AGENDA

1. Review of Project Schedule
2. Historic Design: Principles & Process
3. Site Planning Options
4. Group Discussion
5. Next Steps
PROJECT SCHEDULE
<table>
<thead>
<tr>
<th></th>
<th>Introductions and Discussion</th>
<th></th>
<th>Preliminary Concepts</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>April 8, 2015</td>
<td>5</td>
<td>June 1, 2015</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Visioning and Site Planning</th>
<th></th>
<th>Concept Development and Value Analysis</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>April 20, 2015</td>
<td>6</td>
<td>June 15, 2015</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Site Planning and Massing</th>
<th></th>
<th>Preferred Concept and Conclusions</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>May 4, 2015</td>
<td>7</td>
<td>June 29, 2015</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Learning Environments</th>
<th></th>
<th>Review of School Board Presentation</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>May 18, 2015</td>
<td>8</td>
<td>August 2015, TBD</td>
</tr>
</tbody>
</table>
HISTORIC DESIGN
PRINCIPLES & PROCESS
HISTORIC DESIGN PRINCIPLES

STRATFORD JUNIOR HIGH

PERIOD OF SIGNIFICANCE:
1950 (original design & construction)
1959 (integration)
HISTORIC DESIGN PRINCIPLES

BACKGROUND AND CONTEXT

ARLINGTON PUBLIC SCHOOLS
(School Board Est. 1948)

- School planning manual (1954) by VA State Board of Education “no funds...should be expended for extraneous ornamentation unless every desirable educational facility has been provided in the buildings”
- International Style - reflected national trend
- Appropriate for public buildings
- Functionalism
- Devoid of ornamentation
- Post-WWII population boom

ARCHITECTURAL TRENDS

- International Style
- Form follows function
- Specialized classrooms

1937

- Greenbelt Center Elementary School, Prince George’s County, MD built, designed by Wadsworth and Ellington
- Rhees Burket, Sr. designed first school in DC-area, Kensington Junior High School, Montgomery County, MD
HISTORIC DESIGN PRINCIPLES
ARCHITECT RHEES EVANS BURKET, SR.

ARCHITECT RHEES EVANS BURKET, SR.
(1899-1963)

- School expertise 1940s-50s
- Arlington County & Montgomery County
- Article “Suburban School Building After the War”
- Bold, modern designs
- Met needs of progressive education movement
- Diffuse daylight = more visual aids
- Borrowed light
- Modern “laboratories” for sciences and arts
- Worked collaboratively with Montgomery County architect on schools

- 5 schools in Virginia (Arlington County)
- 9 schools in Maryland (8 in Montgomery County, 1 in Washington County)
HISTORIC DESIGN PRINCIPLES

ALTERATIONS AND ADDITIONS

1995 North Addition
1995 South Addition
2005 Music Addition
HISTORIC DESIGN PRINCIPLES
SIGNIFICANCE & CHARACTER-DEFINING FEATURES

Character-defining features of a building are the “essential physical features that must be present for a property to represent its significance.” The Secretary of the Interior’s Standards state that the “historic building’s appearance may be defined by the form and detailing of its exterior materials...; interior materials...; and interior features...room configuration and spatial relationships, as well as structural and mechanical systems; and the building’s site and setting.”

- **Character-defining**: These are significant features that are related to the period of significance (1950, 1959) and have an exemplary degree of craftsmanship, originality, and/or connection to important historical figures and events. Ex. site elements, massing, fenestration patterns, stair towers, materials, spatial layout

- **Individually significant**: These are features that have acquired significance over the years. They are not related to the period of significance but may have a good degree of craftsmanship, originality, and/or connection to important historical figures and events.
HISTORIC DESIGN PRINCIPLES

The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings

Key Standards for Rehabilitation Applicable to Stratford:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

**Rehabilitation** is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

The Secretary of the Interior established ten Standards for Rehabilitation. “The standards acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the buildings historic character.”

Preservation, Restoration, **Rehabilitation**, Reconstruction
Historic Preservation & the Stratford School

Arlington Historic Preservation Program

May 4, 2015
Historic Preservation 101

• Code of Virginia § 15.2-2306

• Types of historic designation:
  – Local historic districts
    • Protected via zoning overlay and design review process with HALRB
    • See §11.3 and 15.8 of ACZO
    • Arlington currently has 36 local districts
  – Listings in National Register of Historic Places
    • Honorific list without protections
    • Maintained by National Park Service
    • Rehabilitation tax credits available
    • Arlington currently has 71 listings in National Register
• What is *Historic Preservation*?
  
  – A movement that seeks to preserve, conserve, and protect historic buildings, sites, structures, and landscapes that have enduring cultural and historical significance.
  
  – Strives to keep designated buildings, sites, structures, and landscapes intact and maintained in original condition, to the greatest degree possible.

• Historic Preservation is not…

  – Replication, rebuilding, or memorialization alone, though these are important components of retaining “historical memory.”
How are historic Arlington schools locally designated?

- The HALRB receives a request to study and create a Local Historic District.
- Public hearing process initiated between County’s Historic Preservation staff, HALRB, APS staff, and the School Board (guided by both the Zoning Ordinance and the MoU).
- In collaboration with APS, the HP Staff and HALRB prepares the designation report and draft design guidelines.
- Series of public hearings are held with the HALRB, School Board, Planning Commission, and County Board.
- County Board makes final determination on the designation request.
- If the County Board approves the school as a local historic district, an overlay zone is created that protects the exterior of the building and property.
How are projects reviewed in Local Historic Districts?

• The HALRB reviews plans for exterior alterations, demolition, and new construction through a Certificate of Appropriate (CoA) process (design review)

• When reviewing CoA applications, the HALRB can approve, deny, or approve with conditions.

• The CoA applications first are reviewed by the Design Review Committee (DRC) – a subcommittee of architects and designers on the HALRB.

• The DRC comments on appropriateness of the project prior to a public hearing by the HALRB.

• The HP staff, DRC, and HALRB use the approved Design Guidelines to determine if alterations are appropriate.
Examples of HALRB Review

Clarendon School Local Historic District. Reviewed through local historic district regulations.
Examples of HALRB Review

BF Saul Clarendon Center, North Block

Full project review and historic facade preservation.
Examples of HALRB Review

Penzance Project, 3001 Washington Boulevard
Examples of HALRB Review

Full project review and frontage preservation.
Timeline for Stratford Designation Request:

- **May 20:** HALRB and APS staff work session re: designation report and design guidelines.
- **June 1:** HP staff to present draft design guidelines to APS staff for review.
- **June 17:** HALRB Public Hearing on designation request and design guidelines.
- **Date TBD:** Designation report and design guidelines to School Board for review and action.
- **July 15:** HALRB and APS staff work session.
- **Date TBD (Summer):** Designation report and design guidelines return to HALRB (with School Board comments) for 2nd public hearing.
- **September:** Request to Advertise (RTA) for public hearings.
- **October:** Planning Commission review.
- **October:** County Board review and action.
SITE PLANNING OPTIONS | 3
SITE PLANNING ACTIVITY

BLPC #2

- Access options
- Bus drop-off and parent drop-off
- Field options
- Building site options - Phase 1 and Phase 2
- Additional parking
OPTION A
ENHANCED ACCESS ON VACATION LANE

- All drop-off and pick-up from Vacation Lane
- Parent drop-off at north entrance
- New bus drop-off with stacking and queuing
- No change to park or west parking
- Maximum field area
- 140 parking spaces
- Cost: $
OPTION A
ENHANCED ACCESS ON VACATION LANE

- All drop-off and pick-up from Vacation Lane
- Parent drop-off at north entrance
- New bus drop-off with stacking and queuing
- No change to park or west parking
- Maximum field area
- 140 parking spaces
- Cost: $
**OPTION B**  
**VACATION LANE TO 23RD ST LOOP**

- New loop road from Vacation lane to 23rd St
- Buses enter at Vacation Lane
- New bus drop-off south of Phase 1 addition
- Parent drop-off at north entrance
- No change to park
- Field shifts south
- 150 parking spaces
- Cost: $$
**OPTION B**

**VACATION LANE TO 23RD ST LOOP**

- New loop road from Vacation lane to 23rd St
- Buses enter at Vacation Lane
- New bus drop-off south of Phase 1 addition
- Parent drop-off at north entrance
- No change to park
- Field shifts south
- 150 parking spaces
- Cost: $$
OPTION C
VACATION LANE TO OLD DOMINION

- Connection from Vacation Lane to Old Dominion
- All buses enter from Vacation Lane
- New bus drop-off south of Phase 1 addition
- Parent drop-off at north entrance
- No change to park or west parking
- Field shifts south
- 160 parking spaces
- Cost: $$
OPTION C
VACATION LANE TO OLD DOMINION

- Connection from Vacation Lane to Old Dominion
- All buses enter from Vacation Lane
- New bus drop-off south of Phase 1 addition
- Parent drop-off at north entrance
- No change to park or west parking
- Field shifts south
- 160 parking spaces
- Cost: $$
**OPTION D**

**OLD DOMINION TO VACATION LANE**

- Connection from Old Dominion to Vacation Lane
- All buses enter site from Old Dominion
- New bus drop-off south of Phase 1 addition
- Parent drop-off at north entrance
- No change to park or west parking
- Field shifts south
- 160 parking spaces
- Cost: $$
**OPTION D**

**OLD DOMINION TO VACATION LANE**

- Connection from Old Dominion to Vacation Lane
- All buses enter site from Old Dominion
- New bus drop-off south of Phase 1 addition
- Parent drop-off at north entrance
- No change to park or west parking
- Field shifts south
- 160 parking spaces
- Cost: $$
OPTION E

OLD DOMINION RIGHT-IN / RIGHT-OUT

- All buses enter site from Old Dominion
- Buses queue and stack
- Parent drop-off at north entrance
- Park access from 23rd St
- Redesign of park fields
- Basketball to Stratford field
- 88 parking spaces
- Cost: $$

Arlington Public Schools
Stratford Middle School - 11
OPTION E
OLD DOMINION RIGHT-IN / RIGHT-OUT

- All buses enter site from Old Dominion
- Buses queue and stack
- Parent drop-off at north entrance
- Park access from 23rd St
- Redesign of park fields
- Basketball to Stratford field
- 88 parking spaces
- Cost: $$$
OPTION F
OLD DOMINION TO 23RD ST

- New connection from Old Dominion to 23rd St
- All buses enter site from Old Dominion
- Parent drop-off at north entrance
- Park fields remain
- 143 parking spaces
- Cost: $$
OPTION F

OLD DOMINION TO 23RD ST

- New connection from Old Dominion to 23rd St
- All buses enter site from Old Dominion
- Parent drop-off at north entrance
- Park fields remain
- 143 parking spaces
- Cost: $$
• All buses enter and exit site from Old Dominion
• Parent drop-off at north entrance
• Park fields relocated within the loop
• Park access from 23rd St
• 120 parking spaces
• Cost: $$$
OPTION G

OLD DOMINION LOOP

- All buses enter and exit site from Old Dominion
- Parent drop-off at north entrance
- Park fields relocated within the loop
- Park access from 23rd St
- 120 parking spaces
- Cost: $$$
OPTION H
22ND ST ACCESS OPTIONS

- All buses enter site from 22nd St / Military Rd
- 22nd St requires widening
- Parent drop-off at north entrance
- Park fields remain
- Field area reduced
- Limits location for Phase 2 building
- 160 parking spaces
- Cost: $$$$
OPTION H

22ND ST ACCESS OPTIONS

- All buses enter site from 22nd St / Military Rd
- 22nd St requires widening
- Parent drop-off at north entrance
- Park fields remain
- Field area reduced
- Limits location for Phase 2 building
- 160 parking spaces
- Cost: $$$$
OPTION I

23RD ST BUS LOOP

- Improves existing 23rd St bus loop
- Smaller area for right-hand drop-off
- Parent drop-off at north entrance
- Park fields remain
- Maximum field area
- 130 parking spaces
- Cost: $

Arlington Public Schools
Stratford Middle School - 19
OPTION 1
23RD ST BUS LOOP

- Improves existing 23rd St bus loop
- Smaller area for right-hand drop-off
- Parent drop-off at north entrance
- Park fields remain
- Maximum field area
- 130 parking spaces
- Cost: $
GROUP DISCUSSION

SITE PLAN CRITERIA

- Bus Drop-off / Pick-up
- Parent Drop-off / Pick-up
- Separation of Modes
- Neighborhood Traffic
- Parking
- Pedestrian Access
- Stratford Field
- Park
- Building Site
- Cost
- ???
# PROJECT SCHEDULE

## BLPC AND SCHOOL BOARD PROCESS

<table>
<thead>
<tr>
<th>2015</th>
<th>APR</th>
<th>MAY</th>
<th>JUN</th>
<th>JUL</th>
<th>AUG</th>
<th>SEP</th>
<th>OCT</th>
<th>NOV</th>
<th>DEC</th>
</tr>
</thead>
<tbody>
<tr>
<td>BLPC</td>
<td>4/8-#1</td>
<td>5/4-#3</td>
<td>6/1-#5</td>
<td>8/31-#8</td>
<td>9/14-#9</td>
<td>10/13-#11</td>
<td>11/9-#13</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>6/29-#7</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PFRC</td>
<td>4/15-#1</td>
<td>5/14-#2</td>
<td>6/11-#3</td>
<td>7/16-#4</td>
<td>9/17-#5</td>
<td>10/15-#6</td>
<td>11/12-#7</td>
<td></td>
<td></td>
</tr>
<tr>
<td>SCHOOL BOARD</td>
<td></td>
<td></td>
<td></td>
<td>8/13 Concept Info</td>
<td>9/24 Concept Action</td>
<td>11/17 SD Info</td>
<td>12/3 SD Action</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>