



DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT

Neighborhood Services Division

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*DRAFT*

## MINUTES OF THE HISTORICAL AFFAIRS AND LANDMARK REVIEW BOARD

Wednesday, June 17, 2015  
2100 Clarendon Boulevard  
County Board Room

**MEMBERS PRESENT:** Joan Lawrence, Chairman  
Charles Matta, Vice Chairman  
Charles Craig  
Robert Dudka  
Greg Holcomb  
Gerry Laporte  
Tova Solo  
Mark Turnbull  
Kevin Vincent  
Andrew Wenchel

**MEMBERS EXCUSED:** Craig Deering  
Richard Woodruff

**STAFF:** Cynthia Liccese-Torres, Program Coordinator  
Rebecca Ballo, Preservation Planner  
John Liebertz, Preservation Planner

### ROLL CALL & CALL TO ORDER

The Chairman called the meeting to order at 7:33 pm. Mr. Liebertz called the roll and determined there was a quorum.

### MEETING MINUTES FROM MAY 20, 2015

The Chairman called for a motion or comments on the May meeting minutes. Mr. Turnbull moved to approve the May 20, 2015, meeting minutes. Mr. Craig seconded the motion and it passed 6-0-2 (Mr. Wenchel and Mr. Holcomb abstained; Mr. Vincent had not yet arrived).

### PUBLIC HEARINGS FOR CERTIFICATES OF APPROPRIATENESS (CoAs)

The Chairman reviewed the public hearing procedure regarding speaker slips. She stated that there was one item on the consent agenda and one item on the discussion agenda. The Chairman pulled HALRB Case 15-06 from the consent agenda to allow a member of the public to speak on the matter. The Chairman

stated that the board will first hear HALRB Case 15-07, 2133 North Taft Street, and then HALRB Case 15-06, 2900 Columbia Pike.

**CONSENT AGENDA (CoAs):**                    1)        2900 Columbia Pike  
Darcey et al.  
Columbia Pike Form Based Code  
HALRB Case 15-06 (HP1500011)  
Request to restore the commercial building designated as a Historic Structure in the Columbia Pike Form Based Code.

**DISCUSSION AGENDA**                    1)        2133 North Taft Street  
Peter Connell (on behalf of Arlington County Board)  
Dawson Terrace Historic District  
HALRB Case 15-07 (HP1500012)  
Request to replace the existing asphalt shingle sheathed side-gable and porch roofs with wood shingles and install a new a/c unit towards the rear of the historic dwelling.

**ADMINISTRATIVE COAs**                    1)        3628 21<sup>st</sup> Avenue North  
Chris Rendall  
Maywood Historic District  
ACoA Case 15-03 (HP1500013)  
Request to remove an existing fence and plant a replacement tree.

**DISCUSSION AGENDA ITEM #1: 2133 NORTH TAFT STREET, HALRB CASE 15-07**

The Chairman welcomed Peter Connell, Construction Management Specialist, Department of Environmental Services (DES), Arlington County. Mr. Connell provided a brief description of the work occurring at the Dawson-Bailey House in the Dawson Terrace Historic District. He noted the ongoing rehabilitation work, including underpinning the foundation and rebuilding the two collapsing brick chimneys. In consultation with Historic Preservation Program (HPP) staff, these items were considered interior alterations and in-kind replacements respectively, and did not require a Certificate of Appropriateness. Mr. Connell stated that the request before the board is to replace the existing asphalt shingle roofing material on the historic house (side-gable roof and shed porch roof) with cedar shingles. He noted that the shed porch was added to the historic building ca. 1964.

Mr. Liebertz provided the staff report. He stated that information regarding the building’s pre-twentieth century history and date of construction were limited. In order to better understand the evolution of the building and determine replacement materials appropriate for its date of construction or historic significance, the HPP staff hired C. Richard Bierce, a historic architect, to evaluate the building. Mr. Bierce hypothesized that a section of the building was built between 1792 and 1800, and that the present-day appearance dates to ca. 1859. Mr. Liebertz added that DES staff discovered several cedar shingles in the house, which Mr. Bierce confirmed would be an appropriate material for the two-story side-gable roof. The HPP staff supports the applicant’s request to utilize cedar shingles on both the two-story side-gable roof and the one-story porch roof. He noted that the porch roof is a non-historic part of the building and that its current slope will allow for limited visibility of the cedar shingles. Other roofing options, such as standing

seam metal, could cause additional maintenance issues if runoff from the acidic cedar shingles caused staining.

Mr. Dudka stated that the DRC agreed that the replacement of the asphalt shingle roof with wood shingles is appropriate for the two-story main dwelling, but advised against the use of cedar shingles on the shed porch. He noted that the placement of the cedar shingles on the porch roof was less of an issue due to its lack of historic importance. Mr. Dudka added that the DRC recommended approval of the location for the air conditioning unit. Shrubs should be replanted to obstruct views of the unit.

The Chairman opened the discussion to the board. Mr. Vincent, who had arrived during the discussion, thanked DES staff for their stewardship of the building and for replacing the asphalt shingles with wood shingles. He noted that the porch is a poor addition to the historic building and asked if placing cedar shingles on the porch roof would lead to confusion regarding its date of construction. Mr. Dudka responded that cedar shingles would not have survived due to the shallow slope of the roof. He added that the porch is not historic, but an original porch built in the 1920s may have had an asphalt shingle roof. Mr. Vincent stated that he prefers to defer to the property owner barring confusion on differentiating the historic and non-historic parts of the building. Therefore, he recommended approval of the application as proposed.

The Chairman called for a motion. Ms. Lawrence moved to approve the application as proposed. Mr. Craig seconded the motion and it passed unanimously.

**PULLED CONSENT AGENDA ITEM #1, 2900 COLUMBIA PIKE, HALRB CASE 15-06**

The Chairman welcomed Matthew Roberts (with Bean Kinney & Koreman), representative of the owners of 2900 Columbia Pike. Mr. Roberts provided background information regarding the project (including its classification as a Historic Structure in the Columbia Pike Form Based Code) and discussed the courtesy review of this project provided by the HALRB last year. Since that time, a formal Form Based Code application has been submitted due to the building's non-conforming nature. Therefore, a Certificate of Appropriateness is now a required component. At the June DRC meeting, the discussion centered on a proposed rear egress staircase that is no longer part of this application. The current application complies with the DRC's other recommendations.

Ms. Ballo provided the staff report. She noted that the application matched what the HALRB recommended as part of the courtesy review in 2014. Staff recommends approval of the CoA application. Mr. Dudka provided the DRC report and also recommended approval.

The Chairman opened the item to public speakers. There was one public speaker. Mr. Liebertz called Scott Adams, attorney for McGuire Woods and representative of the owners of the adjacent Halstead building. Mr. Adams stated that the owners generally support the application, but had concerns regarding the upgrading of the venting system and enclosure of trash on the site. Owners of balcony units at the Halstead (immediately above 2900 Columbia Pike) have concerns regarding the placement and direction of the systems. The trash area is on South Walter Reed Drive near the entrance to the Halstead. Mr. Adams desired these issues to be conditions of this CoA approval.

The Chairman then opened the item to discussion. Ms. Ballo confirmed that any future alterations to the building will require a CoA, including any mechanical permits for equipment on the roof and any associated screening. County Planning staff recommended that the Halstead representatives contact the Department of Public Health to determine the code requirements for screening the trash. This is an item that the HPP

or Planning staff is typically involved with. The DRC and the applicant discussed screening, but all parties recognized that this was an issue that could be addressed with a future tenant.

Mr. Dudka added that the DRC discussed that they could not require the applicant to enclose the trash, but they had no conceptual issue with a trash enclosure. From a historic preservation point of view, a trash enclosure would be appropriate. These items would be reviewed by the DRC in any future amendment to the CoA.

Mr. Roberts confirmed that the enclosure of the trash has been discussed by the applicant and it will be further explored subject to the HALRB approval. Such language could be added to the current plans. Regarding the mechanical unit, the proposed system would include a modern system that points away from the Halstead.

The Chairman called for a motion. Mr. Matta moved to approve the application as submitted with the understanding that the applicant return to the HALRB with any future mechanical equipment/upgrades to the roof and trash enclosures. Mr. Craig seconded the motion. The motion passed unanimously.

#### **DISCUSSION ITEM #1: HISTORIC DISTRICT DESIGNATION OF THE STRATFORD SCHOOL**

The Chairman welcomed Arlington Public Schools (APS) and the members of the public. She asked HPP staff to begin with their presentation. Ms. Liccese-Torres welcomed everyone to the first of many public hearings regarding the proposed local historic district designation of the Stratford School. She reminded all participants that there are several more opportunities to be involved in this process as it moves forward in the months ahead. She stated that Stratford School represents a pivotal moment in the history of the County, Virginia, and the nation. She thanked the HPP staff for their dedication to completing the designation report, and thanked the Urban Design team of the Planning Department who partnered with HPP staff to develop the proposed Design Guidelines.

Ms. Ballo presented a PowerPoint and discussed the following items: 1) the request to study the Stratford School for local historic district designation; 2) the architectural significance and development of the International-styled school designed by noted local architect Rhee Burket, Jr.; and 3) the historic significance of the school due to its role as the first integrated public school in Virginia. Her in-depth presentation detailed the development of Arlington County schools in the mid-twentieth century and the desegregation of the school system. She noted that Stratford School satisfied eight of the eleven local historic district designation criteria as outlined in the Arlington County Zoning Ordinance (ACZO). The HPP staff finds that the Stratford School retains sufficient architectural and historic integrity to be recommended for local historic district designation.

Ms. Ballo explained that the proposed Design Guidelines are intended to assist the APS staff and leadership, HPP staff, and HALRB members, in the preservation and protection of the historic character and physical integrity of the Stratford School Local Historic District. County staff collaborated with APS staff on the Design Guidelines, to be reviewed in conjunction with the designation request. In addition to sections on appropriate materials and treatment methods, the Design Guidelines also address future additions and make recommendations meant to be sensitive to the historically important elevations, materials, and view sheds. Ms. Ballo then outlined the designation process moving forward.

The Chairman welcomed John Chadwick, Assistant Superintendent, Facilities and Operations, APS. Mr. Chadwick presented a brief PowerPoint presentation. He discussed the enrollment growth pressure on the

school system. The School Board decided to utilize the Stratford School as a middle school that will be an optimal learning environment. He stated that APS wishes to respect the site's historic context and honor the landmark architecture of the building. There are other items that APS will be considering, including but not limited to: creation of an optimal learning environment, multimodal transportation, impact on the surrounding neighborhood circulation network, retention of open space, retention of the landscape and trees, retention of the adjacent County park site and amenities (if not augment them), and staying within the budget provided by the School Board.

Mr. Chadwick discussed the building massing scheme presented to the HALRB last month and that is preferred by the HALRB. He noted that the Building Level Planning Committee (BLPC) rejected that A3 scheme, which placed an addition at the location of the northeast parking lot, for several reasons which he then outlined. The addition to the school will have the new media center/library and other common spaces. Also, the school has a single central corridor and the level of the auditorium in relation to the existing building and proposed building (in this scheme) do not align. Placement of the addition at this location would create an isolated wing and not allow the new library to serve as a focal point of the school. This will not give APS the flexibility required for today's optimal learning environment or adapt to changing needs. School planners strive to create loop corridors to create multiple routes of circulation and allow classrooms to have different relationships to one another.

Mr. Chadwick then discussed the architecture and agreed with the HPP staff that the building is one of the best works of Rees Burkett. Similar to many urban contexts, the site solutions make for an interesting design. APS wishes to create a design solution that respects and complements the existing landscape in a way that the original architect may have approached the site if he had the same conditions APS faces today. He recognized the pinnacle importance of the facades and respecting the sequence of passing from the rear of the building to the fields below. This is an aspect fundamental to the design. APS seeks to remain respectful of the original design intent, utilize appropriate building materials, and have the massing and scale complement the building.

Mr. Chadwick noted that multimodal transportation is important to the site and APS encourages both biking and walking. The adjacent neighborhood is concerned with parent vehicular drop-offs and pick-ups and bus transportation to the school. There is a desire to provide access from Old Dominion Drive to limit the number of trips through the neighborhood.

Regarding open space, Mr. Chadwick stated that APS is analyzing each design in relation to open space, fields, etc. The goal is to retain the greatest amount of open space possible and the smallest building footprint to meet programmatic needs. He then discussed the retention of site amenities, particularly on the adjacent Stratford Park (owned by Arlington County). APS received Guiding Principles for the site from the County Board to retain the general amenities, but the location of them within the park is negotiable.

The Chairman asked Mr. Liebertz to call the first public speaker; there were eight speakers total. Mr. Liebertz called Jim Todd, the President of the Cherrydale Civic Association. Mr. Todd stated that the building is a historic site for many reasons, both architecturally and for the historic events that occurred in the 1950s, but that he was speaking about the concerns of parents with students in the school system and as a tax payer. He asked APS, the HALRB, and HPP staff to consider what about the school is historic, what should be preserved, and most importantly, how it should be preserved. He stated that historic designation presents unique challenges to the school system. The staff report, however, may cost the children, the tax payers, and the neighbors in ways that were not considered. Preservation will increase costs. The board must consider who will bear those costs and ask how preservation will impact the future educational

function of the school and modern educational requirements. The staff seems to be discussing freezing the 1950s school amenities in time and causing the future children to live with these outdated elements. He referred APS and the HALRB to Swanson Middle School. He noted that the school was not designated as a historic district at the time, but APS tried to design an addition that complemented the historic building. Swanson currently is inefficient in terms of circulation and the scheme preferred by the HALRB at Stratford could have created a similar outcome. Mr. Todd asked that the HALRB consider how the historic designation will be paid for and what tradeoffs will be needed (fewer seats, less amenities, etc.). He also asked if historic preservation will cause delays to the proposed project schedule. The capacity crisis will only continue to worsen. Stratford School has contained trailers for over 40 years. The HALRB needs to be mindful of the impacts of historic district designation on the children and the impact it may have on the overall landscape. He questioned what would be accomplished if the site is marred by trailers. He stated that preservation can be accomplished without turning an existing building into a museum. Elevations, entrances, and other design elements can be incorporated into a modern design. There is no need here to freeze the current building in place. The Design Guidelines are far too restrictive and unimaginative.

Mr. Liebertz called Craig Syphax. Mr. Syphax said he represented the Black Heritage Museum of Arlington. He noted that Stratford School is very important to the black community of Arlington County. It illustrates the struggle of the community in the twentieth century and its fight for the desegregation and integration of schools. This building should be preserved.

Mr. Liebertz called Linda Simmons. Ms. Simmons, curator emeritus of the Corcoran Gallery and a former member of the HALRB, spoke in support of the historic designation. The site's historic importance is augmented by its association with an H-B Woodlawn faculty member's late twentieth-century research project. The teacher had received a research grant from the National Endowment of the Humanities. Her research turned public attention to the importance and existence of Freedman's Village at Arlington National Cemetery. Thus, Stratford supplies the link between two of the most important sites (Stratford and Freedman's Village) for black heritage in Arlington County. For these and many other reasons, the Stratford Site should be preserved as a historic district.

Mr. Liebertz called Michael Jones. Mr. Jones stated that he was one of the four African American students who integrated Stratford Junior High School in 1959. He supported the designation of the Stratford School as a local historic district. Speaking on behalf of all four of the integrating students, he stated that their lives were changed by the end of segregation.

Mr. Liebertz called Eric Dobson. Mr. Dobson, speaking on behalf of Preservation Arlington, read their letter to the HALRB for the record. Preservation Arlington supports the local designation of the school and recognizes its incredible importance to Arlington's history. The building meets eight of the designation criteria. It is an exciting opportunity to examine the desegregation of Arlington County and Virginia's school system. Speaking on his own behalf, Mr. Dobson stated that he was one of the four individuals who submitted the request that the HALRB consider Stratford School for local historic district designation. He noted that he is a product of the APS system and attended Stratford School before it became H-B Woodlawn. Quality education is the strongest part of Arlington. He added that he was the last class of Stratford prior to its closure. It was an emotional time and an important part of Arlington's school history. Mr. Jones and his fellow students made national history and he stated there is not a more compelling case for historic designation in Arlington County.

Mr. Liebertz called Claire Dickey. Ms. Dickey stated she is a neighbor of the Stratford School and has four children, three of whom might be potentially affected by the result of this hearing. One of the main reasons

her family moved to Arlington County was for its innovative and forward-thinking education. She reiterated that she does not deny the historic significance of the school, but asked the HALRB to consider alternative solutions to memorializing the cultural significance of the school. She suggested an on-site memorial and interactive museum exhibit for students and visitors. She noted the school's construction date and that children no longer learn in the same way. Arlington County needs to continue to provide the best educational opportunities.

Mr. Liebertz called Sandra Green. Ms. Green stated that she entered Stratford the year following integration in 1959. The previous year she attended Hoffman-Boston School due to a lack of other options. She added that she is a member of Calloway United Methodist Church and chairs their history committee. She noted that Mr. Richardson, the former Principal of Hoffman-Boston, passed away at the age of 102 just a few days ago. He served as principal for 30 years. She read a letter on behalf of Calloway United Methodist Church. The letter of support for the local historic district designation stated that Calloway Church played a prominent role in the effort to desegregate the public schools in Arlington County. The church opened its doors for community members to meet and organize efforts to fight school segregation. Even after repeated threats of burning the church and Nazi members outside, Calloway continued to fight for equality for all citizens. Three of the four students chosen to attend Stratford in 1959 were members of Calloway Church. The Church is proud to have taken a stand for social justice for all. The fact that Stratford School in Arlington County was the first Virginia school to open its doors for all of our children needs to be recognized and preserved. Ms. Green added that she is hopeful that APS and the HALRB will be able to communicate with and alleviate the concerns of the residents in Cherrydale regarding historic district designation.

Mr. Liebertz called Emily Schlesinger. Ms. Schlesinger stated that she lived in Arlington since 1969 and attended Wilson School, Woodmont, Stratford, and Washington and Lee. She briefly discussed the history and development of the schools. She also listed the schools that her four children attended. Stratford School remains functional. Children are adaptable and can learn in any environment. She recommended the retention of the historically significant aspects of the school.

The Chairman thanked the public speakers and opened discussion of the historic district designation to the board. First, she noted that there is no reason why the historic district designation cannot move in tandem with the Building Level Planning Committee (BLPC) and Public Facilities Review Committee (PFRC) processes. There should not be any construction delay in the event that the County Board determines this to be a historic district.

Mr. Matta asked Mr. Chadwick whether the School Board considered the Stratford School not worthy of historic district designation. Mr. Chadwick responded that the School Board has not yet made a decision or taken a position. Mr. Matta commented that the APS presentation focused on scheme A3 that the HALRB had recommended as the best of the options presented to us by Quinn Evans. The HALRB reviewed the various plans that the architect presented, and from a historic preservation point of view, it was the best plan. The HALRB assumed that this was a plan considered worthy of submission by APS and the School Board. Therefore, even though the BLPC did not consider it to be the best plan, it was sensitive to historic aspects of the school. He acknowledged that there are likely best plans for bus circulation, open space, etc. He reiterated that there are other potential solutions that need to be explored that can meet the interests of the HALRB and other affected parties within the BLPC. The rejection of this scheme does not mean that there are not any options that can satisfy historic preservation. There is simply more work that needs to be accomplished. Mr. Chadwick responded that the scheme was shown by the architect to illustrate the issues it presented in creating a functional school for APS. He agreed that there are other solutions that will meet

the requirements of all conditions. Mr. Matta reiterated that the HALRB does not see the rejected scheme as the only potential option moving forward and looks forward to additional collaboration.

Mr. Craig, representative of the HALRB at the BLPC for the Stratford project, stated that he suggested two locations for a proposed addition. One at the location later rejected (scheme A3) and the other on the southern end of the building on Arlington County's Stratford Park property. The primary focus of the BLPC to date has been transportation (pick-up/drop-off, etc.). These are items that the members of the BLPC have experience with. He suggested that the BLPC rely on the recommendations of Quinn Evans, who are experts in designing additions to historic buildings. Regarding the concern of how a school works, he reminded everyone that the HALRB has no purview regarding the interior of the school. Also, there are no additional costs necessarily associated with historic preservation. The HALRB will be involved in maintenance of the building to ensure mundane tasks are performed in the correct manner. This [project] should not be the question of historic preservation or a quality education. Both aspects can be accomplished at this site. Mr. Craig discussed his experiences with the public school system. As a tax payer, preserving this site is critical to Arlington County's history.

Mr. Turnbull stated that the idea that historic buildings are not adaptable to modern functions has been disproven, particularly in the educational field. As a graduate of William & Mary, he explained how classes held in the eighteenth-century building where Thomas Jefferson resided had all the modern technology and learning advantages. The interiors of the buildings were altered, but the exteriors looked the same. The same can occur at Stratford. The school has large windows, doors, etc., and many other benefits that create an optimal learning environment such as natural daylight. The fundamental question is how to enlarge and expand the building, which is not the issue before us tonight. The historic significance of Stratford School is paramount. This building is where Virginia moved towards equal opportunity for all. There is no reason to demolish or fundamentally change this school. It is worth preserving on this fact alone, to remind our students of our past, and to incorporate these elements moving forward. Preservation and protection of the school is essential. There are concerns about cost, architecture, and function, but these concerns can all be handled and there are plenty of successful examples nearby.

Mr. Vincent responded to a number of the comments raised during public testimony. He stated he was a member of the HALRB during the Swanson School addition. At that time, the HALRB had a number of recommendations that were not adopted by APS. The HALRB believed that the design selected was not the best decision. This was all done before the historic district designation occurred, and over the objections of the HALRB. As part of the current historic district designation, APS, HALRB, and HPP staff are working in conjunction with one another. The Design Guidelines are a draft that will continue to evolve. These are not dictation by the HALRB or even the final product. Mr. Vincent asked the public to contact APS and the HALRB with any aspects of the guidelines that may be problematic. A functional school and historic preservation can both be achieved. He noted that we cannot stress enough how much of a stain Massive Resistance was on the Commonwealth of Virginia as well as upon our nation. The decision of the Commonwealth to shut down its public school system rather than integrate is a travesty. We have a building that we can make as a monument to Arlington County's decision to oppose Massive Resistance. This monument will recognize the brave pioneers including Mr. Jones, the three other students, their families, and the individuals who filed law suits. While it occurred peacefully here in Arlington, they were not aware this would occur at the time. The HALRB is seeking to save this very important part of our history with the preservation of the walls of Stratford. The school itself can serve as an educational tool. We can preserve the school while meeting APS's and the community's requirements for the school property.

Ms. Solo thanked the public speakers for their comments. As a resident of Maywood (neighboring Cherrydale), she addressed some of their concerns and noted some misunderstandings. The Design Guidelines are not reducing the number of students or services. She discussed the benefits of local historic district designation. Particularly, she focused on state and Federal tax rehabilitation tax credits and other funding opportunities available for historic districts. She further discussed the potential for interactive exhibits within the school that relate to integration. Ms. Solo outlined other positive aspects for historic district designation and stated that costs would not increase with historic preservation.

Mr. Dudka associated himself with his fellow HALRB members. He discussed a hierarchy of values when designing a site. In this case, there are several priorities as outlined previously. Most design problems have a number of solutions when looking at transportation, traffic, and organization of the school. Yet there is not an infinite number of ways to address historic preservation since there is a limited number of ways to minimally impact historic fabric. Due to the historic and architectural significance of this site, historic preservation has to be ranked very high, if not at the highest level.

Mr. Wenchel stated that the significance of the school is unquestionable, and one of the major reasons it was placed on the National Register of Historic Places. The architecture fits into an open space of a rolling piece of topography; it is a masterful wedding of a building and its site. The whole property needs to be respected; it is not just preservation of the architecture. There is a fair number of significant trees. The local historic district designation needs to emphasize the surrounding landscape.

Mr. Laporte stated designating this as a local historic district will allow for the interested parties to have a place at the table when the location/design of the addition is decided. He noted that the desegregation of schools was a national issue. As a high school student in Detroit in 1959, he remembered reading about Massive Resistance in the South and in Virginia. Failing to designate this school as a local historic district would be a disservice to all future students of Stratford. Allowing an addition to be built on the site that makes it hard to imagine the integration of the school in 1959 would be a negative outcome. He stated that Stratford School is a graphic representation that “separate but equal” was not an actuality when compared to the conditions at Hoffman-Boston. The entire school can be a valuable teaching tool.

Mr. Holcomb echoed his colleagues’ comments, then addressed the memorialization of the site with plaques or as an educational museum. He noted that tourists often comment that it is a shame when a historic site was demolished and a marker/plaque erected in its place. When there is the opportunity to protect a building and preserve it, and not install more plaques, it should be seized by the community. The school would serve as the best educational piece for the students. Stratford School is listed as a site of national historic significance and it would be a disservice to the community not to designate the site.

[A member of the public interjected.]

The Chairman reiterated that historic preservation does not mean freezing a building in time. She outlined the purpose of the Design Guidelines and discussed how they would be used to manage new changes. From a historic perspective, the question is how to manage change. Additions would need to be respectful and compatible with the historic building. She then discussed how the HALRB evaluates a Certificate of Appropriateness and reminded everyone that their purview is limited to the exterior. She added that there is no reason why local historic district designation should delay the proposed project schedule.

Mr. Laporte reiterated that designating the school as a local historic district would not necessitate greater costs.

Mr. Turnbull further acknowledged the benefits of historic preservation in relation to the green movement, lowering the County's carbon footprint, reutilizing existing materials, etc.

Mr. Chadwick commented that the Stratford building houses one of the top performing high school programs in the country. He added that there is a connection between architecture and learning in classrooms. The H-B Woodlawn performs quite well in a building that has a 1951 layout. APS realizes that the existing building functions well and has up-to-date modern equipment/facilities. APS has no intention of demolishing the building. APS seeks to add an addition to the school, maintain the historic character of the school, and further recognize its importance. The balance of all interests and programmatic requirements is a difficult design problem that is under study.

The Chairman proposed the following motion:

The HALRB finds, based upon information presented in the Historic District Designation Form and the public testimony, that the Stratford Junior High School (currently known as Stratford/HB Woodlawn School) meets at least criteria A, B, C, D, E, G, H, and K for local historic district designation as described in Section 11.3.4.A.4 of the Arlington County Zoning Ordinance and recommends designation of a Stratford School Historic District with the boundaries shown in the map including RPC#05-039-021 attached to the Designation Form.

Mr. Turnbull seconded the motion. Mr. Laporte noted that H-B Woodlawn is a program and not a school. Mr. Chadwick stated that the building is noted as the Stratford Building or the Stratford School. Mr. Laporte recommended replacing "currently known as Stratford/H-B Woodlawn School) with "now housing the H-B Woodlawn and Stratford programs." Mr. Turnbull seconded the amendment. The amended motion (see below) passed unanimously:

The HALRB finds, based upon information presented in the Historic District Designation Form and the public testimony, that the Stratford Junior High School (now housing the H-B Woodlawn and Stratford programs) meets at least criteria A, B, C, D, E, G, H, and K for local historic district designation as described in Section 11.3.4.A.4 of the Arlington County Zoning Ordinance and recommends designation of a Stratford School Historic District with the boundaries shown in the map including RPC#05-039-021 attached to the Designation Form.

The Chairman then proposed a second motion:

The HALRB approves the Stratford Historic District Design Guidelines as proposed in the Draft dated 06.12.15.

Mr. Vincent ensured that even though the HALRB approves the draft guidelines, this will not prohibit continued collaboration and revision of the guidelines moving forward through the process. Ms. Ballo confirmed that the Design Guidelines are still subject to revisions. The HPP and APS staff will continue to refine the Design Guidelines, but the motion as stated is appropriate in order to send the draft forward to the School Board. The motion passed unanimously.

The Chairman thanked all participants for attending the hearing. She asked Mr. Chadwick when he believed the School Board would hear the designation request. Mr. Chadwick responded that the earliest the School Board would hear the item for information would be the middle of August. There is no clear timeline for when the School Board would take action on the item.

#### **REPORTS OF CHAIRMAN, STAFF AND STANDING COMMITTEES**

- A) Chairman's Report: The Chairman briefly discussed the Affordable Housing Plan.
- B) Survey: None.
- C) Site Plan Review: Ms. Solo briefly discussed her attendance at the recent BLPC meeting for Wilson School. She said a gallery walk through the Wilson School with the architects has been scheduled for June 24, 2015. This may provide an opportunity to discuss historic preservation of certain design elements of the original school. She added that the "fanning bars" scheme proposed for the Wilson site is moving forward. The current issue is the siting of the school. There may be a potential meeting between the architects and the HALRB in July [note: this will be postponed until August].

Ms. Ballo discussed upcoming meetings for Stratford School. The goal of the BLPC is to determine a preferred option that the committee will send forward to the School Board for its consideration. She also noted that the County Board recently approved the Guiding Principles of the site for the PFRC. She announced that the next PFRC meeting for Wilson School will be on July 15, the same night as the July HALRB meeting. The Stratford PFRC meeting will be held the following night.

Ms. Ballo stated that the George Washington Carver historical markers and the naming request for the park will be heard by the HALRB in July.

Ms. Ballo added that a site plan for the "Red Top Cab Site" will be heard by the HALRB (likely in August) as there is one HRI-important building on the site.

Mr. Liebertz stated that the draft Courthouse Sector Plan Addendum was recently released by the County and included many of the recommendations made by the HALRB.

- D) Staff reports: Ms. Liccese-Torres noted that on Saturday, June 6, 2015, HPP staff attended the dedication of the Arlington Lodge #58 historic marker in Nauck.

Ms. Liccese-Torres stated that tomorrow evening the HPP and Center for Local History staff will be hosting a meet-the-author event at Central Library for Dr. Alfred Taylor's release of his new book entitled *Bridge Builders of Nauck/Green Valley: Past and Present*.

The meeting adjourned at 10:05 pm.