

JOHN BURROUGHS ELEMENTARY SCHOOL

BOARD OF ZONING ADJUSTMENT

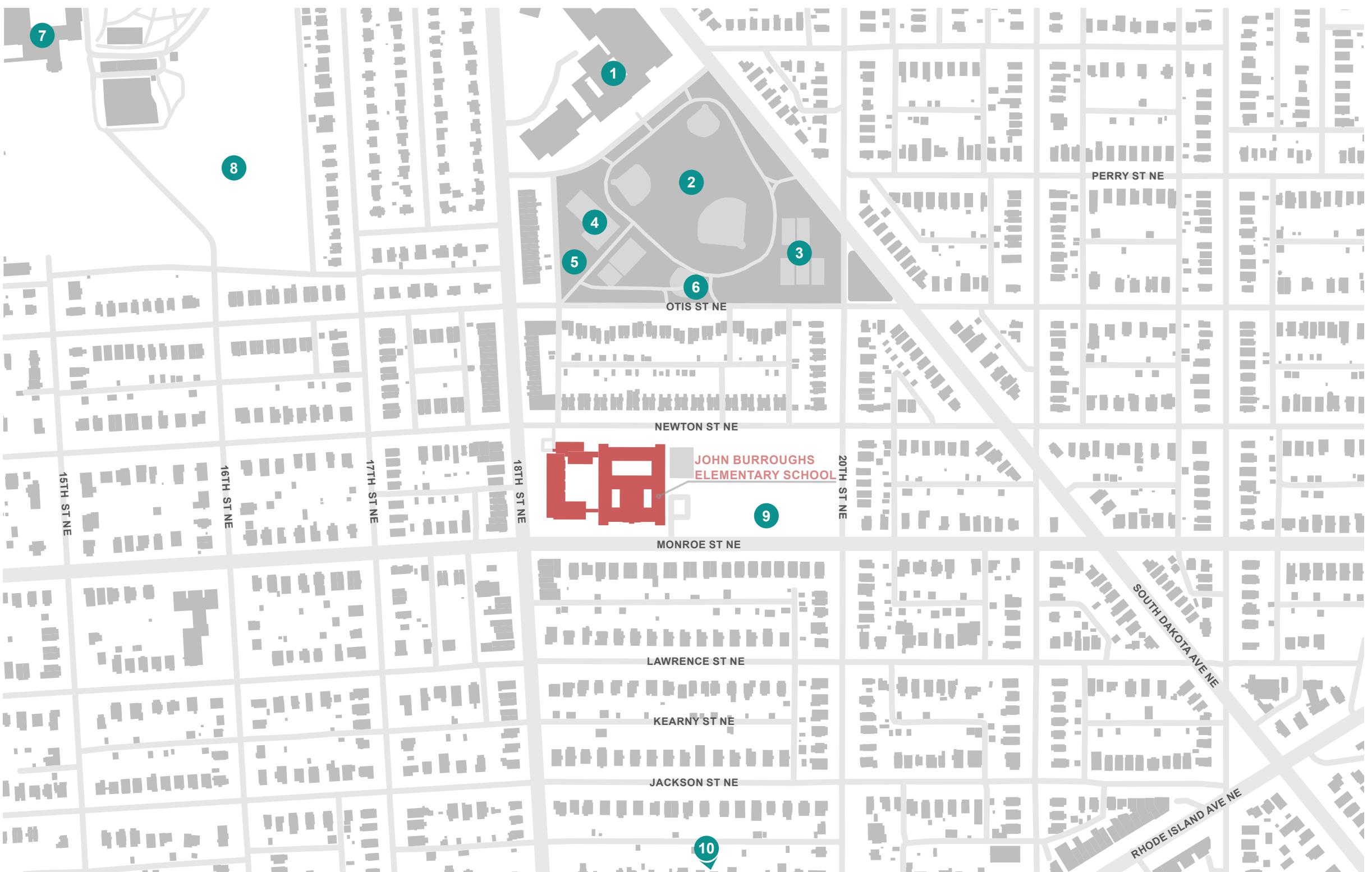
APRIL 14, 2025



EXISTING CONDITIONS

Vicinity Map

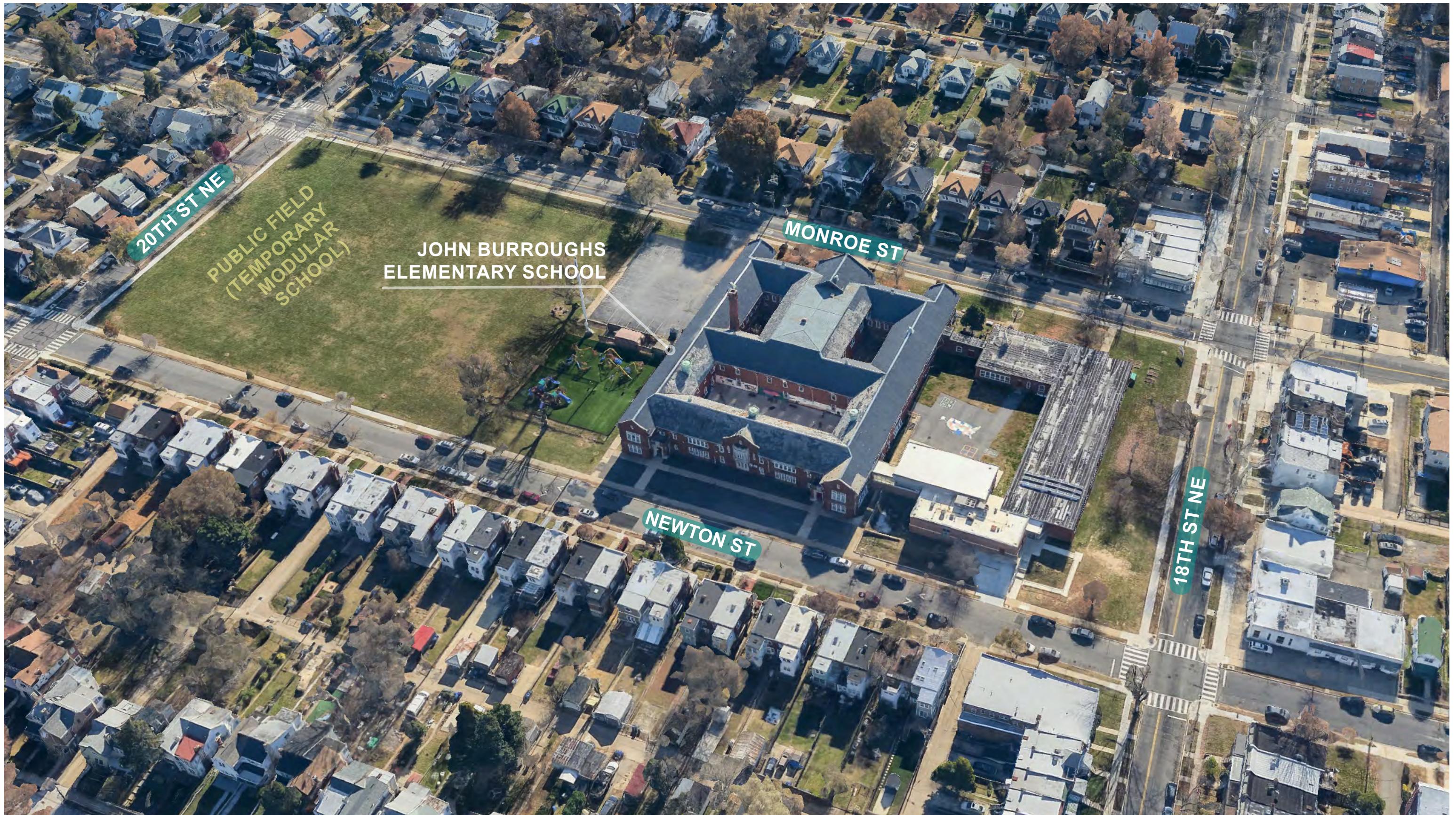
Quinn Evans + Gilbane + WKM



EXISTING CONDITIONS

Existing Aerial View Looking Southeast

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EXISTING CONDITIONS

Site Context Photos

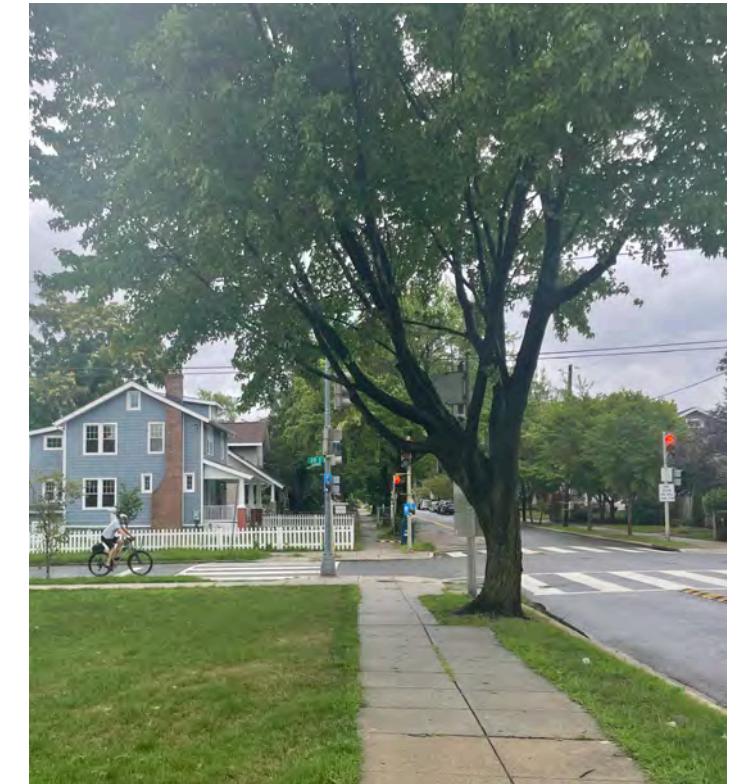
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1 MONROE ST



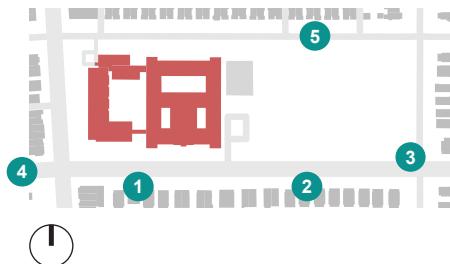
2 MONROE ST



3 20TH ST



4 MONROE ST AND 18TH



5 NEWTON ST

EXISTING CONDITIONS

Historic Building Photos

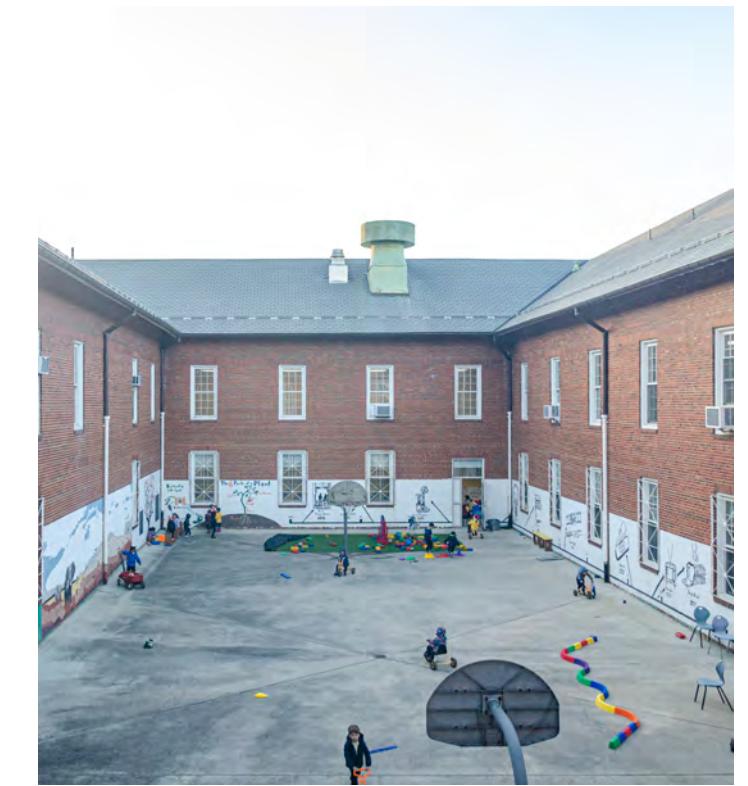
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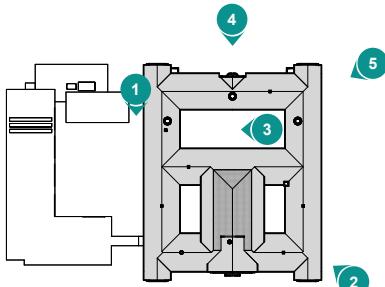
1 WEST HISTORIC FAÇADE



2 SOUTH EAST FAÇADE FROM MONROE ST



3 LARGE OPEN COURTYARD



4 NORTH ELEVATION FROM NEWTON ST



5 EAST FAÇADE FROM NEWTON ST, HERITAGE TREE, AND EXISTING PLAYGROUND

EXISTING CONDITIONS

Historic Building Photos

Quinn Evans + Gilbane + WKM



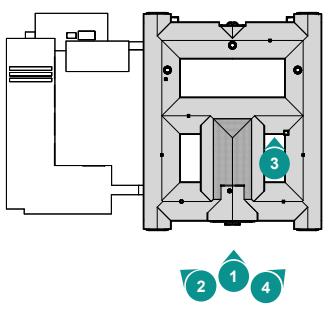
1 MONROE ST ENTRANCE.



2 MONROE ST LOOKING WEST



3 SMALL COURTYARD



4 MONROE ENTRANCE LOOKING EAST

EXISTING CONDITIONS

Addition Building Photos

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1 NORTH FAÇADE OF 2013 ADDITION.



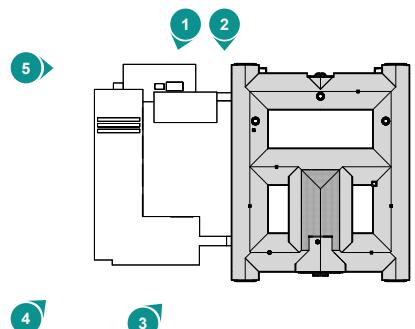
2 2013 ADDITION CONNECTOR FROM NEWTON ST.



3 SOUTH FAÇADE OF 1959 ADDITION.



4 CORNER OF MONROE ST AND 18H ST NE, LOOKING AT 1959 ADDITION.



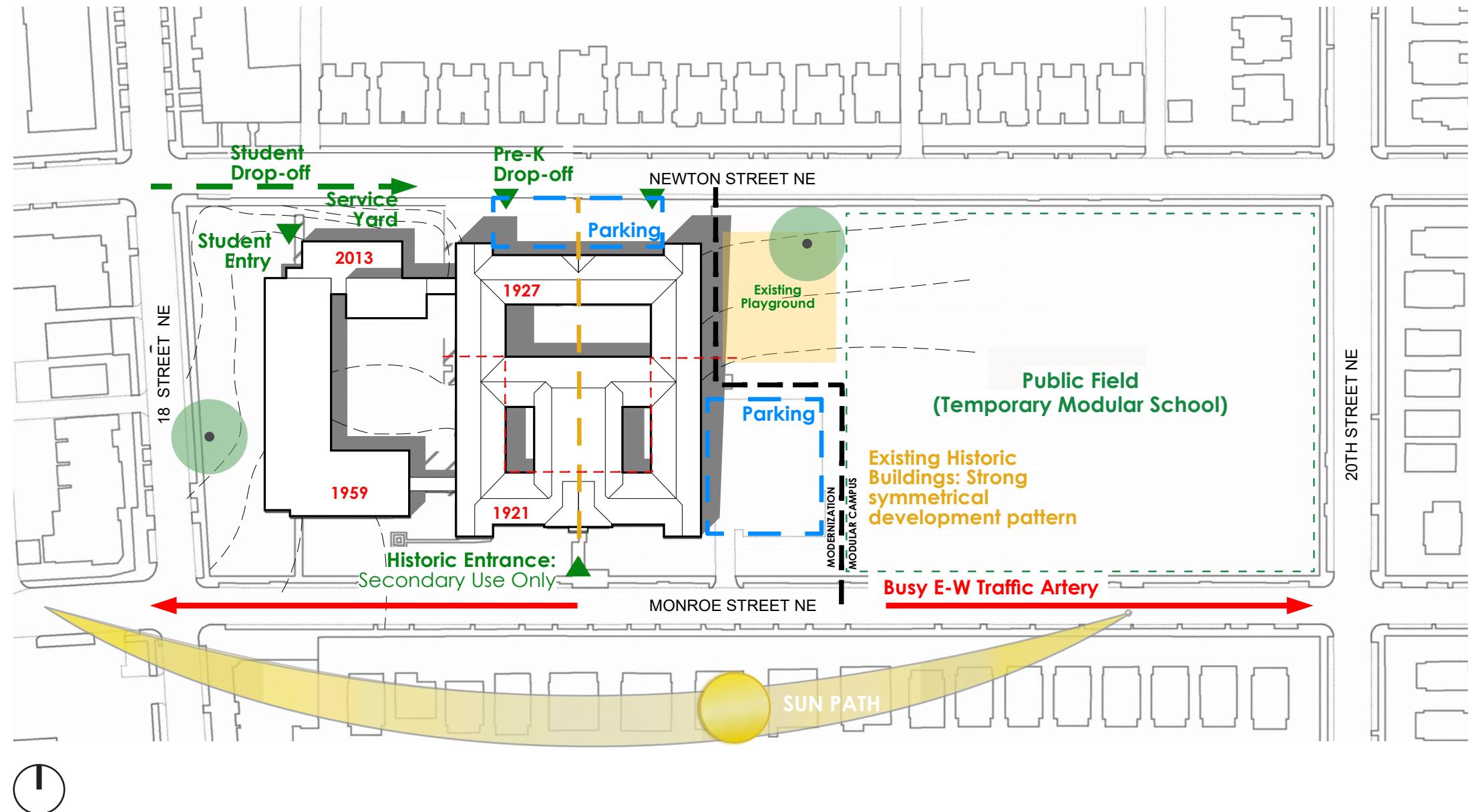
5 RAMP AND NEWTON ST ENTRANCE OF 2013 ADDITION.

EXISTING CONDITIONS

Existing Site Plan

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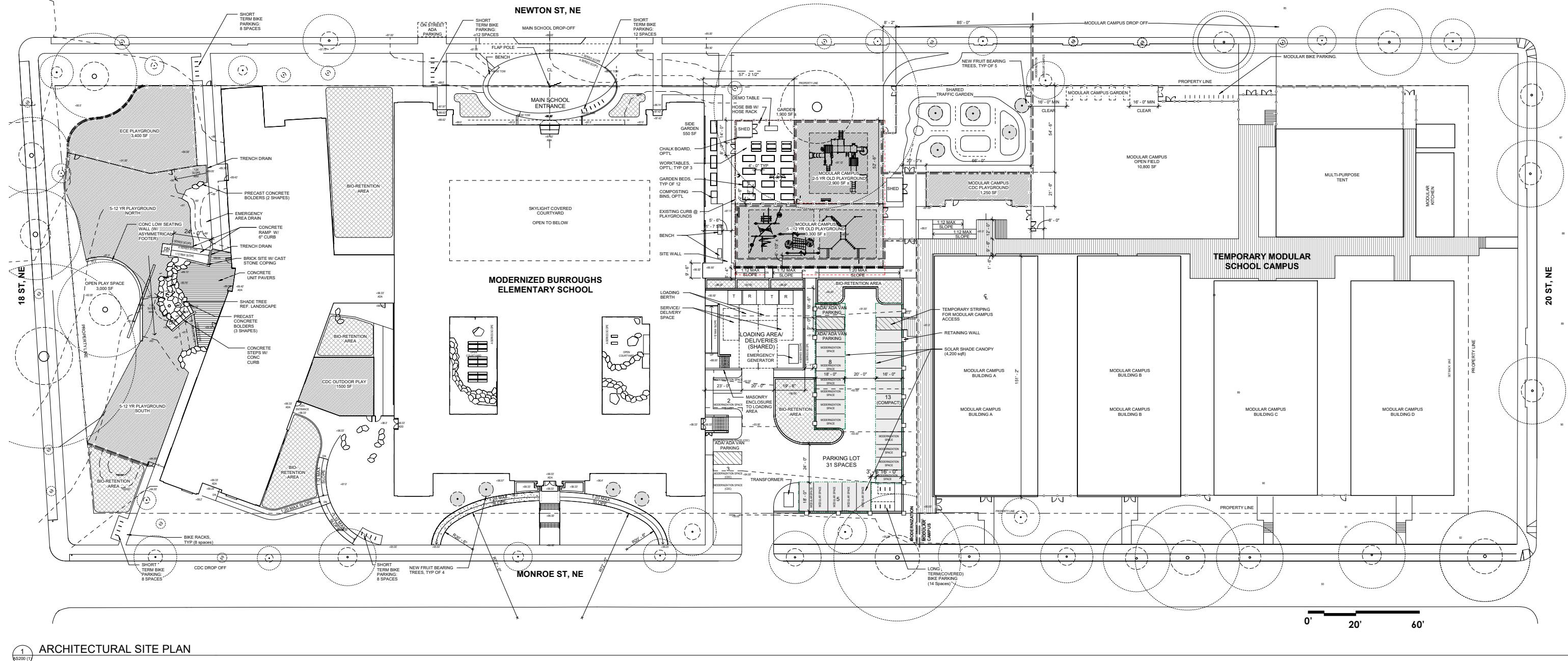
- **Historic school entrance safety issues:** Monroe St. is a major traffic through-fare. School currently uses multiple doorways on Newton St for arrival/pick-up to mitigate risk.
- **Newton Street Vehicle Issues:** Teacher Parking and Loading/ Trash along Newton St present safety and aesthetic issues.
- **2 heritage trees in close proximity to the building.** Critical Root Zones significantly impact areas of potential development on the west end of the site.
- **East Constraints:** Site improvements to the East side are limited by temporary Modular School (on play field).
- **Addition Accessibility and Planning Issues:** 1950's and 2013 Additions have ADA issues. Student Dining location (2013 addition) drives the problematic service yard location.
- **Under-utilized Courtyards:** Historic building courtyards are concrete covered yards. The smaller courtyards are not used by students.
- **Strong North-South symmetrical development pattern in Historic Building:** Main Entrance, Gymnasium, the courtyards and north bay window are all on a formal NS axis.



PROPOSED CONCEPT DESIGN

Site Plan (Modernization + Modular)

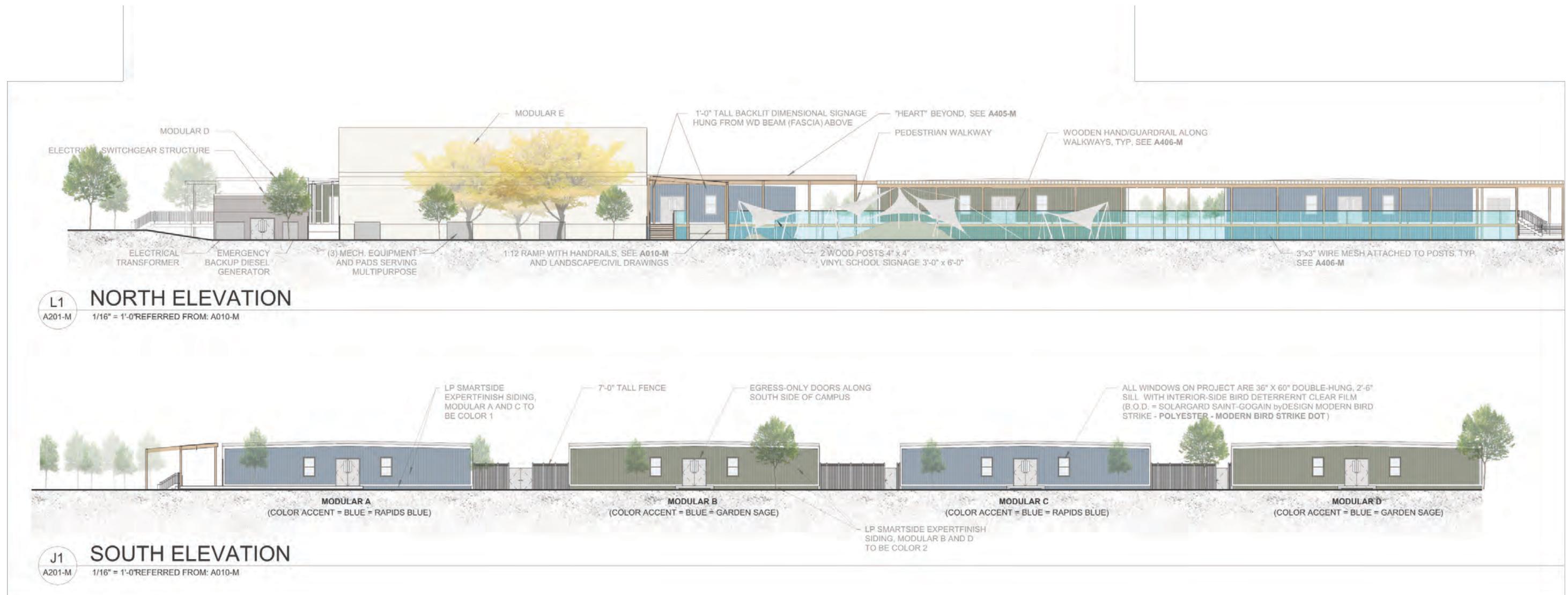
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1 ARCHITECTURAL SITE PLAN

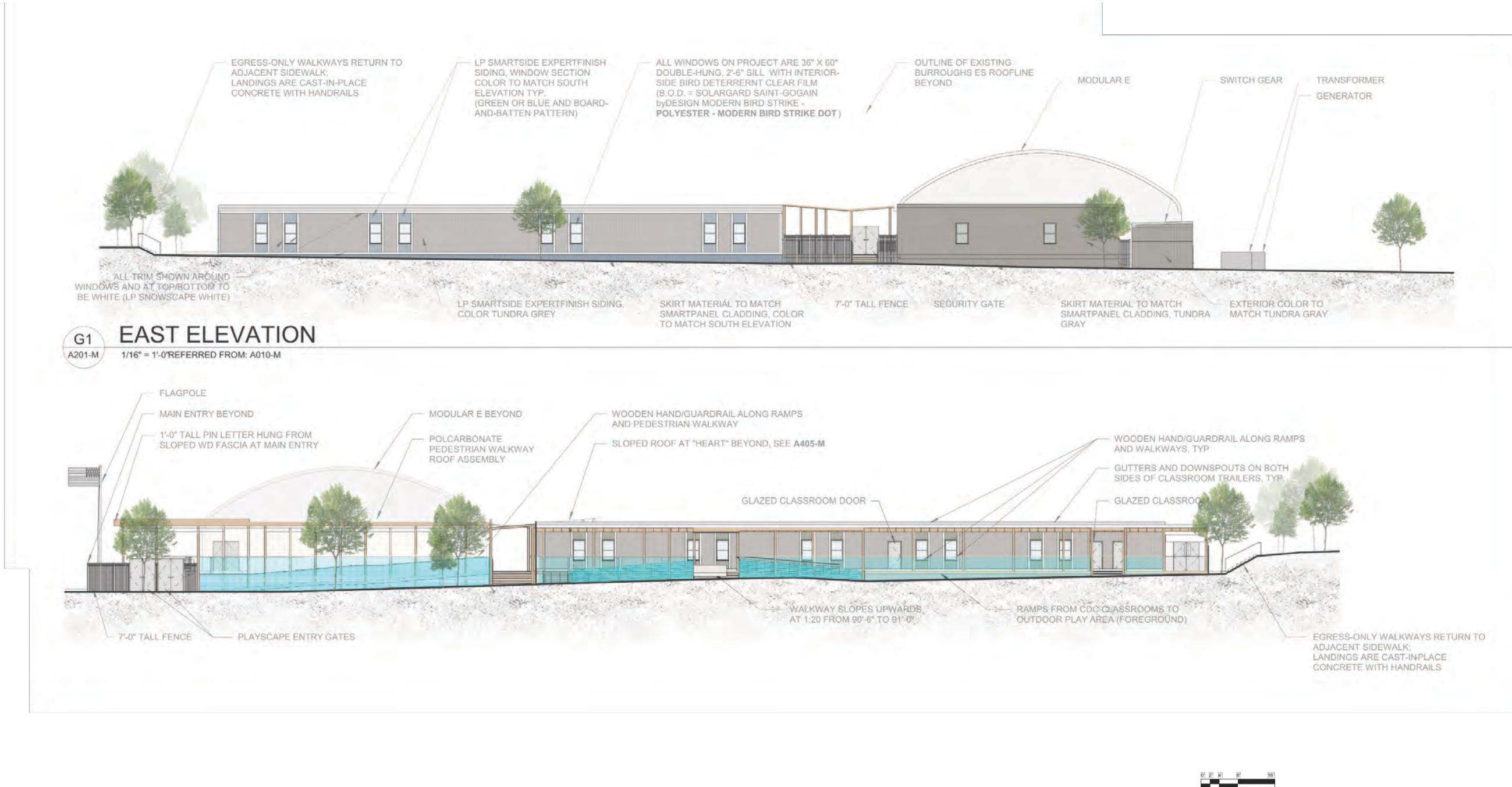
MODULAR EXTERIOR ELEVATIONS

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MODULAR EXTERIOR ELEVATIONS

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MODULAR MATERIALITY AND EXPRESSION

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