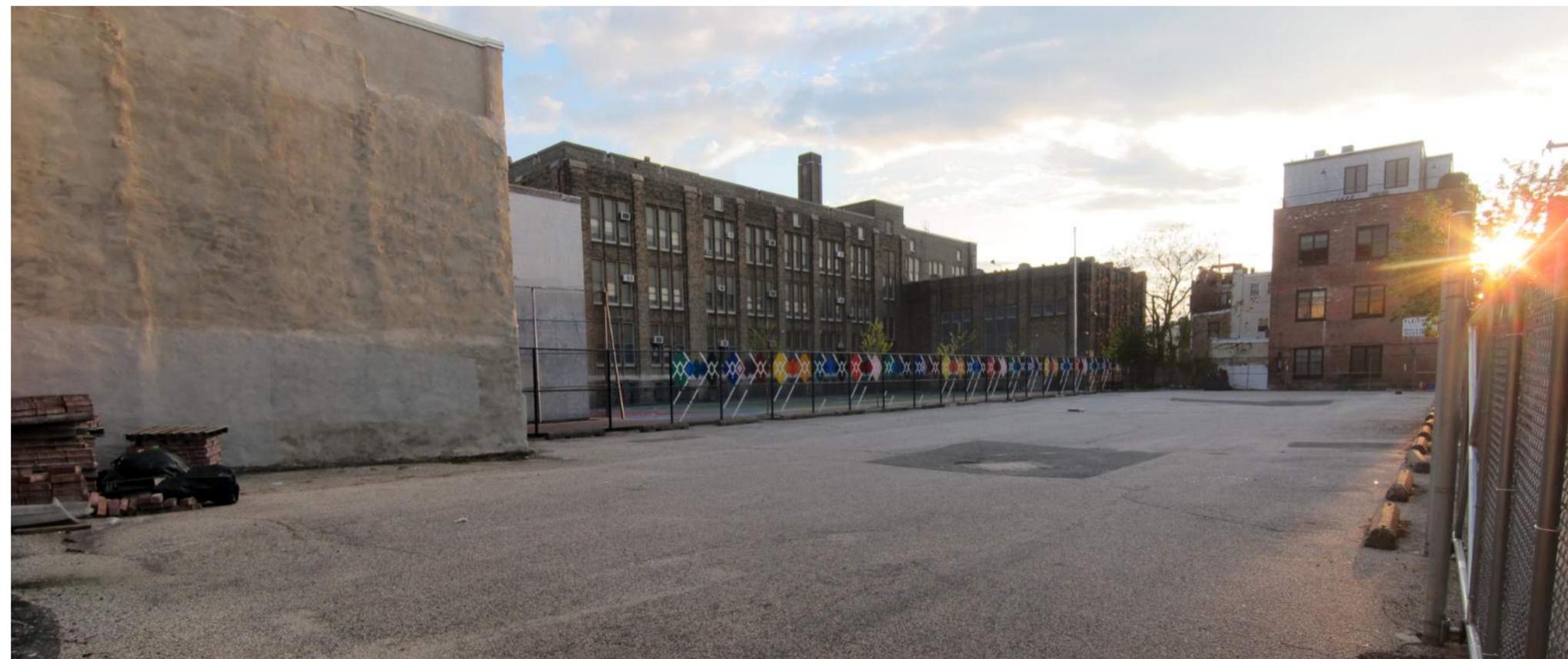


KEY TO PHOTO VIEWS





VIEW #1



VIEW #2

Engineer:

**Modular Genius, Inc**

1201 S. Mountain Road  
Joppa, MD 21085

Architect:

**O Z collaborative**

4818 Baltimore Avenue  
Philadelphia, PA 19147  
T: 215-386-8191

Seal:

Project:

MODULAR CLASSROOM BUILDING  
MODULAR GENIUS, INC

MEREDITH ELEMENTARY SCHOOL  
725 S 5TH STREET  
PHILADELPHIA PA 19147

no	revisions	date

Sheet Title:

Scale:

Issue Date:

Drawn By:

The Contractor on site shall verify all dimensions and existing conditions. The Contractor is required to perform all work in compliance with applicable codes and regulations of governing authorities having jurisdiction.

All drawings, specifications, plans, ideas, arrangements and designs represented or referred to are the property of and owned by M and S Engineering Services Inc., whether the project for which they are made is executed or not. None of the above may be disclosed or given to or used by any person, firm or corporation for any use or purpose whatsoever including any other project, except upon written permission and direction of M and S Engineering Services Inc.

Drawing No.

PHILADELPHIA ART COMMISSION 30 SEPTEMBER 2020



VIEW #3



VIEW #4



VIEW #5



VIEW #6

Engineer:

**Modular Genius, Inc**

1201 S. Mountain Road  
Joppa, MD 21085

Architect:

**O Z collaborative**

4818 Baltimore Avenue  
Philadelphia, PA 19147  
T: 215-386-8191

Seal:

Project:

MODULAR CLASSROOM BUILDING  
MODULAR GENIUS, INC

MEREDITH ELEMENTARY SCHOOL  
725 S 5TH STREET  
PHILADELPHIA PA 19147

no	revisions	date

Sheet Title:

Scale:

Issue Date:

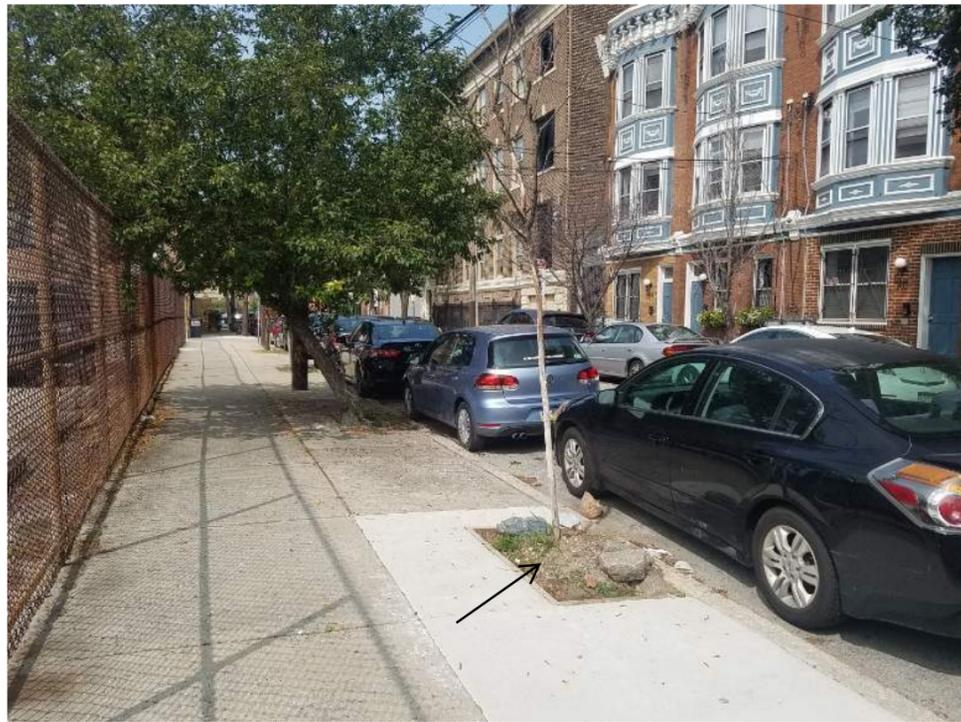
Drawn By:

The Contractor on site shall verify all dimensions and existing conditions. The Contractor is required to perform all work in compliance with applicable codes and regulations of governing authorities having jurisdiction.

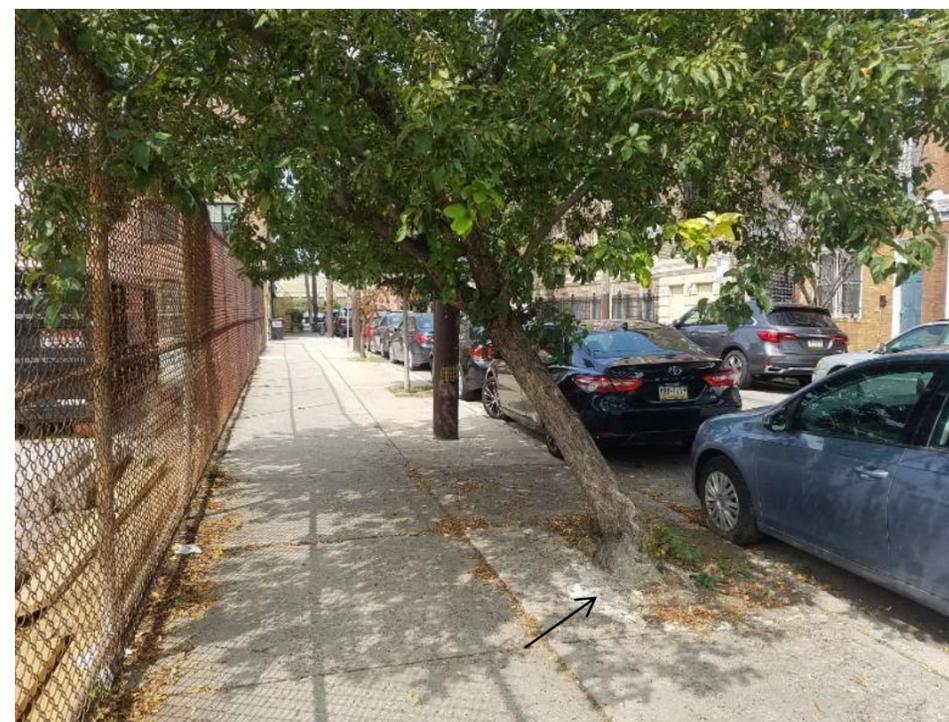
All drawings, specifications, plans, ideas, arrangements and designs represented or referred to are the property of and owned by M and S Engineering Services Inc., whether the project for which they are made is executed or not. None of the above may be disclosed or given to or used by any person, firm or corporation for any use or purpose whatsoever including any other project, except upon written permission and direction of M and S Engineering Services Inc.

Drawing No.

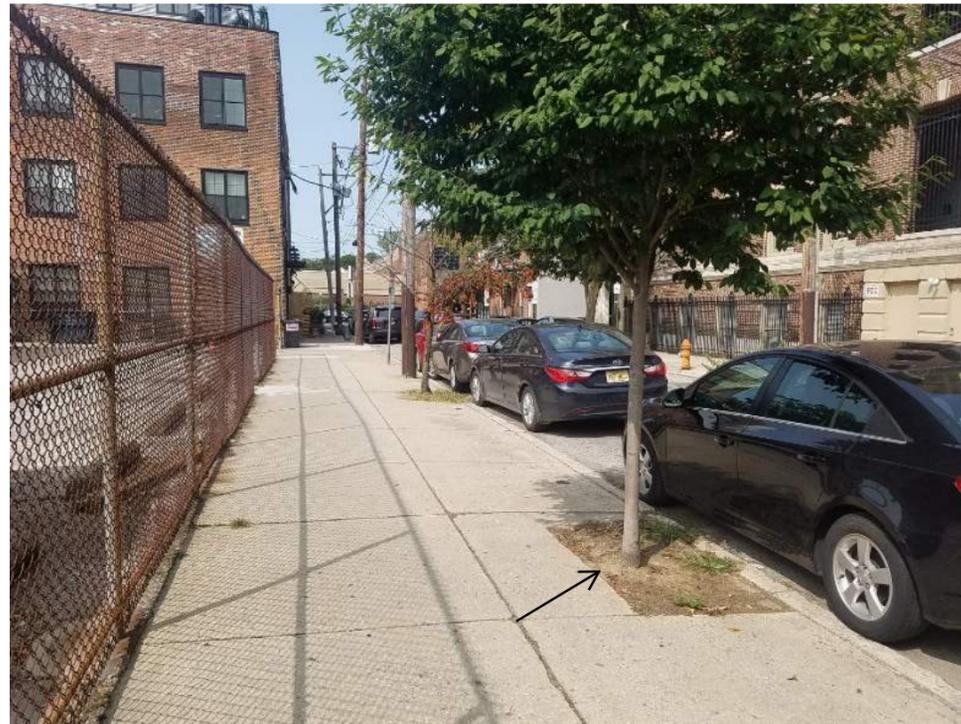
PHILADELPHIA ART COMMISSION 30 SEPTEMBER 2020



VIEW #7: EXISTING DEAD TREE



VIEW #8: EXISTING LIVE TREE



VIEW #9: EXISTING LIVE TREE



VIEW #10: EXISTING DEAD TREE

Engineer:

**Modular Genius, Inc**

1201 S. Mountain Road  
Joppa, MD 21085

Architect:

**O Z collaborative**

4818 Baltimore Avenue  
Philadelphia, PA 19147  
T: 215-386-8191

Seal:

Project:

MODULAR CLASSROOM BUILDING  
MODULAR GENIUS, INC

MEREDITH ELEMENTARY SCHOOL  
725 S 5TH STREET  
PHILADELPHIA PA 19147

no	revisions	date

Sheet Title:

Scale:

Issue Date:

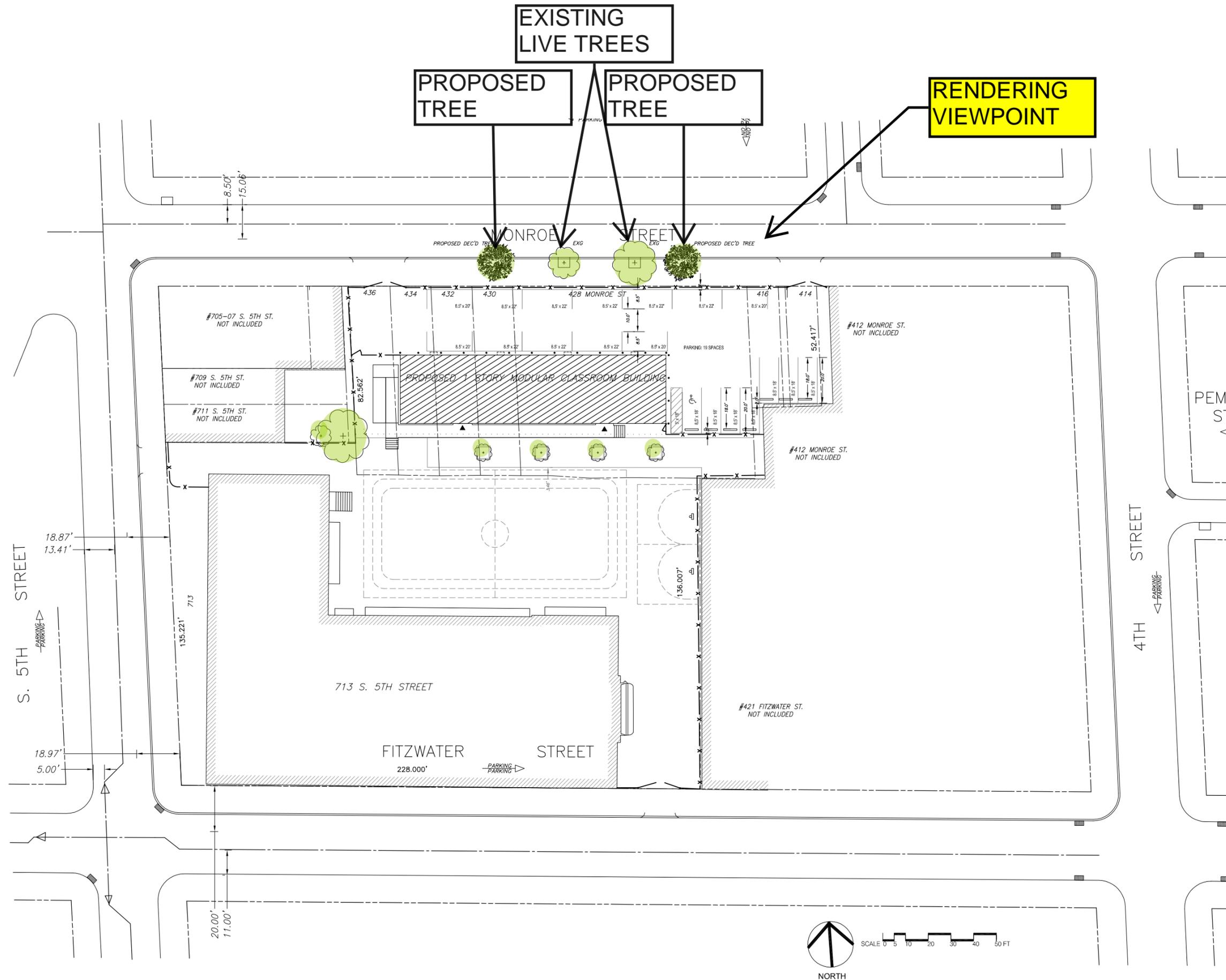
Drawn By:

The Contractor on site shall verify all dimensions and existing conditions. The Contractor is required to perform all work in compliance with applicable codes and regulations of governing authorities having jurisdiction.

All drawings, specifications, plans, ideas, arrangements and designs represented or referred to are the property of and owned by M and S Engineering Services Inc., whether the project for which they are made is executed or not. None of the above may be disclosed or given to or used by any person, firm or corporation for any use or purpose whatsoever including any other project, except upon written permission and direction of M and S Engineering Services Inc.

Drawing No.

PHILADELPHIA ART COMMISSION 30 SEPTEMBER 2020



Engineer:

Modular Genius, Inc

1201 S. Mountain Road  
Joppa, MD 21085

Architect:

O Z collaborative

4818 Baltimore Avenue  
Philadelphia, PA 19147  
T: 215-386-8191

Seal:

PHILADELPHIA ART COMMISSION 30 SEPTEMBER 2020

Project:

MODULAR CLASSROOM BUILDING  
MODULAR GENIUS, INC

MEREDITH ELEMENTARY SCHOOL  
725 S 5TH STREET  
PHILADELPHIA PA 19147

no	revisions	date

Sheet Title:  
EXISTING  
SITE PLAN

Scale:

Issue Date:

Drawn By:

The Contractor on site shall verify all dimensions and existing conditions. The Contractor is required to perform all work in compliance with applicable codes and regulations of governing authorities having jurisdiction.

All drawings, specifications, plans, ideas, arrangements and designs represented or referred to are the property of and owned by M and S Engineering Services Inc., whether the project for which they are made is executed or not. None of the above may be disclosed or given to or used by any person, firm or corporation for any use or purpose whatsoever including any other project, except upon written permission and direction of M and S Engineering Services Inc.

Drawing No.



RENDERING: VIEW FROM NORTHEAST ALONG MONROE STREET  
SHOWING 1 OF 2 PROPOSED NEW TREES

Engineer:

**Modular Genius, Inc**

1201 S. Mountain Road  
Joppa, MD 21085

Architect:

**O Z collaborative**

4818 Baltimore Avenue  
Philadelphia, PA 19147  
T: 215-386-8191

Seal:

Project:

MODULAR CLASSROOM BUILDING  
MODULAR GENIUS, INC

MEREDITH ELEMENTARY SCHOOL  
725 S 5TH STREET  
PHILADELPHIA PA 19147

no	revisions	date

Sheet Title:

Scale:

Issue Date:

Drawn By:

The Contractor on site shall verify all dimensions and existing conditions. The Contractor is required to perform all work in compliance with applicable codes and regulations of governing authorities having jurisdiction.

All drawings, specifications, plans, ideas, arrangements and designs represented or referred to are the property of and owned by M and S Engineering Services Inc., whether the project for which they are made is executed or not. None of the above may be disclosed or given to or used by any person, firm or corporation for any use or purpose whatsoever including any other project, except upon written permission and direction of M and S Engineering Services Inc.

Drawing No.

PHILADELPHIA ART COMMISSION 30 SEPTEMBER 2020

Engineer:

**Modular Genius, Inc**

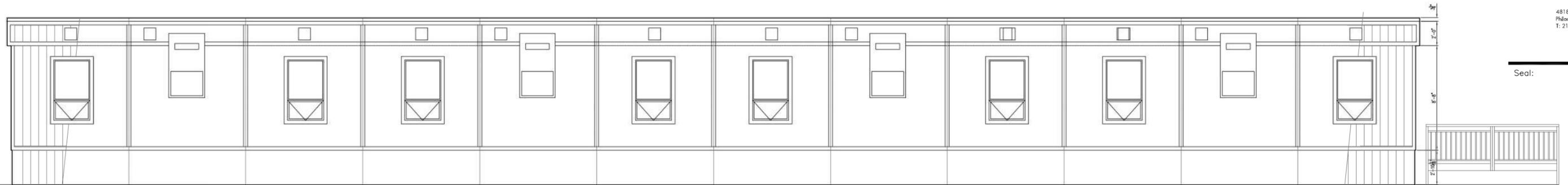
1201 S. Mountain Road  
Joppa, MD 21085

Architect:

**O Z collaborative**

4818 Baltimore Avenue  
Philadelphia, PA 19147  
T: 215-386-8191

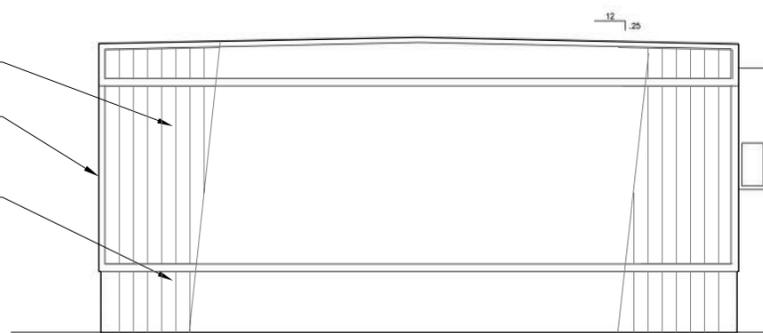
Seal:



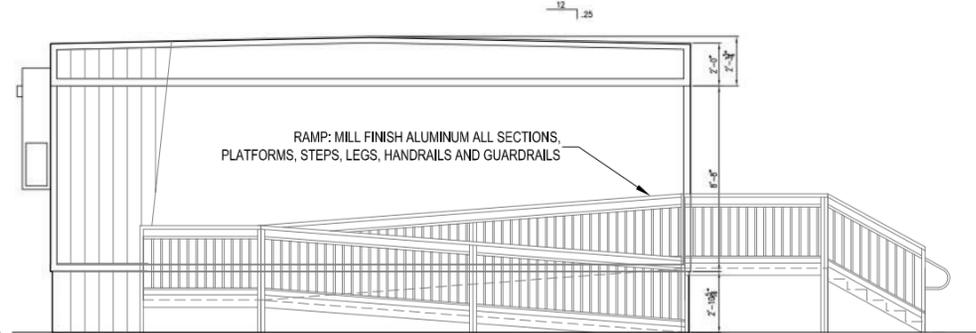
### NORTH ELEVATION (MONROE STREET)

#### COLORS:

- 1 FACADE: 3/8" CEDAR TEXTURE STRUCTURAL WOOD FIBER SIDING COLOR: SHERWIN WILLIAMS "NAVAHO WHITE"
- 2 TRIM: 1 X 4 WOOD TRIM COLOR: SHERWIN WILLIAMS "SAND CASTLE"
- 3 SKIRTING: 3/8" CEDAR SIDING COLOR: SHERWIN WILLIAMS "IRONWOOD"



EAST ELEVATION



WEST ELEVATION



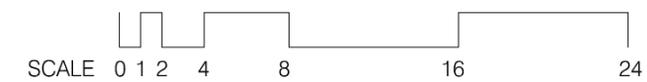
1 Navajo White - SW 3005



2 Sand Castle - SW 3006



3 Ironwood - SW 3028



PHILADELPHIA ART COMMISSION 30 SEP 2020

Project:

MODULAR CLASSROOM BUILDING  
MODULAR GENIUS, INC

MEREDITH ELEMENTARY SCHOOL  
725 S 5TH STREET  
PHILADELPHIA PA 19147

no	revisions	date

Sheet Title:

Scale:

Issue Date:

Drawn By:

The Contractor on site shall verify all dimensions and existing conditions. The Contractor is required to perform all work in compliance with applicable codes and regulations of governing authorities having jurisdiction.

All drawings, specifications, plans, ideas, arrangements and designs represented or referred to are the property of and owned by M and S Engineering Services Inc., whether the project for which they are made is executed or not. None of the above may be disclosed or given to or used by any person, firm or corporation for any use or purpose whatsoever including any other project, except upon written permission and direction of M and S Engineering Services Inc.

Drawing No.

**MATERIALS**  
**Similar Modular Classroom Building**  
**Accokeek, Maryland**



This K8 school in Prince George's County, Maryland illustrates the material palette envisioned at the Meredith School. Paint colors differ, refer to attached elevations and rendering

3/8" CEDAR TEXTURE SIDING

1 X 4 WOOD TRIM

3/8" CEDAR TEXTURE SIDING

MILL FINISH ALUMINUM RAMP COMPONENTS

Engineer:

**Modular Genius, Inc**

1201 S. Mountain Road  
 Joppa, MD 21085

Architect:

**O Z collaborative**

4818 Baltimore Avenue  
 Philadelphia, PA 19147  
 T: 215-386-8191

Seal:

Project:

MODULAR CLASSROOM BUILDING  
 MODULAR GENIUS, INC

MEREDITH ELEMENTARY SCHOOL  
 725 S 5TH STREET  
 PHILADELPHIA PA 19147

no	revisions	date

Sheet Title:

Scale:

Issue Date:

Drawn By:

The Contractor on site shall verify all dimensions and existing conditions. The Contractor is required to perform all work in compliance with applicable codes and regulations of governing authorities having jurisdiction.

All drawings, specifications, plans, ideas, arrangements and designs represented or referred to are the property of and owned by M and S Engineering Services Inc., whether the project for which they are made is executed or not. None of the above may be disclosed or given to or used by any person, firm or corporation for any use or purpose whatsoever including any other project, except upon written permission and direction of M and S Engineering Services Inc.

Drawing No.

**PHILADELPHIA ART COMMISSION 30 SEPTEMBER 2020**

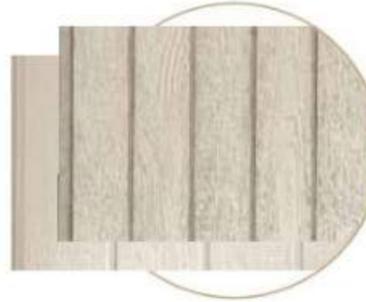
# Cedar Texture Panel

## Rated for Structural Use by APA®

- Shiplap edges with advanced bead system for easier alignment
- Pre-primed for exceptional paint adhesion
- Significantly lighter than comparable fiber cement panel
- Strong enough to be nailed directly to stud, making additional sheathing unnecessary in many applications
- Eliminates need for additional bracing on load-bearing walls
- Ideal exterior for homes in areas of high winds or seismic activity
- Treated engineered wood strand substrate

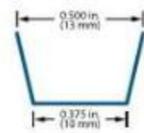
Also available in fiber substrate.

- Not rated for structural use
- Treated engineered wood fiber substrate

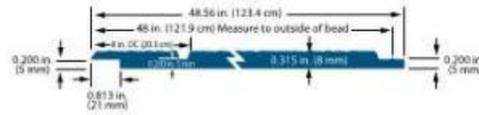


Cedar texture

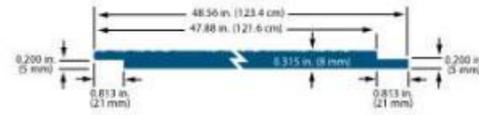
### Groove Detail



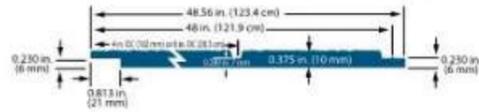
### 38 Series Cedar Texture Panel 8" o.c. (strand)



### 38 Series Cedar Texture Panel - No Groove (strand)



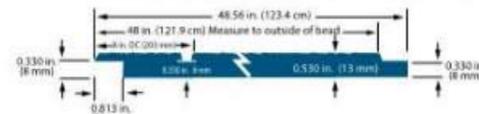
### → 76 Series Cedar Texture Panel 4" & 8" o.c. (strand)



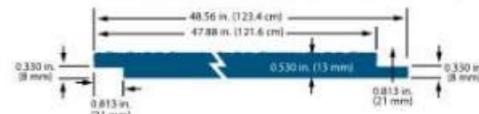
### 76 Series Cedar Texture Panel - No Groove (strand)



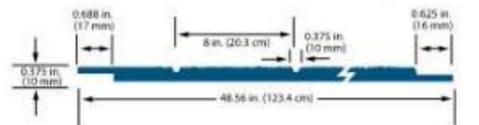
### 190 Series Cedar Texture Panel 8" o.c. (strand)



### 190 Series Cedar Texture Panel - No Groove (strand)



### 76 Series Cedar Texture Panel 8" o.c. (fiber)



### 76 Series Cedar Texture Panel - Square Edge (fiber)



43 Fiber substrate products may have specific features and functional benefits. See LPsmartSide.com for product details. Please contact your local LP SmartSide sales representative for product availability.

Engineer:

**Modular Genius, Inc**

1201 S. Mountain Road  
Joppa, MD 21085

Architect:

**O Z collaborative**

4818 Baltimore Avenue  
Philadelphia, PA 19147  
T: 215-386-8191

Seal:

Project:

MODULAR CLASSROOM BUILDING  
MODULAR GENIUS, INC

MEREDITH ELEMENTARY SCHOOL  
725 S 5TH STREET  
PHILADELPHIA PA 19147

no	revisions	date

Sheet Title:

Scale:

Issue Date:

Drawn By:

The Contractor on site shall verify all dimensions and existing conditions. The Contractor is required to perform all work in compliance with applicable codes and regulations of governing authorities having jurisdiction.

All drawings, specifications, plans, ideas, arrangements and designs represented or referred to are the property of and owned by M and S Engineering Services Inc., whether the project for which they are made is executed or not. None of the above may be disclosed or given to or used by any person, firm or corporation for any use or purpose whatsoever including any other project, except upon written permission and direction of M and S Engineering Services Inc.

Drawing No.

PHILADELPHIA ART COMMISSION 30 SEPTEMBER 2020