VALUE STATEMENTS

1. Create stimulating, innovative, adaptable and flexible learning environments that meet the needs of the whole child for years to come.

2. Provide design solutions that are respectful and mindful of the existing context.

3. Provide well considered multimodal transportation solutions that create safe routes to and from school.
4. Provide a high performance building that balances performance, cost, and ease of operation and maintenance.

5. Carefully consider schedule, phasing, and construction logistics to deliver the project on time, while minimizing adverse impacts to ongoing operations of the school and the neighboring community.

6. Provide site solutions which preserve open space resources and create educational and recreational opportunities for the school and the larger community.
HISTORIC DESIGN PRINCIPLES
HISTORIC DESIGN PRINCIPLES

STRATFORD JUNIOR HIGH

PERIOD OF SIGNIFICANCE:
1950 (original design & construction)
1959 (integration)
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 Burkett, Sr. designed first school in DC-area, Kensington Junior High School, Montgomery County, MD
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

1951 North Addition
1995 South Addition
2005 Music Addition
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

Arlington Public Schools
Stratford Middle School - 11
SITE PLANNING AND BUILDING OPTIONS
Nine options came out of Site Planning Activity at BLPC #2

Preliminary cost ranking from cost estimator

After group discussion, BLPC preferred five options.
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
EXISTING SITE PLAN

BALL FIELD

TENNIS COURTS

BASKETBALL COURTS

PLAYING FIELD

OLD DOMINION ROUTE 29
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 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: $$
• All buses enter and exit site from Old Dominion
• Parent drop-off at north entrance
• Park fields reorganized within the loop
• Park access from 23rd St
• 120 parking spaces
• Cost: $$$
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: $
SITE PLAN OPTIONS

ADDITIONAL OPTIONS PRESENTED TO BLPC
• Observation and analysis of existing conditions at site and in neighborhood
• Best practices for buses, cars, pedestrians and bikes
• Analysis of existing APS middle school transportation data
• Preliminary data on how students and staff will access new Stratford Middle School
• Beginning analysis of site options under consideration
POTENTIAL BUILDING SITES

BALL FIELD
TEENIS COURTS
BASKETBALL COURTS
PLAYING FIELD

STRATFORD/ HB WOOLAMN

LORCOM LANE
OLD DOMINION / ROUTE 29
MILITARY ROAD
VACATION LANE
23RD STREET N
22ND STREET N
SITE PLAN OPTIONS
OPTIONS PREFERRED BY BLPC
BUILDING SITES

Arlington Public Schools
Stratford Middle School

BUILDING SITES

BALL FIELD
TENNIS COURTS
BASKETBALL COURTS
PLAYING FIELD

QUINN EVANS ARCHITECTS
• Double-loaded corridor with natural light for classrooms

Double Loaded
30’ Deep - 24’ Wide

Double Loaded
24 Deep - 30’ Wide

Single Loaded
30’ Deep - 24’ Wide

72’

60’

42’
STRATFORD BUILDING SITE GOALS

- Double-loaded corridor with natural light for classrooms
- Efficient connection to existing building circulation
STRATFORD BUILDING SITE GOALS

- Double-loaded corridor with natural light for classrooms
- Efficient connection to existing building circulation
- New entry that supports site access and circulation
STRATFORD BUILDING SITE GOALS

• Double-loaded corridor with natural light for classrooms

• Efficient connection to existing building circulation

• New entry that supports site access and circulation

• Accommodates future Phase 2
SITE SECTION

MAXIMUM BUILDING ENVELOPE

EXISTING BLDG

MIN. 30'

104' BUILDING LIMIT

30'

20'

150' MIN. FIELD WIDTH (SOCCER)

EL. + 280' (FIELD)

R EL +332.5'

3 EL +319.2'

2 EL +305.8'

1 EL +292.5'

B EL +275.2'

PROPERTY LINE

Arlington Public Schools
Stratford Middle School - 30
MAXIMUM BUILDING ENVELOPE WITH ROAD THROUGH SITE

EXISTING BLDG

MIN. 30'
80' BUILDING LIMIT
12' 25' BUS DRIVE

10'
150' MIN. FIELD WIDTH (SOCCER)

EL. + 280' (FIELD)

R EL +332.5'
3 EL +319.2'
2 EL +305.8'
1 EL +292.5'
B EL +275.2'
PRELIMINARY MASSING

OPTION 1 - PARALLEL CORE

• Addition equals height of the existing building

• Light connections to the existing central classroom block

• Minimum 40’ distance from existing building at courtyard
PRELIMINARY MASSING

OPTION 2 - TERRACED

- Addition steps down with the hillside
- Maintain greater distance from existing central classroom block
- Building would interfere with road in Site Options C/D
PRELIMINARY MASSING

OPTION 3 - EAST “L”

- Lower addition
- Larger footprint - only 2 floors above grade
PRELIMINARY MASSING

OPTION 4 - WEST “L”

• Lower addition

• Larger footprint - 2 floors above grade

• Building would interfere with road in Site Options C/D
PRELIMINARY MASSING

OPTION 5 - EXTENSION ON GYM

- Minimum area touching the existing building
- Maximize daylight potential in classrooms
- Constricts site access options and field size
PRELIMINARY MASSING

OPTION 6 - GYM WRAP

- Maintain light well at existing gym facade
- Connect to existing central classroom block east of the gym
PRELIMINARY MASSING

OPTION 7 - PLAZA

- Below-grade program provides:
  - view of the historic building
  - improved entrance at field level and/or 1st floor
  - terrace, plaza or courtyard feature
• HALRB/APS workshop - Wednesday, July 15