

PINE STREET POLICE STATION

EXTERIOR REHABILITATION

Location: Baltimore, Maryland
Client: University of Maryland, Founding Campus
Category: Institutional



The Pine Street Police Station, on the University of Maryland's Founding Campus in Baltimore, was constructed in 1877 and 1878 as Baltimore City's Western District Police Station House. It remained in continuous service until 1951. In 1978, stables at the rear of the building were truncated to make way for the construction of Martin Luther King Jr. Boulevard, and in 1985 the building was listed on the National Register of Historic Places. In 1990 the University substantially renovated it as the operational headquarters of the campus police department.

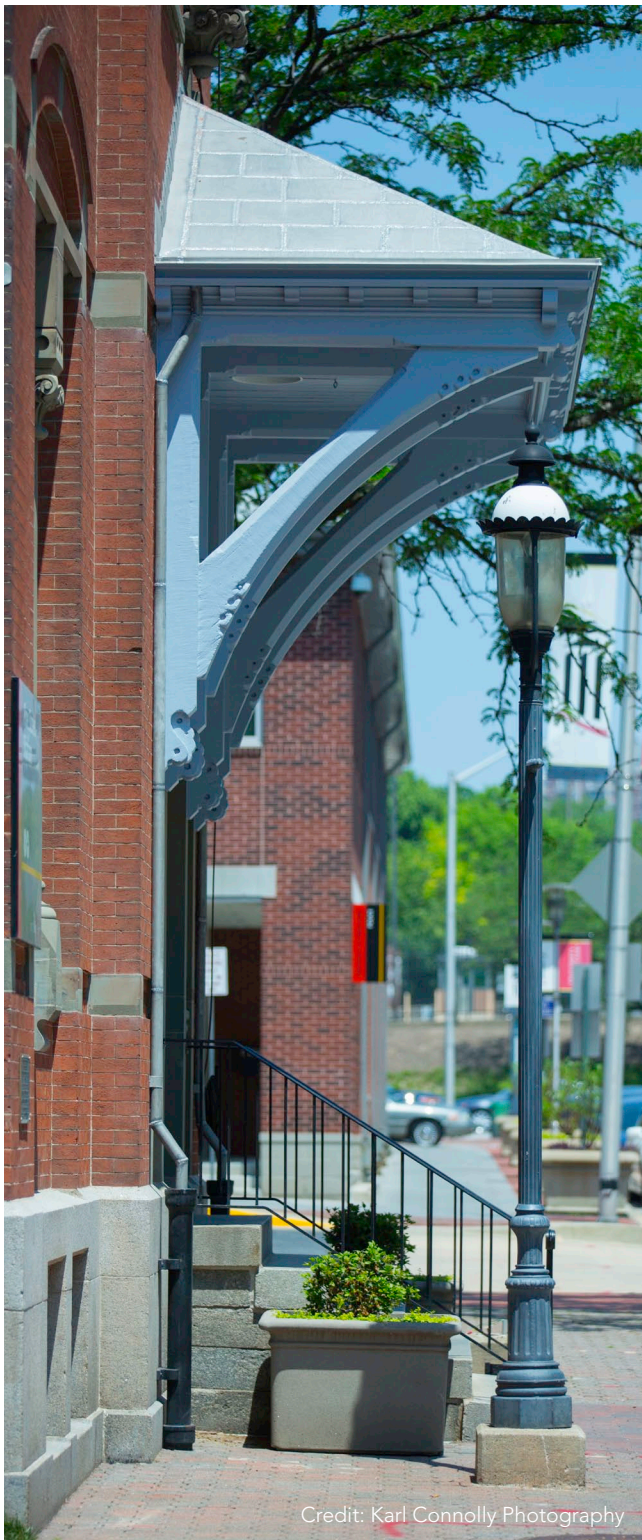
The building received minimal exterior maintenance after the 1990 renovations, and by 2011, when the present project began with an in-depth study of the exterior envelope, some sections of brickwork and sandstone masonry had deteriorated to the point that the decision was made to install protective scaffolding to provide a measure of life safety until permanent repairs could be made. At the time of the study, roofing was failing, some exterior woodwork was rotting, and the commercial grade pine windows installed in 1990 were beyond repair. The University, recognizing that they were in danger of losing a building of great beauty and historic value, agreed with the conclusions of our initial study and retained us to prepare documents for a thorough and proper exterior rehabilitation.

The completed project re-points brickwork with mortars calibrated to match the type and composition of the original, consolidates and repairs stonework with restoration mortars selected for compatibility with the original blue sandstone; and, in cases where entirely new stonework was required, uses sandstone from the same quarry that furnished the stone to the project in 1878. Where possible, woodwork was consolidated and repaired, supplemented by new woodwork of the same type. Windows were replaced in their entirety, of true mortise-and-tenon hardwood construction, to designs based on a review of the historical record. Metal roofing was replaced with flat-seamed zinc/tin coated copper where full replacement was required, and flashings and other ornamental work repaired where possible. In every instance, the work follows the recommendations and intent of the Secretary of the Interior's Standards for the Treatment of Historic Properties as they apply to building rehabilitation.

As the drawings and early photographs attest, nearly every inch of the exterior of the building was affected in some measure by masonry, roofing, woodwork, and window replacement, repair, and restoration; and as the final photographs clearly show, the completed work is remarkably unnoticeable, as it should be.



Credit: Karl Connolly Photography



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BEFORE



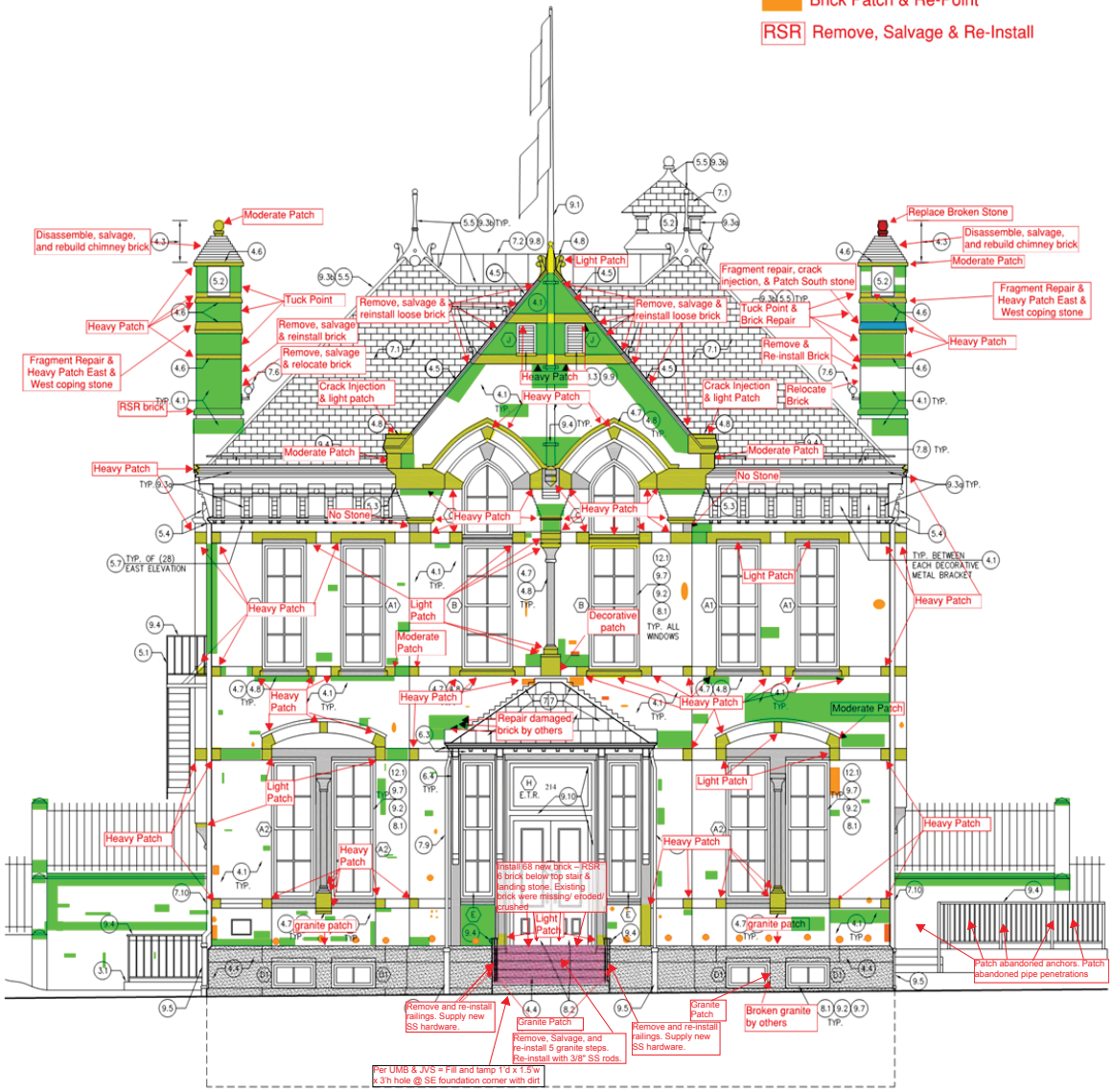
AFTER



Credit: Karl Connolly Photography

SHOP DRAWING

- Tuck Point Brick Masonry
- Patch Sandstone
- Replace Stone
- Brick Patch & Re-Point
- RSR Remove, Salvage & Re-Install



01 EAST ELEVATION
1/4" = 1'-0"



EAST ELEVATION



EAST ELEVATION

0 1' 2' 4' 8'

NORTH ELEVATION



NORTH ELEVATION

MASONRY WORK BEFORE



MASONRY WORK BEFORE



MASONRY/WINDOW WORK BEFORE



MASONRY WORK AFTER



MASONRY WORK AFTER



MASONRY/WINDOW WORK AFTER



WINDOW/MASONRY WORK BEFORE



ROOFING/MASONRY WORK BEFORE



ROOFING/MASONRY WORK AFTER



WINDOW/MASONRY WORK AFTER



Credit: Karl Connolly Photography

ENTRANCE WORK BEFORE



ENTRANCE WORK AFTER



Credit: Karl Connolly Photography

BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER

