

September 28th, 2021

Ms. Beige Berryman AICP
The Philadelphia Art Commission
1515 Arch Street 13th Floor
Philadelphia, PA 19102

Sent by Email to:
artcommission@phila.gov

Dear Ms. Berryman

Re: Classroom Addition, Mayfair Elementary School
2901 Princeton Avenue, Philadelphia, PA 19149

I am writing to request that the above project at Mayfair Elementary School for the School District of Philadelphia be submitted to the Commission for consideration and approval at their October 13th meeting.

We enclose in PDF format one set of materials in support of the request as follows:

- Narrative
- Site Photographs
- 11x17" rendered plans, elevations and perspective views of proposed construction
- Photos of proposed materials

Please note that the design for this new addition closely follows the classroom program, the building materials, and architectural design language of an addition that was reviewed, commented on, and approved by the Art Commission in December of 2016. In addition to the proposed six new classrooms the project includes an exterior landscaped play area.

Enrollment at Mayfair Elementary continues to increase and the School district and School Principal urgently wish to improve conditions at the School by providing this new facility.

Sincerely,

A handwritten signature in blue ink, appearing to read "David N. Scheuermann", with a long horizontal flourish extending to the right.

David N. Scheuermann AIA
Principal

c.c. Nicole Ward, School District of Philadelphia
Geoff Chalkley, The Sheward Partnership



Mayfair Elementary School

Classroom Addition

prepared for
The Philadelphia Art Commission

Sept. 28, 2021

ART COMMISSION PRESENTATION

prepared by

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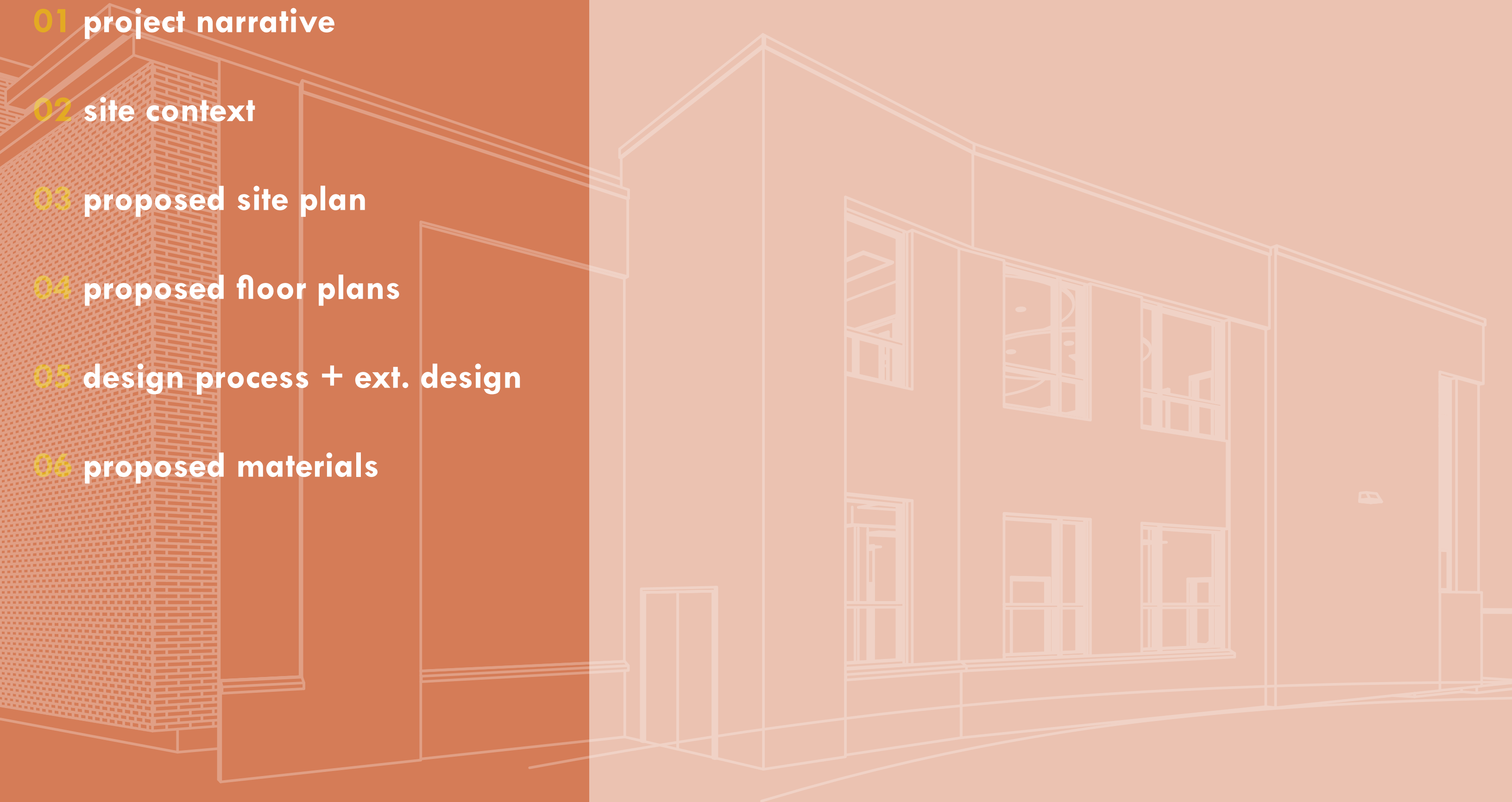
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project narrative

INTRODUCTION

This project consists of a 6-classroom addition to Mayfair Elementary School. The school is located at the corner of Princeton Avenue and Hawthorne Street in the Mayfair neighborhood of Philadelphia. The School District of Philadelphia, under the current Capital Improvement Program, issued the program for expansion in 2021 after problems of increased student population arose. This expansion will serve the rapidly growing neighborhood community of Mayfair.

EXISTING FACILITY

The Mayfair Elementary School consists currently of the original school building built circa 1950. It is a 2- story reinforced concrete and masonry structure in a “Y” configuration with a floor area of approximately 74,000 sq ft. The existing building exterior and interior has remained largely unchanged since its construction. Since then, a 12-story addition and cafeteria expansion were completed in 2017, the first major change to the school since its erection. Additionally, the School District of Philadelphia completed another 14-classroom addition in 2019 to service additional demand for the school. The need for expanded facilities is still important, particularly Kindergarten classrooms – something currently not present at the school.

PROGRAM

As a result of the current issues the school faces, a clear program has been established by the school district. The program for this facility includes the construction of a 2-story addition near the entrance of the school, located at its southeast edge along Hawthorne St. This addition will demolish an existing portion of the school that houses the nurse suite and exam rooms to expand the footprint to replace those programs in kind and provide additional teaching spaces / classrooms. Design highlights include:

- 6 new, air conditioned classrooms (3 kindergarten classrooms and 3 first grade classrooms) with hi-tech teaching tools
- An updated nurse suite, exam room, and recovery area for sick children
- A collaboration space for students and staff to spark creativity and interactive learning
- A new, secure playground area for Kindergarten and lower grade students with play equipment, seating and outdoor teaching areas, and landscaping
- A new face for the main entrance on Hawthorne Street– with new cladding and pops of color to signify entry and improve wayfinding to the existing main entrance.
- Sustainable, lower energy building design for high performance schools

site context

INTRODUCTION

The building is located in the northeast part of Philadelphia – the Mayfair neighborhood. The immediate neighborhood is predominately residential with the typical house type as a 2-story brick or stone-face rowhome. Direct adjacent to the school on its west boundary is the Mayfair Community Development building along with Mayfair Park, home of the Holy Terrors baseball and softball teams. Adjacent to the south of the school is a community tot lot.

This section contains existing photos taken in and around the existing Mayfair Elementary school site.

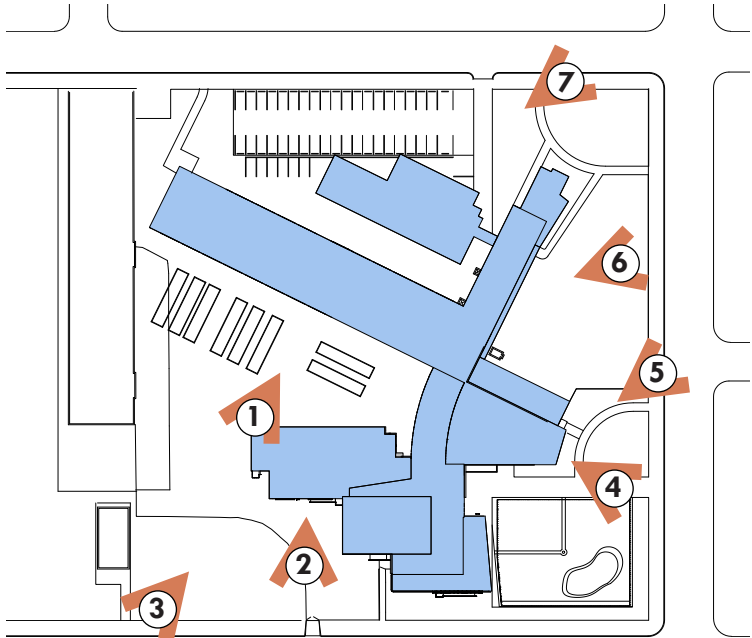
current site plan



existing conditions



1 facing northeast: view of portables



2 facing northeast: view of first classroom addition (2017)

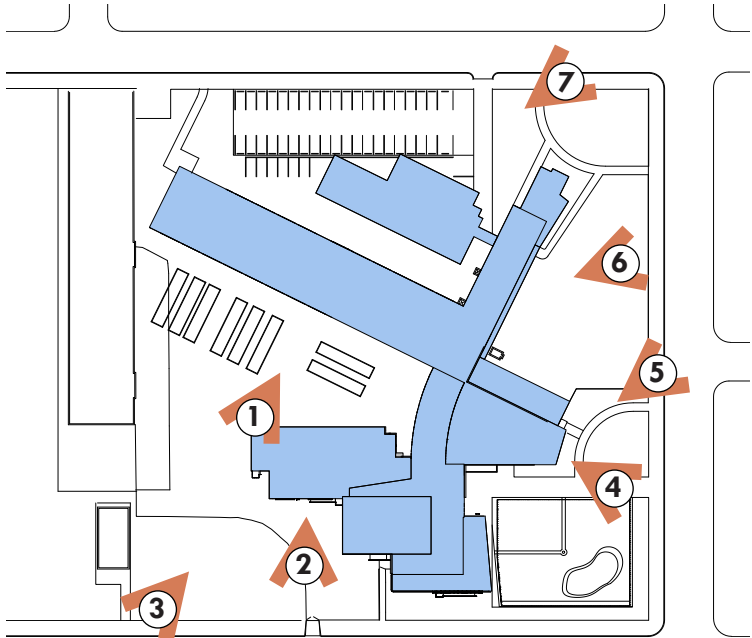


3 facing northeast: view of playground

existing site conditions



4 facing northwest: school entry



5 facing southwest: medical wing



6 facing west: view of east schoolyard

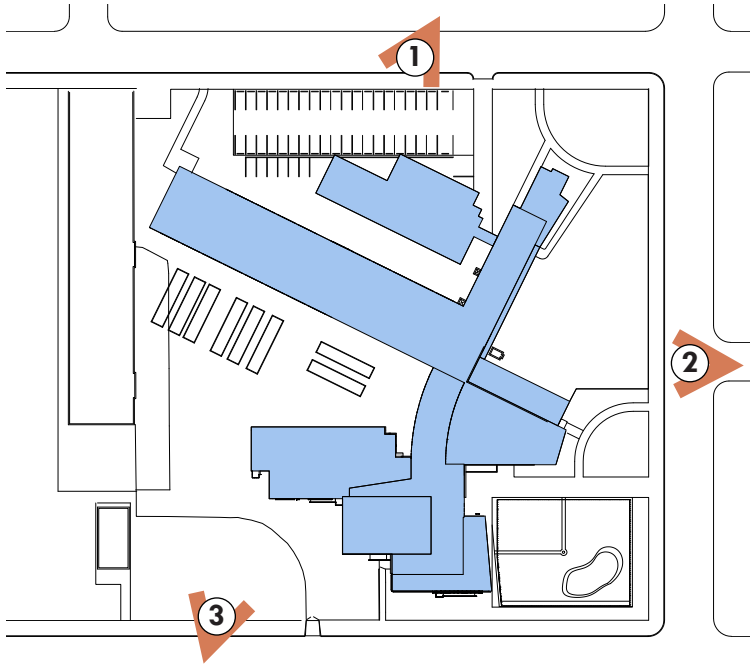


7 facing southwest: view of modular addition (2019)

existing site surroundings



1 St. Vincent Street



2 Hawthorne Street & Friendship Street



3 Princeton Avenue

proposed site plan + landscaping

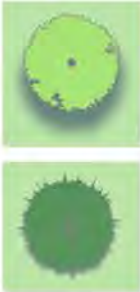
INTRODUCTION

The new construction is to be placed at the southeast edge of the site, along Hawthorne Street. This spot, located near the existing auditorium and school entrance, provides opportunity for kindergarten outdoor space at existing blacktop cover and a new, fresh face for the entry. This location will hold a strong street presence along Hawthorne Street, an edge that is currently lackluster and dull. Existing interior school circulation will be maintained for current ebb and flow of the school.

Landscape Improvements:

The current blacktop courtyard along Hawthorne Street is an obvious eye sore and stormwater management concern. A secure playground area for kindergarten students will be created along with vegetation and green space sprinklered within. Pervious surfaces will aid in the sustainability goals of reducing stormwater runoff and redirecting this stormwater to existing rainwater gardens.

proposed site + playground plan



Existing Deciduous Tree

Existing Evergreen Tree



New Deciduous Tree

New Flowering Tree



Rubber Safety Surface

Concrete Paving

Existing Asphalt Mill and Overlay

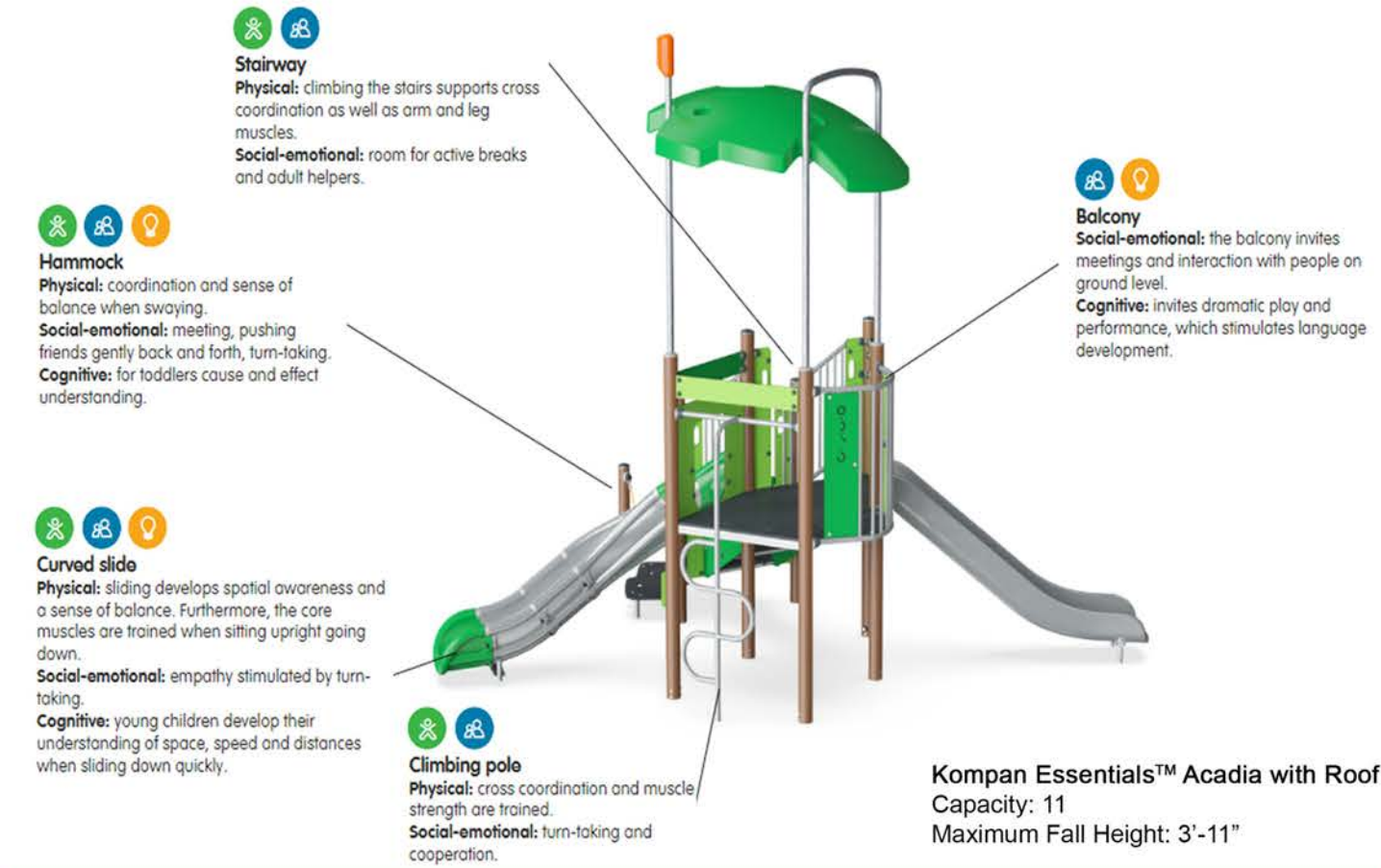


Thermoplastic Paint on Existing Asphalt

Existing Lawn

New Synthetic Turf

proposed playground material



POURED IN PLACE RUBBER PLAYGROUND SURFACING



FOREVER LAWN PLAYGROUND GRASS



LANDSCAPE STRUCTURE ACORN SEAT



proposed site plantings



Cercis Canadensis
Eastern Redbud



Acer rubrum "Red Sunset"
Red Sunset Red Maple



Cercidiphyllum japonicum
Kasturatre

proposed floor plans

INTRODUCTION

The classroom addition is arranged to provide 3 identical kindergarten classrooms (1225 sq. ft. each), 3 identical first grade classrooms (850 sq. ft. each), and a collaboration space (750 sq. ft) at the end of the second-floor corridor. Each of these spaces will receive colorful entries off the central corridor and large windows with quality lighting and views out.

In addition to classroom space, the proposed building will provide 5 new private offices for staff, new boys and girls bathrooms, and a new and improved nurse suite and exam room.

Floor plans included are as follows:

- First Floor Plan
- Second Floor Plan

first floor plan



- stair
- classroom
- restrooms
- nurse suite
- utility / closet

second floor plan



- office
- classroom
- collaboration
- restrooms
- utility / closet

design process + exterior design

INTRODUCTION

Design goals and guidelines were established by the School District of Philadelphia (SDP) with school requirements and needs based on feedback from the school principal and staff. The exact location and programmatic requirements of the addition were provided by SDP.

This project’s commitment to environmental stewardship and sustainability is evident throughout its design. All regularly occupied areas receive day-long natural light and views to the exterior. The addition also boasts high-efficiency and long-lasting LED light fixtures, reducing both energy and maintenance costs. Building and interior finish materials were chosen based on their regional availability, recycled content, and/or absence of volatile organic compounds (VOC’s). The building’s envelope is highly insulated and sealed to reduce energy loss and improve interior comfort. A highly reflective white membrane roof reduces cooling costs by reflecting over 80% of the sun’s radiant energy.

The following page illustrates some concepts for the exterior design the project team initially studied. Matching the first addition’s geometry and finishes will help to unify the many “tentacles” of the school. To create a unique and special threshold for the entry, new design language and form has been introduced to signify the entrance for students, staff, and parents, something that the current school lacks currently. TSP felt that it was particularly important to celebrate entry for the school– it creates a much-needed sense of pride and educational interest for the students and Mayfair community.

inspiration - first mayfair addition



INSPIRATION

The Sheward Partnership was commissioned by the School District to expand the classroom and cafeteria program of the existing school in 2017, the first addition done to the school since its erection. The addition featured a masonry facade with pops of glazed brick accents to freshen up the exterior look.

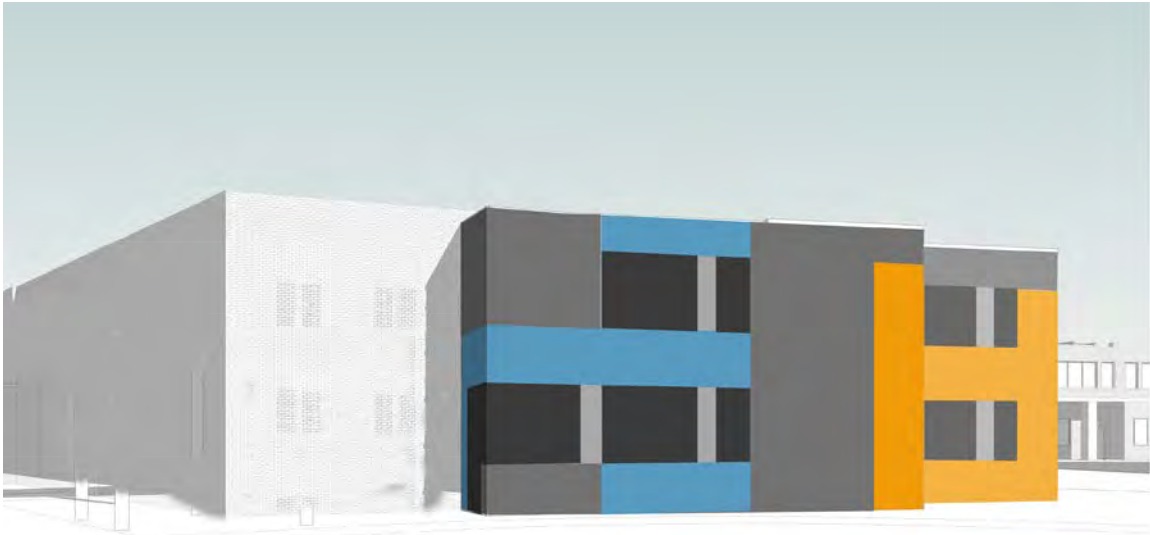
For this new addition, the team revisited this design previously done for the school. To unify the many sprawling “tentacles”, the new addition will act as a continuation of this earlier design, incorporating this color and material palette as well as basic forms and rhythm. This addition will speak to the language already established in the design while also providing a fresh new face for the entry.

With a consistent color scheme, the new entry will introduce distinct forms and shape to provide a special, unique moment for this area. Re-cladding of existing brick and new signage will freshen up the appearance and improve wayfinding to the existing main entrance.

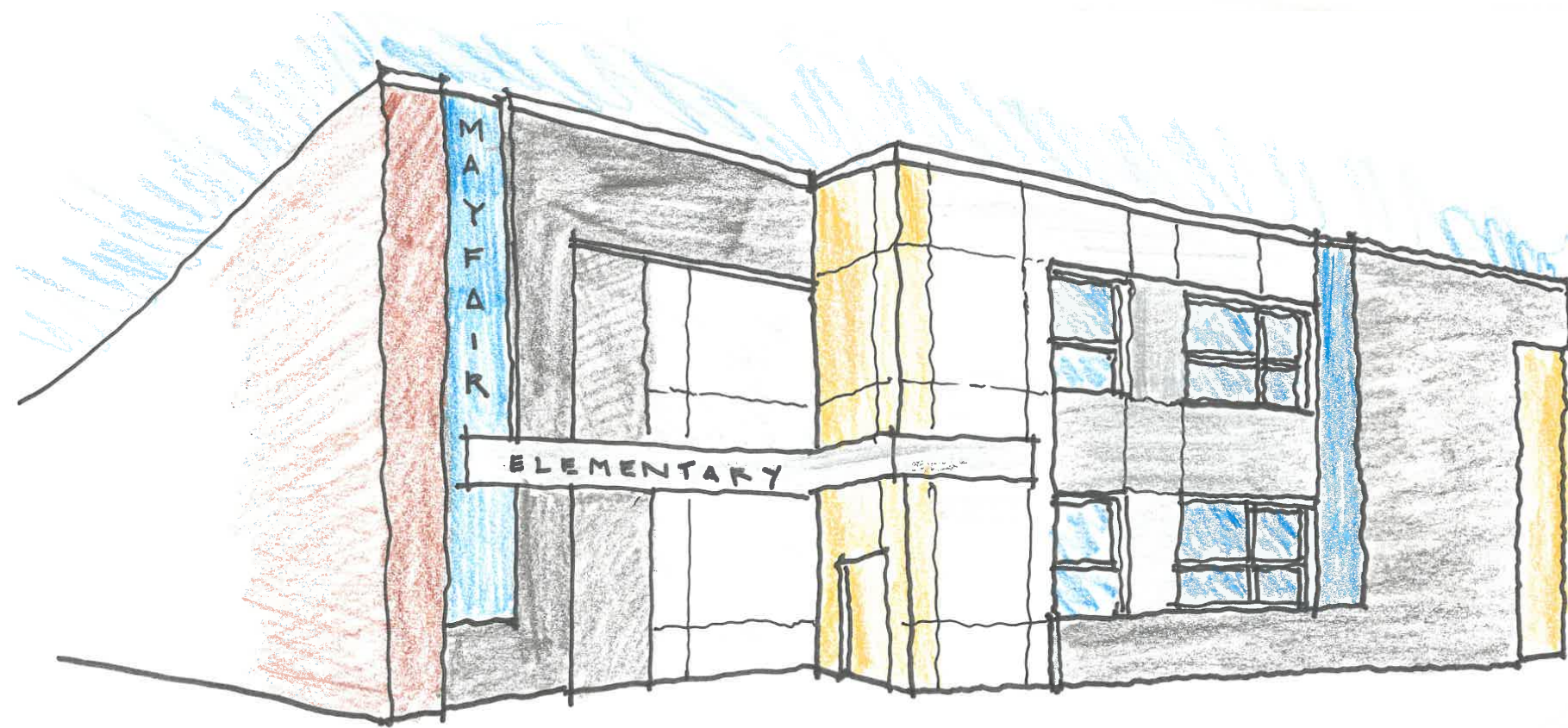
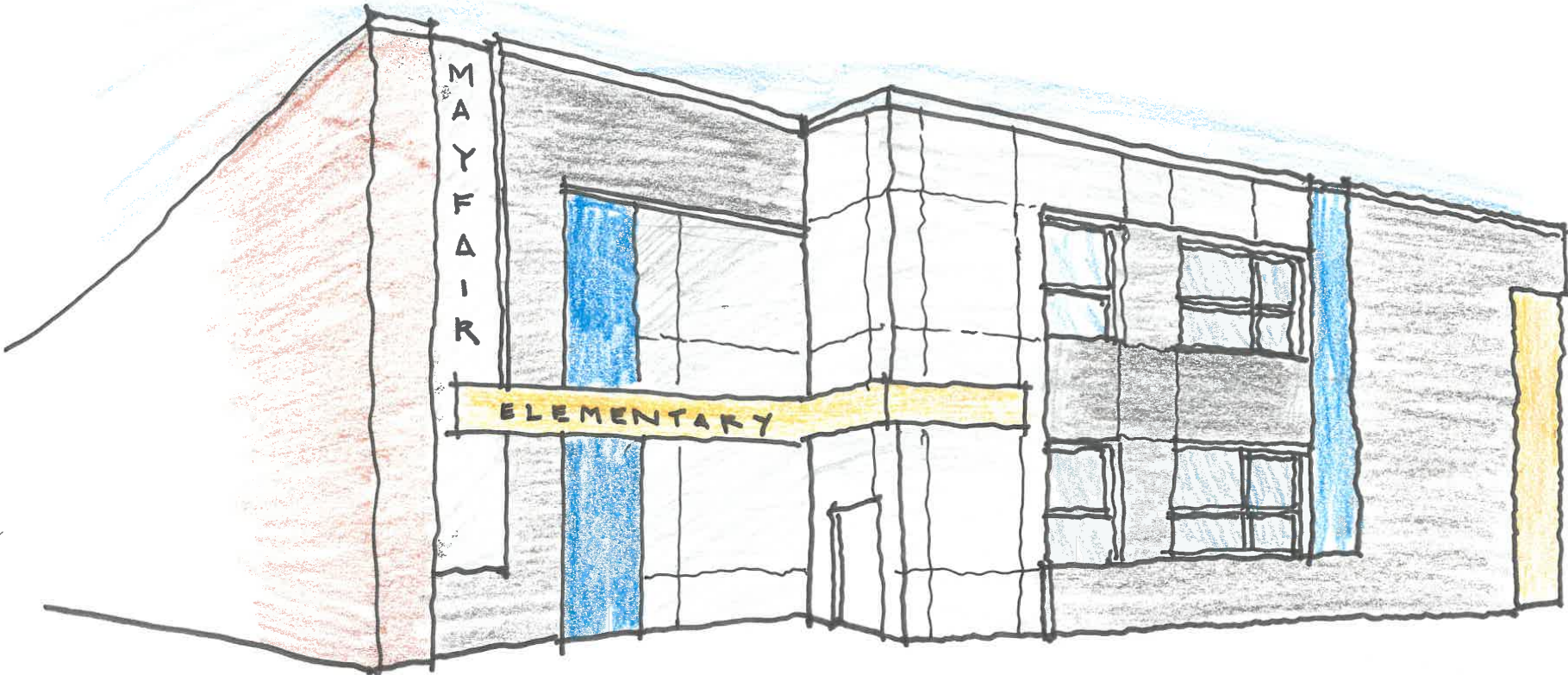


exterior design process

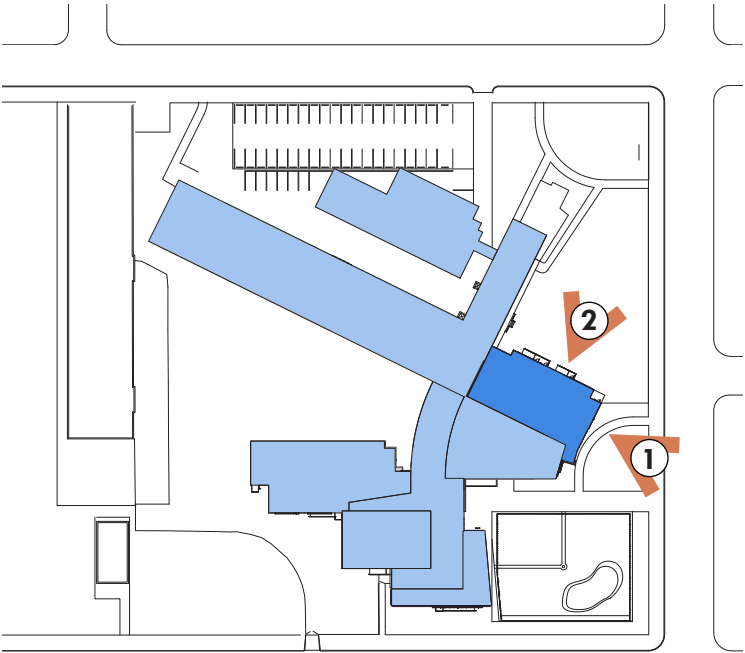
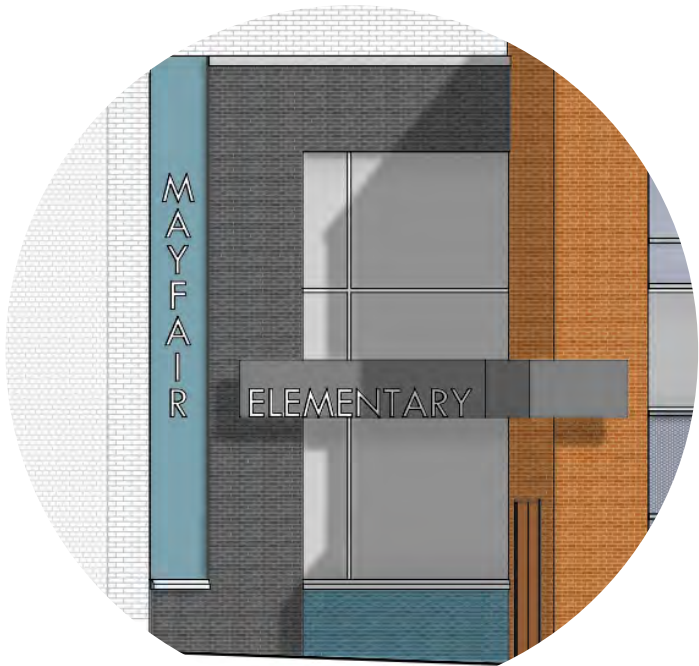
① initial massing + color studies - entry



② iterative design and signage opportunities



building elevations



① southeast elevation | entry



② northeast elevation | classrooms

perspective at entry



perspective at corner



perspective towards classrooms



proposed materials

As shown in the previous elevations, the following materials are chosen for the exterior facades of the new buildings:

- Face Brick 1: grey clay, velour finish
- Face Brick 2: glazed, pumpkin orange
- Face Brick 3: glazed, neptune blue
- Metal Panels: silver metallic
- Spandrel Panels: silver metallic painted
- Windows: silver anodized aluminum
- Window security screens: honeycomb pattern painted black
- Window sills: cast stone
- Doors: hollow metal field painted
- Roof edge: charcoal gray prefinished aluminum

The existing red brick of the original school has become discolored through various surface applied anti-graffiti treatments. To match what was previously done with the 2017 addition, we've introduced the same brick color and finish palette to unify the design. At the entry, we've introduced a new material (metal panel) to create a modern and special moment for distinction and celebration of the lackluster entrance.

proposed materials

A

face brick
ebonite velour

B

glazed brick
pumpkin orange

C

glazed brick
neptune blue

D

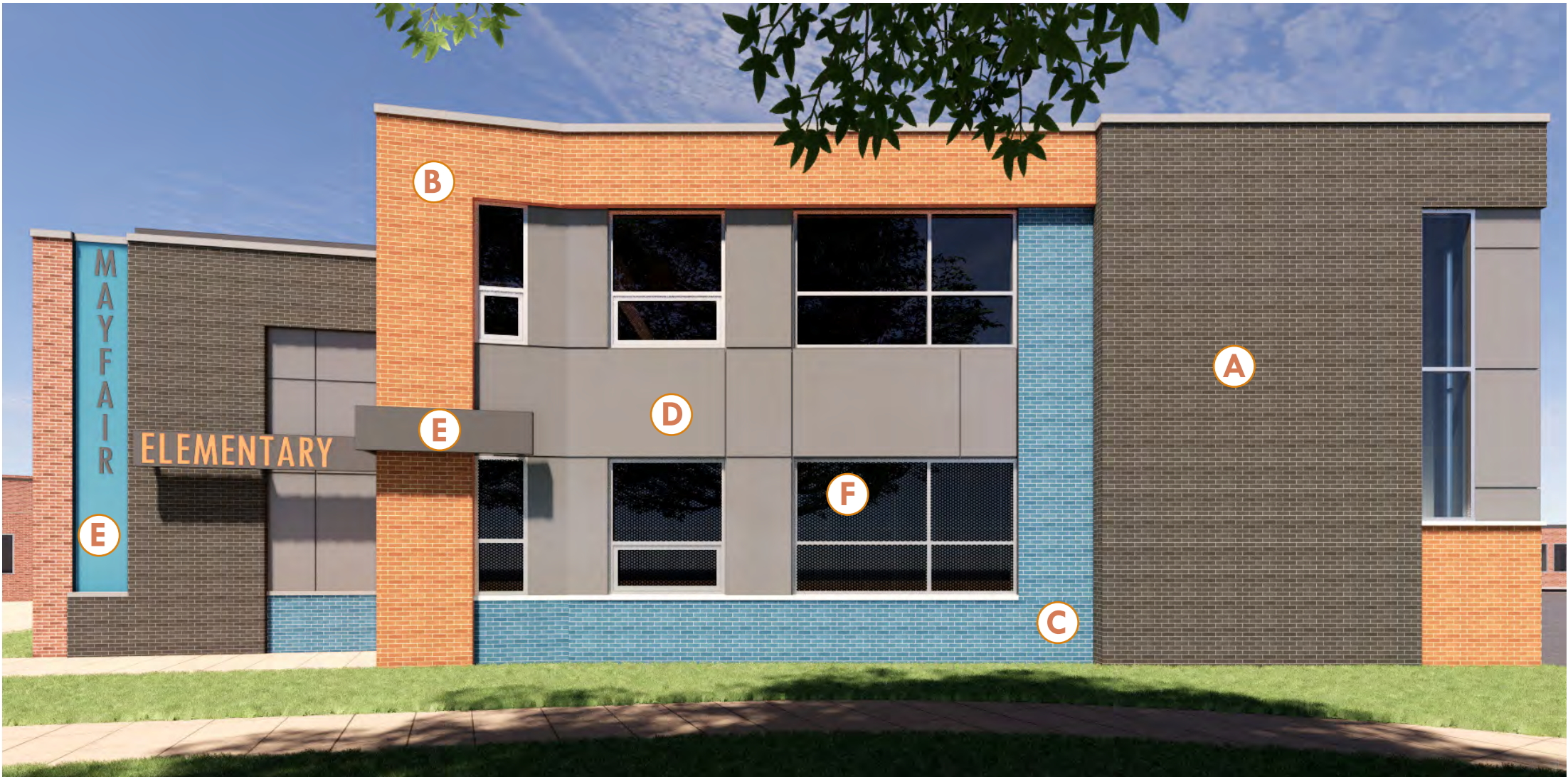
metal panel
silver metallic painted

E

metal panel - signage
blue / gray metallic painted

F

perforated metal
securuity screen





Mayfair Elementary School

Classroom Addition

prepared for
The Philadelphia Art Commission August 24, 2021

ART COMMISSION PRESENTATION

prepared by