

Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 14-09 (HP1400014)



A request by Arlington County Public Schools, the owner of 5800 North Washington Boulevard in the Swanson Middle School Historic District, to remove and replace six round arched windows (approximately 5'x12').

For DRC (circle those present): **Robert Dudka, Charles Craig, Charles Matta, Andrew Wenchel, Tova Solo, Erin May, Joan Lawrence**

For Arlington County (circle those present): **Cynthia Liccese-Torres, Rebecca Ballo, John Liebertz**

Case # 14-09 Agenda Item #1

Application Complete

Application Incomplete

Applicant(s): APS

For Applicant(s):

(See attached application for applicant, address, name of property and property description, drawings, photographs, and proposed scope of work.)

Design Recommendations:

1. Submit existing dimensions/details.
 - a. Note that the profiles for the proposed windows will match existing as close as possible.
2. Submit shop drawings for compliance with existing drawings.
3. Prefer true divided light.
4. Select new hardware that best matches existing hardware
5. Submit cost estimates for different options. Please make the estimates as detailed as possible so the board can fully evaluate.
6. Contact manufacturer regarding finish options.

Findings:

- Return to next DRC meeting
- Send to HALRB on Discussion Agenda

If sent to HALRB, recommended action is:

- Place on consent agenda
- Place on discussion agenda:
- Recommend approval of CoA, with DRC design recommendations and/or additional information provided
 - Recommend deferral of ruling on CoA (explanation):
 - Recommend denial of CoA (explanation):
 - No recommendation.



CERTIFICATE OF APPROPRIATENESS STAFF REPORT

TO: HALRB
FROM: John Liebertz, Historic Preservation Planner
DATE: November 7, 2014
SUBJECT: 5800 Washington Boulevard, Case 14-09, Swanson Middle School Historic District

Built in 1939, Swanson Middle School is architecturally distinctive as an excellent example of the Colonial Revival (Georgian Classical Revival) style. The building is the only stylistic example of Colonial Revival school architecture that remains in Arlington and is the oldest extant middle school. The local historic district nomination describes the evolution of the building:

The original building, constructed in 1939, consisted of 2½-story main block with prominent two-story perpendicular wings flanking each side. The ends of the flanking wings mirror the front fenestration, each containing two pairs of identical windows on both floors. The original building contained 12 classrooms, a library, an auditorium, a small cafeteria, an office, and a gymnasium.

The applicant submitted a CoA request to the HALRB in May 2014. The proposal called for the replacement of the steel windows with a simulated divided light aluminum window. While the applicant, staff, and the HALRB recognized that the existing steel windows could be theoretically repaired, the apparent corrosion, lead, and asbestos abatement necessitated their replacement. Staff supported the replacement of the six round arched windows as proposed in the application, but required further clarification from Arlington Public Schools (APS) staff regarding the prohibitive cost of replacing the windows with in-kind steel windows. At the May 21, 2014, HALRB meeting, the board deferred the application in order to receive additional information. Below is the deferral motion and subsequent amendments:

Motion:

Mr. Matta moved that the Board defers the decision two weeks for the contractor to produce a true and accurate [cost] estimate and schedule to install an aluminum frame and matching steel frame windows for the six historic windows on the gymnasium of Swanson Middle School. In the meantime, staff can examine costs. The contractor can come to DRC in two weeks with an accurate proposal and the DRC can make a recommendation to the Board.

Amendment #1:

Mr. Dudka stated that DRC should not be making such a decision for the Board and requested the item be heard by the full Board instead.

Amendment #2:

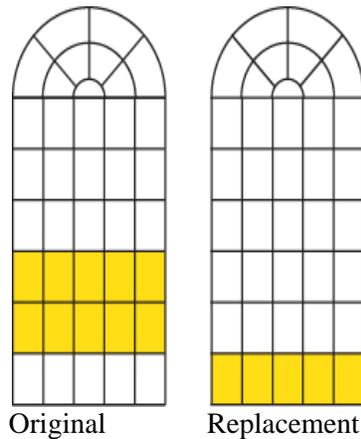
Mr. Matta confirmed that the applicants need to provide a detailed work schedule and cost estimates for replacing the steel windows in-kind. He asked that they also contact the manufacturer to determine the actual costs associated with installing the windows and if they were able to install the glazing.

Amendment #3:

Mr. Dudka further amended the motion to include a cost estimate for an aluminum window with a simulated divided light with a muntin spacer bar.

The latest proposal reviewed by HP Staff and the DRC at the November 5, 2014, DRC meeting calls for the replacement of the existing windows with Hope's University Series steel windows. The application listed either simulated divided light or true divided light as potential options. The DRC and staff both preferred the installation of true divided light, but requested to see a full cost breakdown at the HALRB hearing.

The proposed steel replacement windows will match the design of the existing steel windows, but differ in operability as the proposed hopper window is in a different location and height. The operable portions of the window are colored yellow on the drawing below.



The DRC asked that this case be placed on the discussion agenda for the November 19, 2014, HALRB meeting, but recommended approval of the true divided light steel windows. The DRC stated that the approval of simulated divided light windows in lieu of true divided light windows due to overall costs could be addressed by the full board. The DRC requested full cost estimates be provided for the full Board. In addition, the DRC asked the applicant to include existing dimensions/details including profiles of the muntins.

Staff contacted Hope's Window, Inc., to discuss the two presented options (true divided light and simulated divided light steel windows). Representatives of the company stated that the cost of true divided light windows is 40 percent greater than simulated divided light windows (this cost accounts only for the fabrication of the steel frames by Hope). Regarding the simulated divided light steel windows, the



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representative stated that the simulated lights have an integral bevel and are fully welded into the perimeter frame. Due to the additional costs of true divided light windows, staff recommends the approval of simulated divided light steel windows with internal muntin spacer bars to create effective shadow lines. Staff finds that the request meets the intent of the *Swanson Middle School Design Guidelines* and the *Secretary of the Interior's Standards for Rehabilitation* (Standard #6).

*Note: Neither the DRC's recommendation nor the above staff report accounts for the use of aluminum framed replacement windows, as this option was not presented as part of the application packet heard at the November 5, 2014, DRC meeting. The applicant may reintroduce the aluminum-framed windows in the final proposal to the HALRB.