

# HALL

## Pigtown Industry

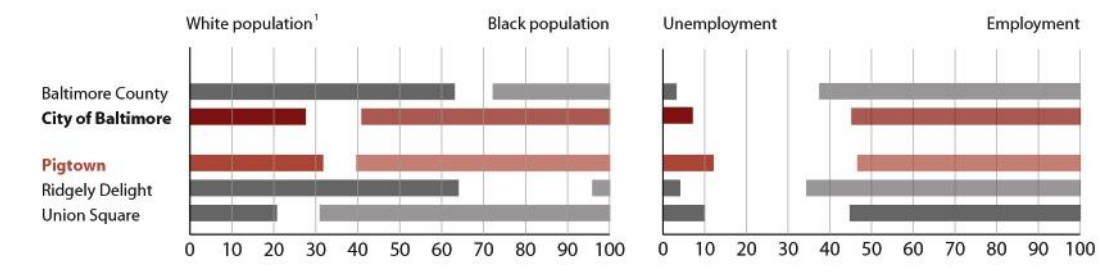
### Local history - Pigtown through time

**History**  
 The area of Pigtown originally was the site of the nation's first agricultural industrial complexes, though it quickly became the hub for the new B&O Railroad. Pigtown was the first of the planned neighborhoods as a direct consequence of the Industrial Revolution and its new demands for workers. The rail company built Pigtown to house the largely immigrant population responsible for laying its tracks. The industries managed their employees by keeping them close, as they did with their commodities. The fact that the pigs were herded through the narrow streets to the slaughterhouses in South Baltimore resulted in the name Pigtown.

**Present**  
 People and companies moved out. Criminality and drug problems increased. Companies boarded up their windows, schools prevented their children by closed walls. Living, working and learning became separated functions. Pig Town is still the diverse neighborhood it was, but with less connections in between that diversity.

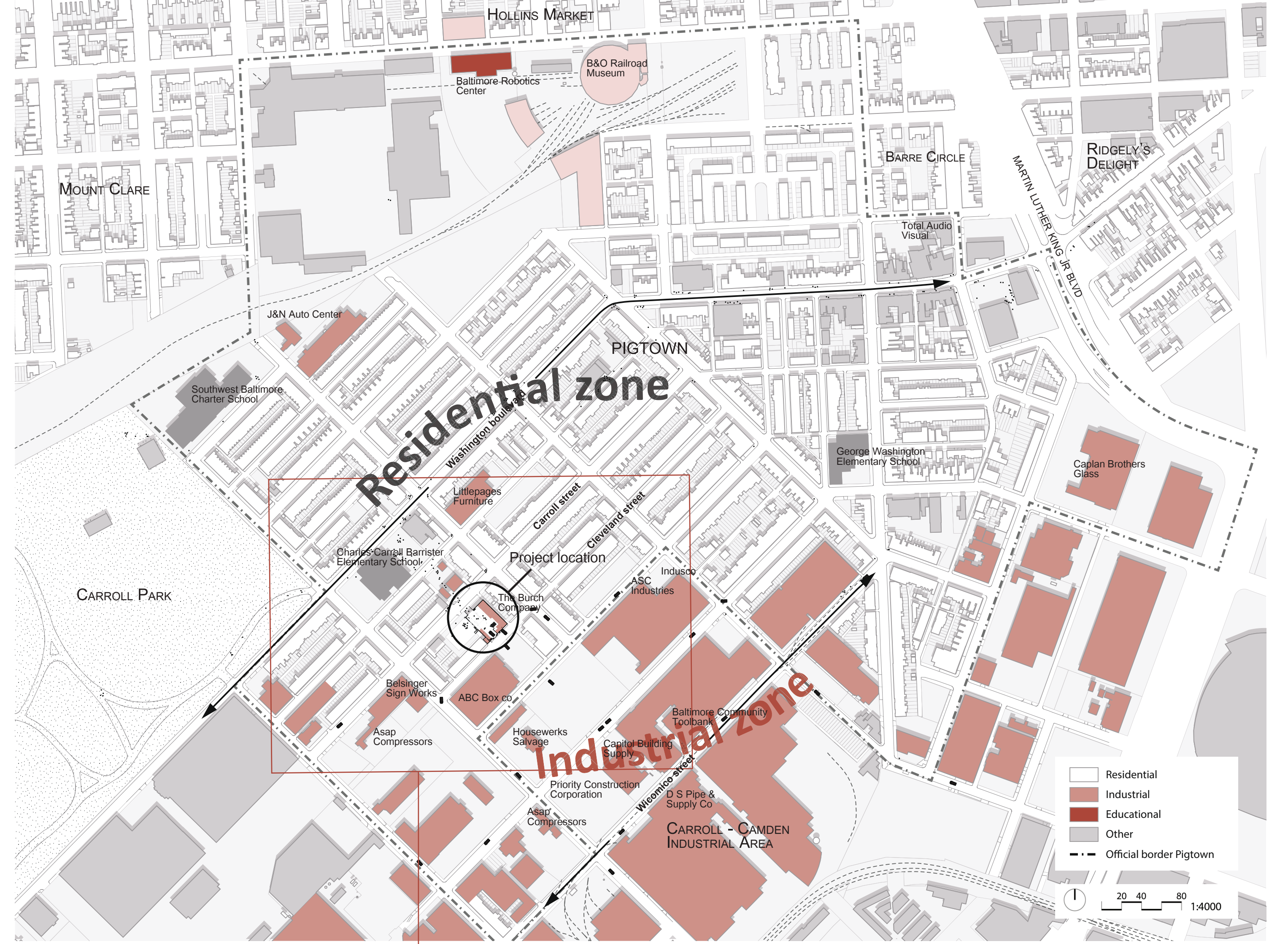
**Future**  
 Hope and perspective for the future: it starts with trust and togetherness between residents, working people and the children. Hope and togetherness will make Pigtown an open neighborhood. Opening up the blind walls in Pigtown, physical as well as mental, is the goal of this project; the project itself is an example and starting point for the rest.

### Unjust city

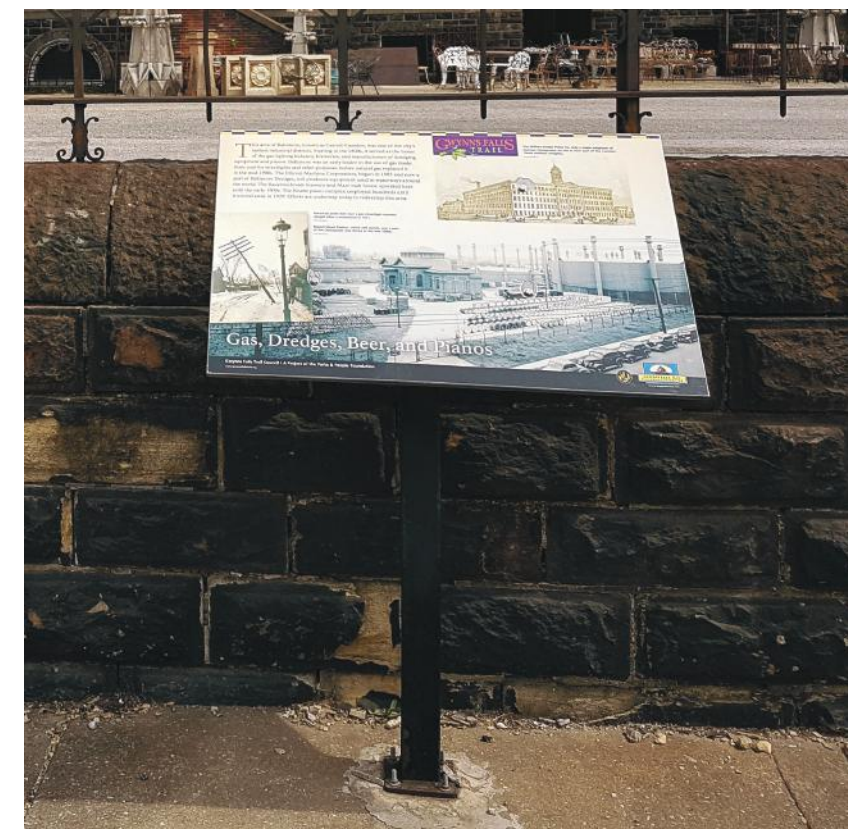


Besides the loss of industries due to the crises since World War II, industries and white people left the city, while unemployment grew among the remaining black population. The county officials were able to obstruct black people to move to the county, since it was separated by the city in 1851. The city of Baltimore became poor, empty and segregated. This history is still very much visible in the present. Currently, 63% of the population of the city of Baltimore is black versus less than 28% white. Pigtown is in comparison of the rest of Baltimore mixed, but the unemployment is high.

### Analysis and integration - residential next to industrial

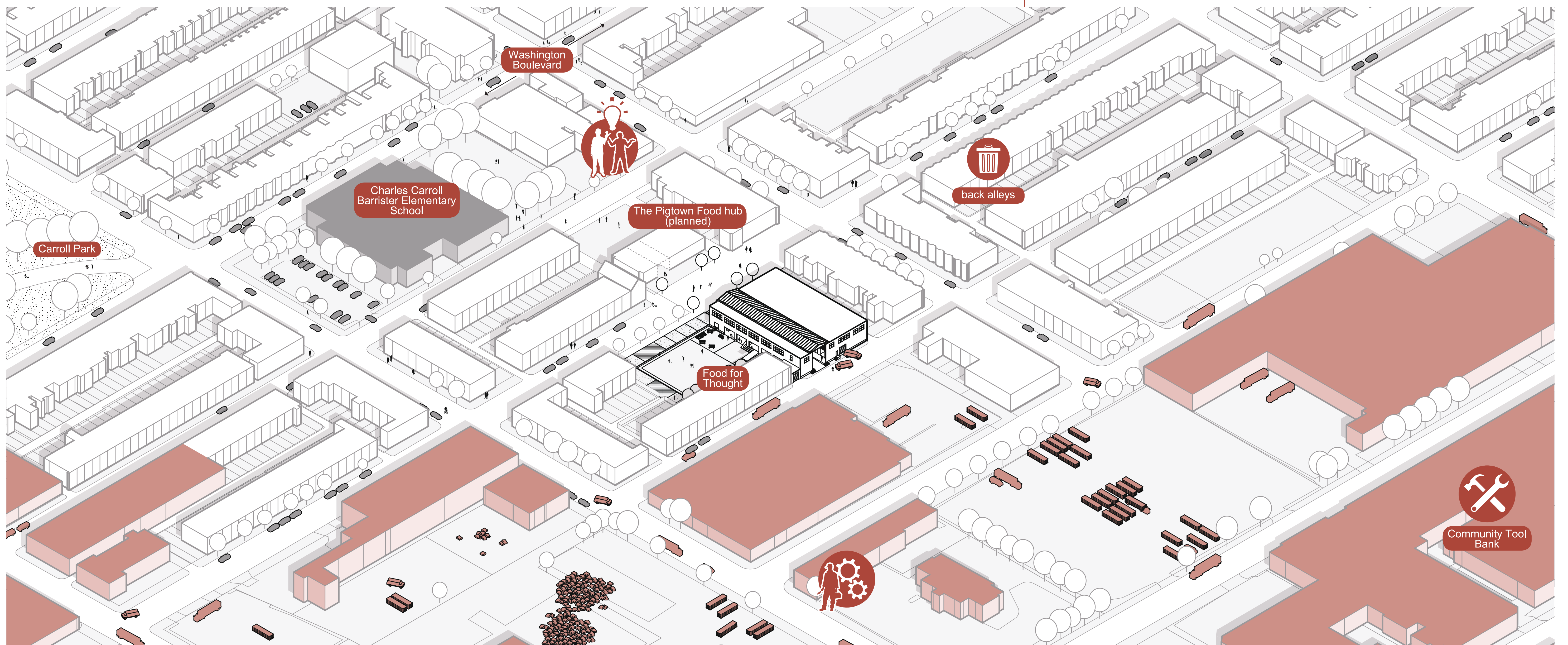


### A just future



Today, the railway museum and a sign on a sidewalk show the pride of that industrial history, though the industries never have left Pigtown completely.

The black and white populations are relatively mixed in Pigtown. With the history of segregation in mind, the goal for Pigtown could be to strengthen this existing racial mix. On this principles, my proposal is a mixed-use building inside Pigtown where the mixed population and industries of Pigtown meet and work together.



### Project location - Building The Burch Co.



'Residential' Facade - Carroll street

Side facade - open space

'Industrial' facade - Cleveland street

The Burch Company is an industry in storm windows. The building situated on Carroll street is a warehouse built in 1942. It is still in use, but for sale.

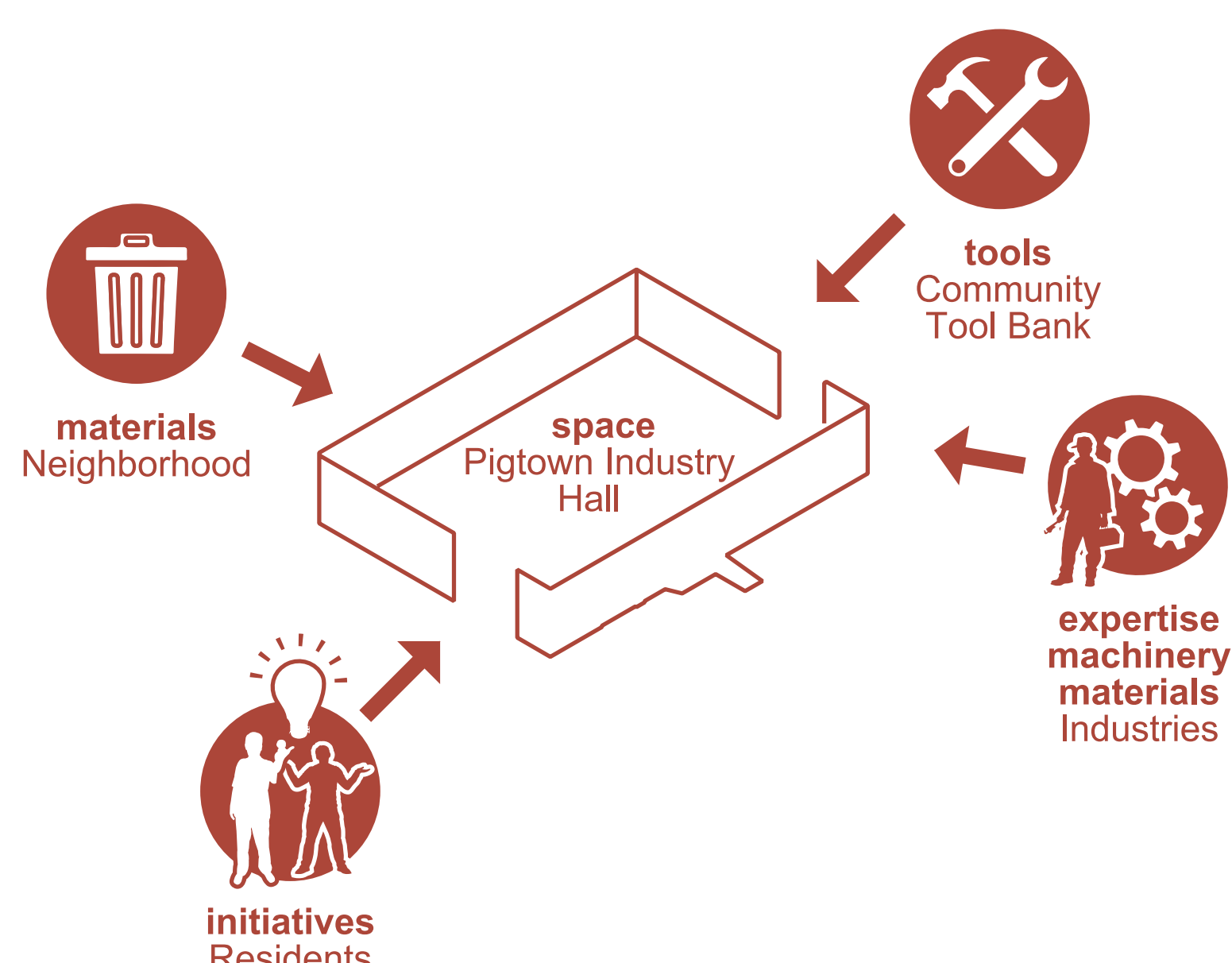
The building is situated in between rowhouses and an empty plot with nowadays a small basketballcourt and a community garden, Food for Thought.

The borders with the Southern industry district are vague; it's a transition zone with a gradient where warehouses are located in between rowhouses and the other way around. It's pretty much like a border zone between residents and industries. So the focus for the design in Pigtown lies on using this border zone as a membrane between residents and industry.

### Concept - Community meets industry (and vice versa)

Most of the building should be a public, common space that is lively and dynamic. It is a place where people who work, visit and deliver will meet. Attractiveness, openness and clarity are important characteristics of this space. Loading and unloading is part of the atmosphere, so trucks and pick-ups are allowed in the building.

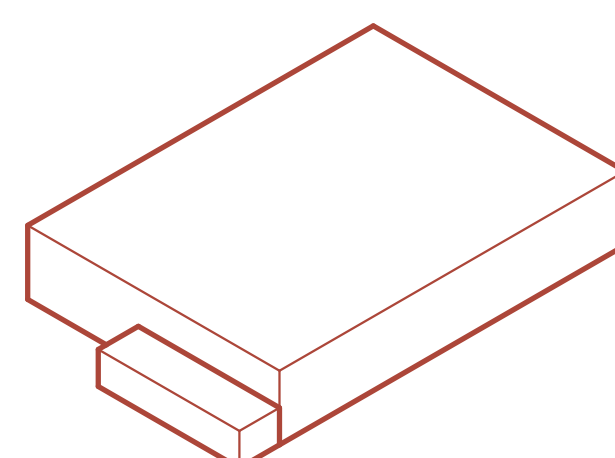
Due to the design with different heights, surplus space, multifunctional elements like stairs, movable walls, loading points and a connected outdoor space, the hall could be used for all kind of initiatives, projects or activities.



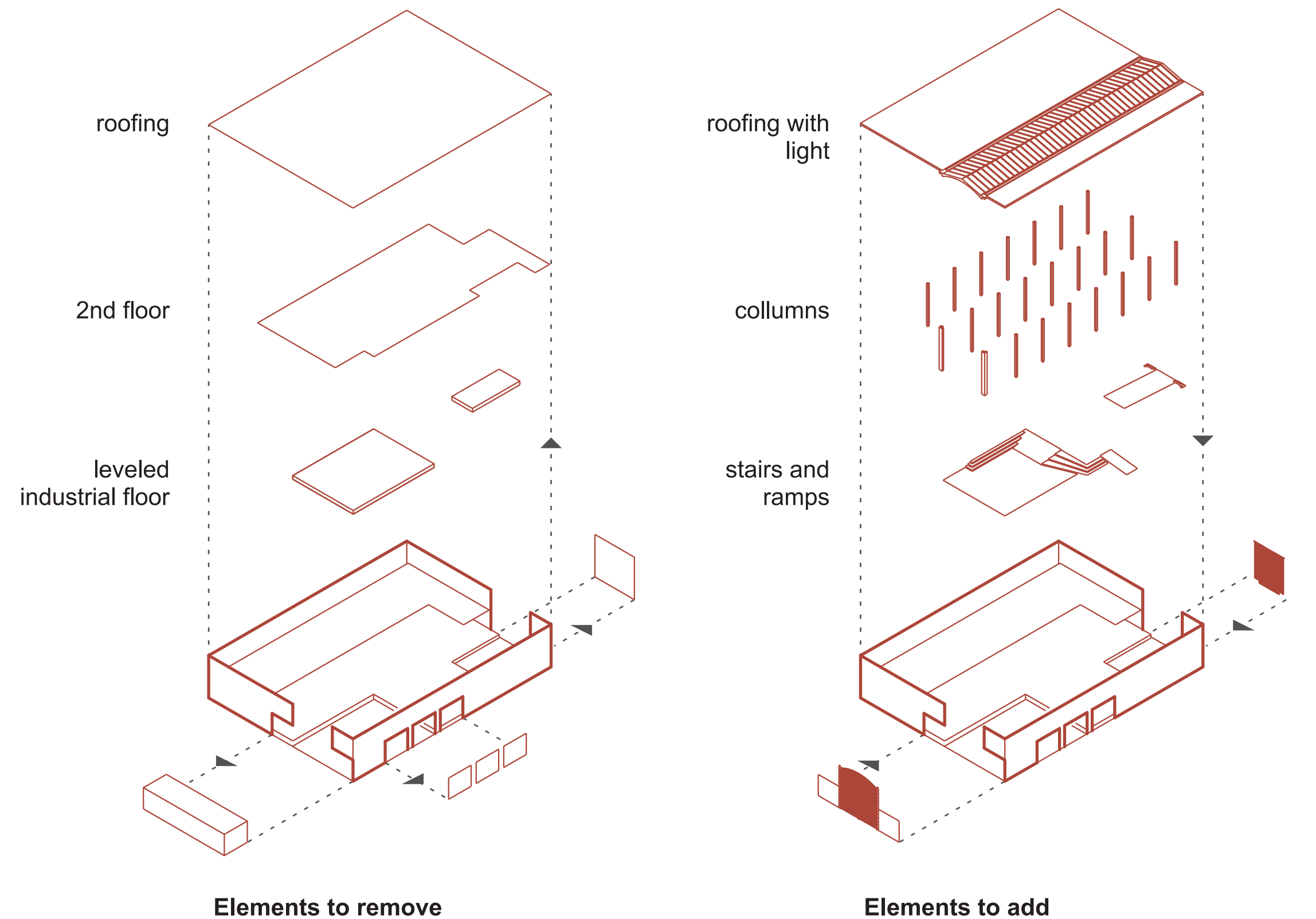
### Transformation

The existing warehouse of The Burch Company will be transformed to reach the concept.

The walls, roofing and the 2nd floor will be partly removed to make a light and open hall. The leveled industrial floor will be partly demolished to make the hall accessible. A new roof will be placed on columns. Two new doors on both side of the hallway will make impressive entrances.



Existing warehouse



Elements to remove

Elements to add

1 Facade and entrance residents



In the morning, while the sun is rising, the big entrance doors on Carroll Street are being opened for a new day of today's industry.

2 Facade and entrance outside area

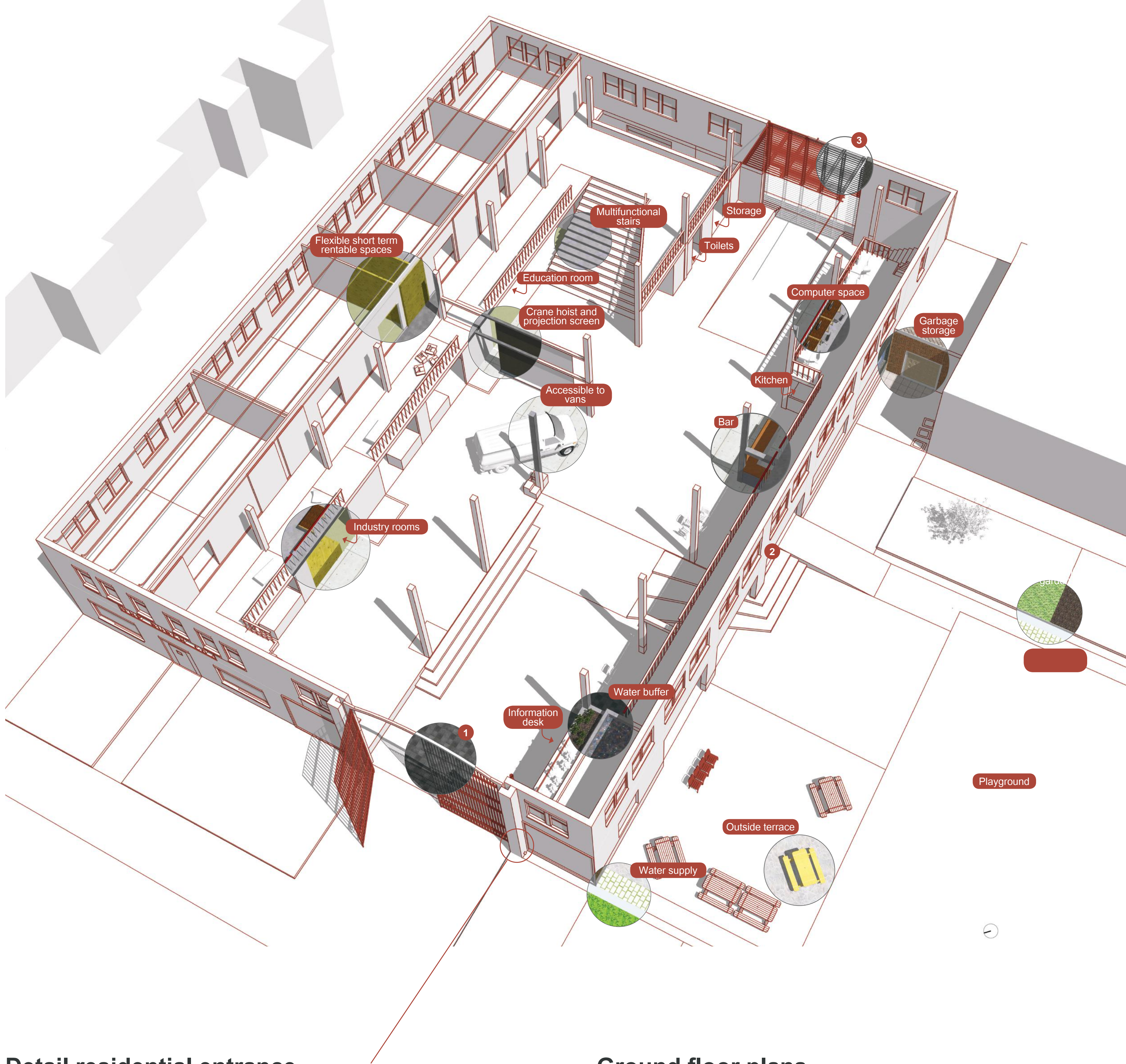


The Food for Thought project, a small community garden located on the empty plot on the outside area, is an existing community initiative which therefore could be reintegrated. Spaces for school projects and lessons on location will provide the involvement of younger neighbors and education. During the night the hall might be closed for security reasons, but by sequential use and the design of the hall it should be as much public as possible.

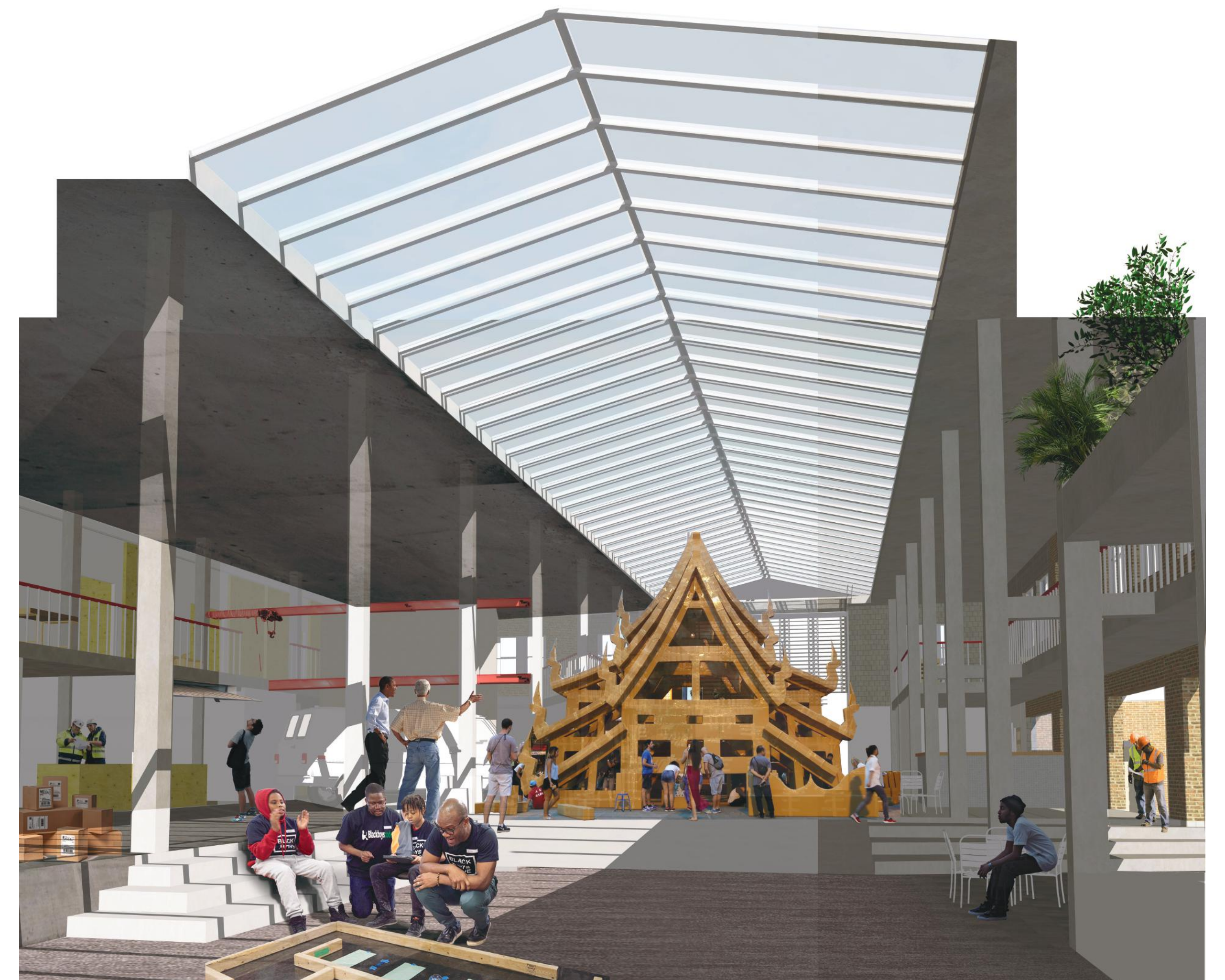
3 Facade and entrance industries



Overview hall



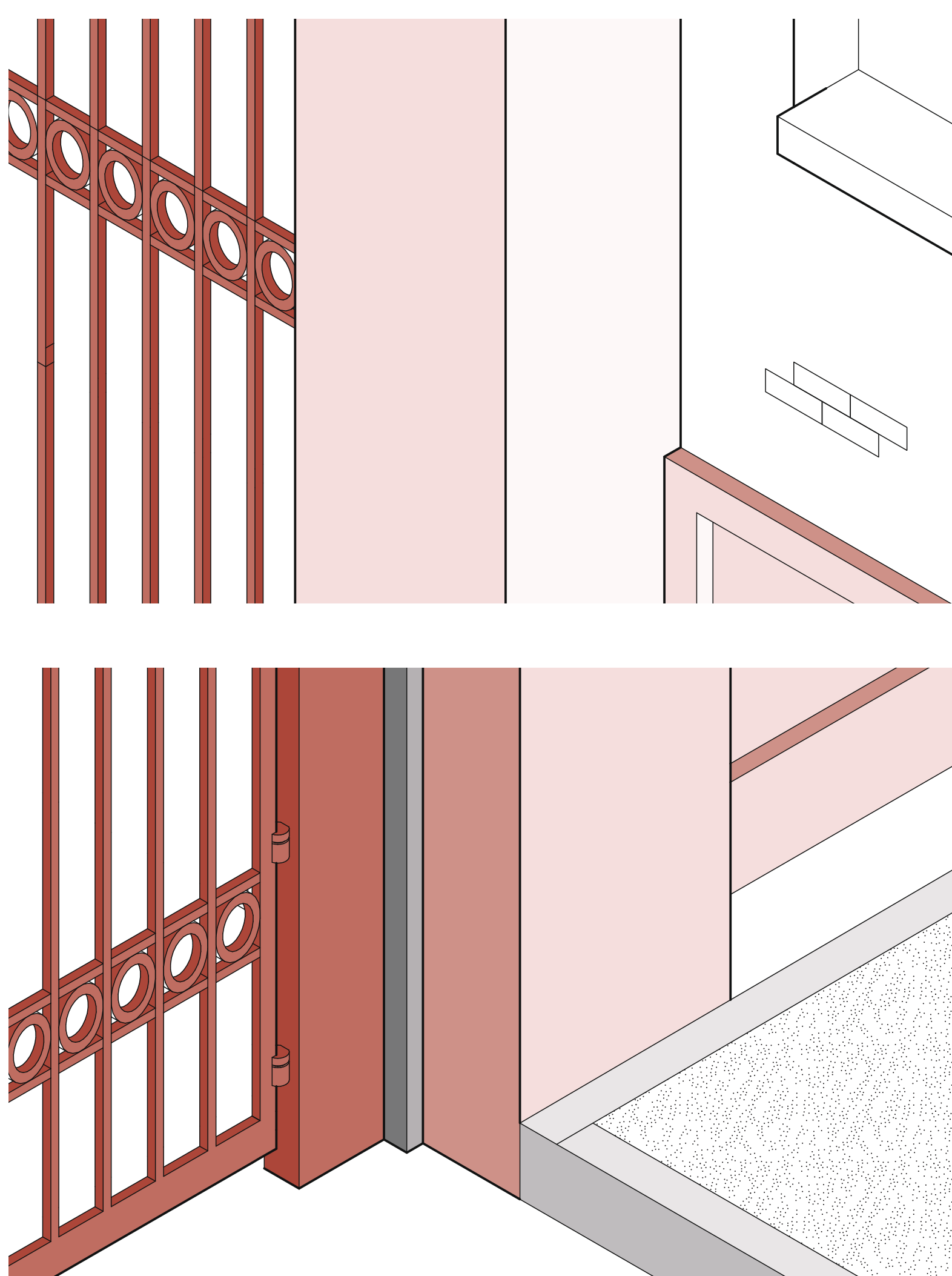
Athmospheric collage hall



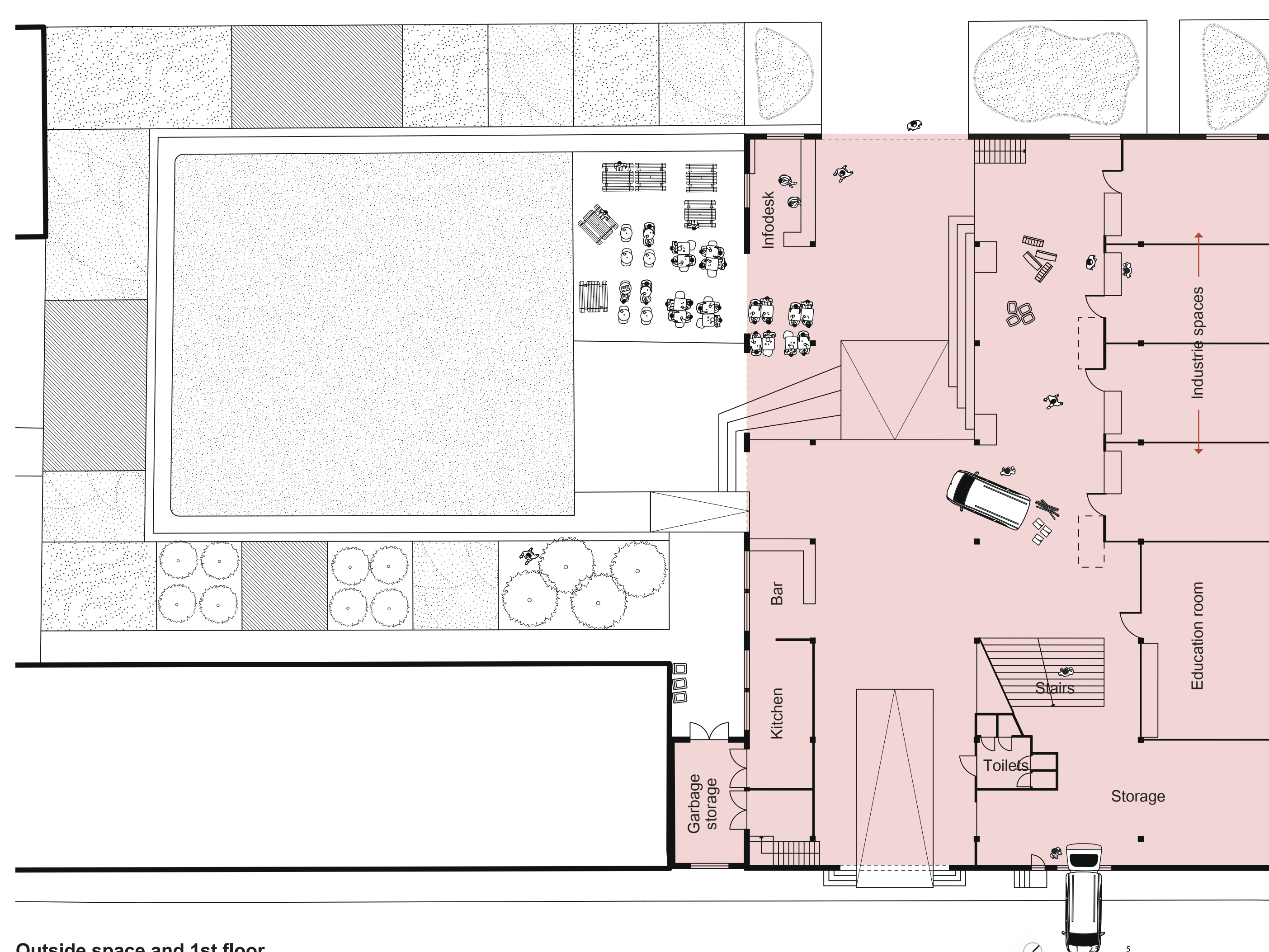
To inspire residents to play an active role in taking initiatives, I want to include short term rentable spaces in the building which could be executed as in the concept of leasing tools in the Baltimore Community Tool Bank. By the flexibility of amount of space, people get the chance to think of all kind of projects benefiting Pigtown. If needed, the hall could be used for projects which will fit better there for reasons such as space or cooperation with other parties, like building greenhouses for empty plots in the neighborhood.

In order to let industries help provide resources for community projects or start-ups, they should have access to a small space for machines and storage, which could be seen as a dependance of their own warehouse. Besides that, the industries are able to offer different types of business services here, which will bring in visitors creating a dynamic space. This commercial element should make it also profitable for industries to participate in this project. The Baltimore Tool Bank participates in offering tools for a low price.

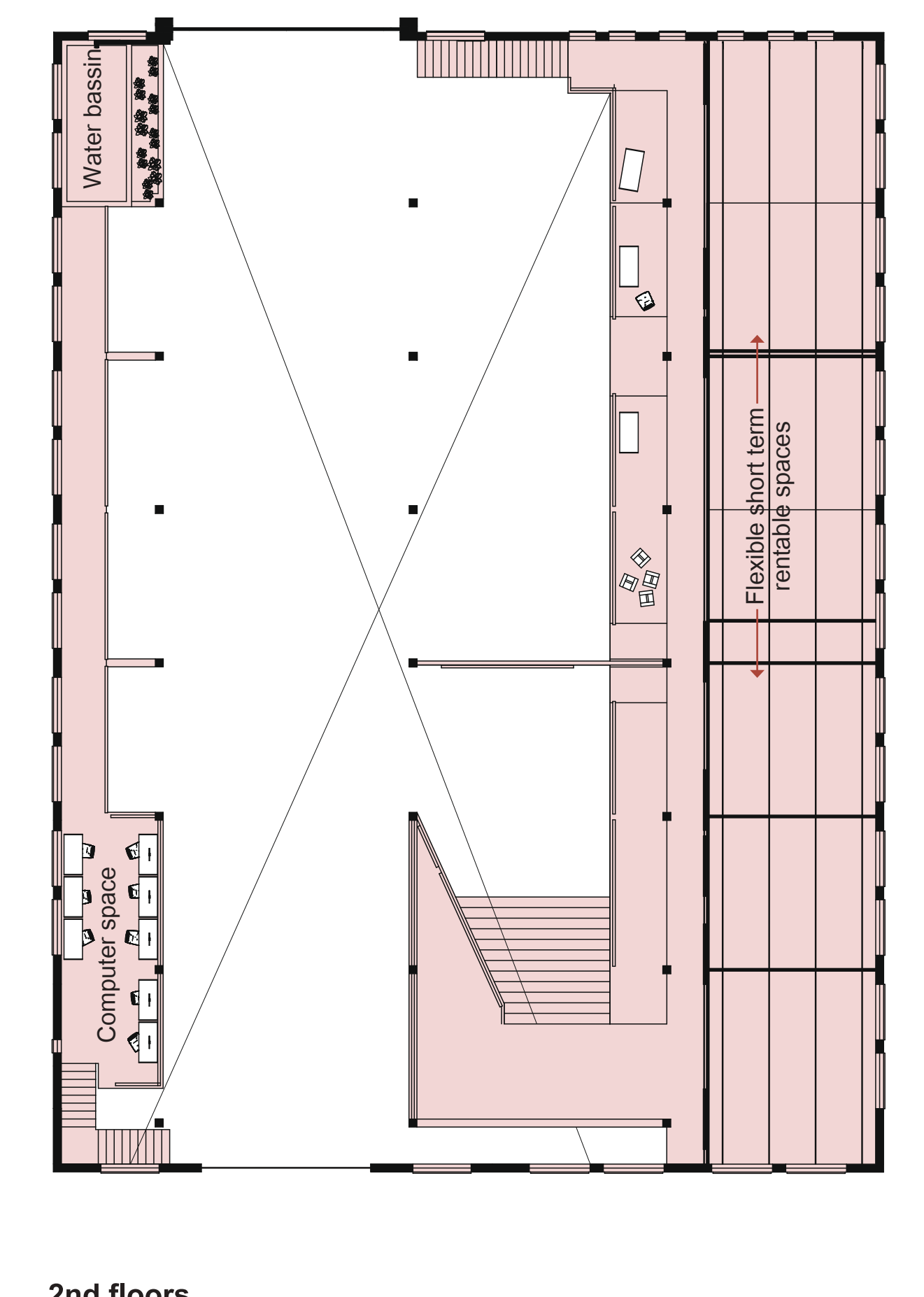
Detail residential entrance



Ground floor plans



Outside space and 1st floor



2nd floors