

## OVERVIEW OF PROPOSED WORK: CARLIN HALL BUILDING ENVELOPE PROJECT

Description: The Facilities Management Bureau (FMB) of Arlington County proposes:

- 1) Removing and replacing all siding (vertical / horizontal ) and adjacent trim
  - All replacement siding and components are to be pre-primed on all sides prior to installation.
  - The building will be wrapped with Tyvek prior to re-installation of the new siding.
  - The replacement components will be historically correct in size and milling.
  - German siding, vertical bead board and trim work to be milled from cypress.
  - All replacement material along with the exterior of the building will coated with of Sikken's Rubbol (white) exterior finish.
  
- 2) Removing and replacing all windows and doors (except round gable end window)
  - Round gable end window to be restored
  - No vinyl jamb liner will used on replacement windows
  - All window and door hardware is to match (brass)
  - Dentil trim around windows and entrances to be refinished and reused if possible

JANUARY 2013	12/19	1/2	1/16
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**ARLINGTON COUNTY, VIRGINIA  
HISTORICAL AFFAIRS AND LANDMARK REVIEW BOARD  
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

DATE 3/7/2012      Z- \_\_\_\_\_ - \_\_\_\_\_ -HD      RPC# \_\_\_\_\_  
(TO BE COMPLETED BY STAFF)

**DESIGNATED PROPERTY:**

Name of Historic District      Carlin Community Hall  
Address of Building      5711 South 4<sup>th</sup> Street

**OWNER:**

Name      Arlington County Government  
Address (if different)      2100 Clarendon Blvd, Arlington, VA 22201  
Phone (Home) \_\_\_\_\_ (Work) \_\_\_\_\_  
EMAIL: \_\_\_\_\_

**PERSON FILING APPLICATION, IF OTHER THAN OWNER:**

Name      Peter Connell  
Address      1400 N. Uhle St. Suite 601, Arlington, VA 22201  
Phone (Home) \_\_\_\_\_ (Work)      702-228-0741  
Relationship to Applicant      Construction Manager / DES / FMB / AIRE

**PROJECT ARCHITECT/ENGINEERS/CONTRACTORS:**

Capstone Properties

**PURPOSE OF APPLICATION:**

- Repair (change of materials)      \_\_\_ Alteration      \_\_\_ Addition      \_\_\_ Fence  
\_\_\_ Demolition      \_\_\_ New construction      \_\_\_ Relocation      \_\_\_ Outbuildings  
\_\_\_ Tree Removal      \_\_\_ Grading      \_\_\_ Sign      \_\_\_ Other

Will an application related to this property go before any of the following? \_\_\_ Board of Zoning Appeals  
\_\_\_ Planning Commission \_\_\_ County Board      \_\_\_ Other (please specify) \_\_\_\_\_

Does the proposed work require a building permit?      \_\_\_ YES      \_\_\_ NO  
Is any demolition anticipated? \_\_\_ YES      \_\_\_ NO      If yes, please describe \_\_\_\_\_

**OVERVIEW OF PROPOSED WORK (ATTACH ADDITIONAL SHEETS IF NECESSARY):** Description: See Attached

LETTER OF TRANSMITTAL

Historical Affairs & Landmark Review Board  
c/o Historic Preservation Program  
2100 Clarendon Boulevard, Suite 700  
Arlington, VA 22201

Dear Review Board Members:

Enclosed is an application for a Certificate of Appropriateness and the following attachments:

Drawing(s) -- Indicate scale on each drawing.

Site Plan / Plat	The replacement components will be historically correct in size and milling.
Elevation	_____
Floor Plan	_____
Section	_____
Detail	_____

Photograph(s) -- Please indicate number of photographs.

Color	_____	Black/White	3 B&W
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Material Samples/Manufacturer's Catalog Cuts -- Please describe all material exhibits.

See Attached

YOUR SIGNATURE BELOW CONFIRMS YOUR CONSENT TO THE FOLLOWING:

1. I understand that these materials will be placed in the Historic Preservation Program's building file for information about my property following the public hearing.
2. I understand it is my responsibility to inform my adjacent neighbors of my building and construction plans for this project.
3. I hereby grant permission to the County's Historic Preservation Code Inspector to enter my property during the application and construction phases of my project.
4. I hereby grant permission to the County's Historic Preservation Code Inspector to take photographs of my property, including the existing conditions, during the construction phase, and after the project is completed.

(Signed)



For DRC *(circle those present)*: Robert Dudka, Charles Craig, Charles Matta, Darren Hannabass,

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

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Case #12 - 1 Agenda Item # No 1

Application Complete

Application Incomplete

Applicant(s): Arlington County

For Applicant(s): Pete Connell (DES), Dale Steinhauer

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

Design Recommendations:

1. Match existing profiles of all replaced millwork. Staff will review samples and approve/disapprove.
2. Replace front doors with single door milled to look like double door. Match historic photo as closely as possible.
3. Replace windows with one over one, horns on upper sash. OK if upper sash is fixed.
4. Original round window in gable end to be restored.
5. Check the round louvered vent for leakage.
6. Consistent hardware finish throughout.
7. Verify if there is a vinyl jamb liner—there should be no vinyl jambliner.
8. Carefully strip paint from decorative casings so as to not cause scaring.
9. Provide additional information for use of white stain over pre-primed siding.
10. "KLEER" product not appropriate—all replacement materials must be wood.
11. If possible, do not replace fixed transom. Install double pane glass instead.

**Findings:**

Return to next DRC meeting

Send to HALRB (see below for recommended actions)

**If sent to HALRB, recommended action is:**

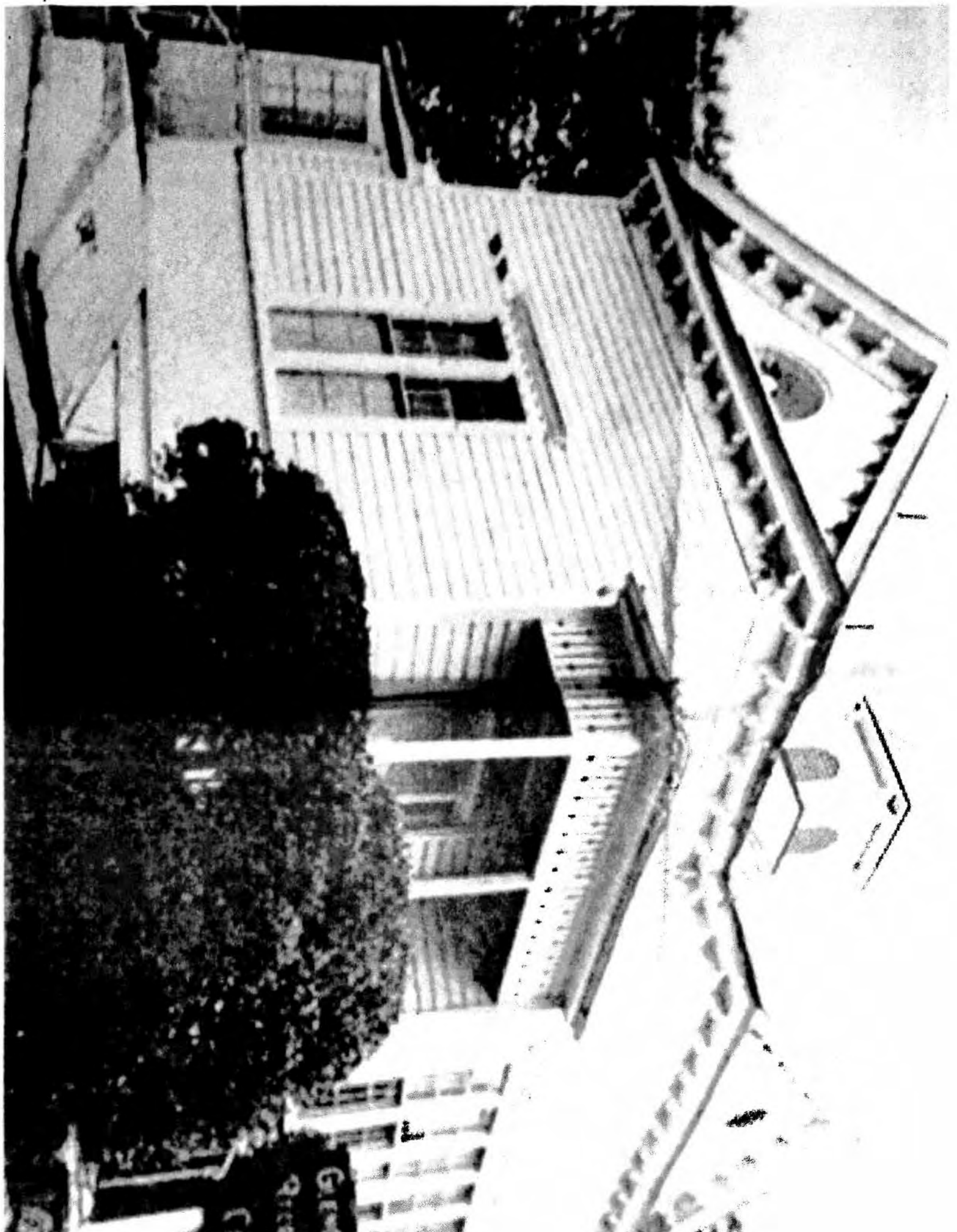
Place on consent agenda

Place on discussion agenda:

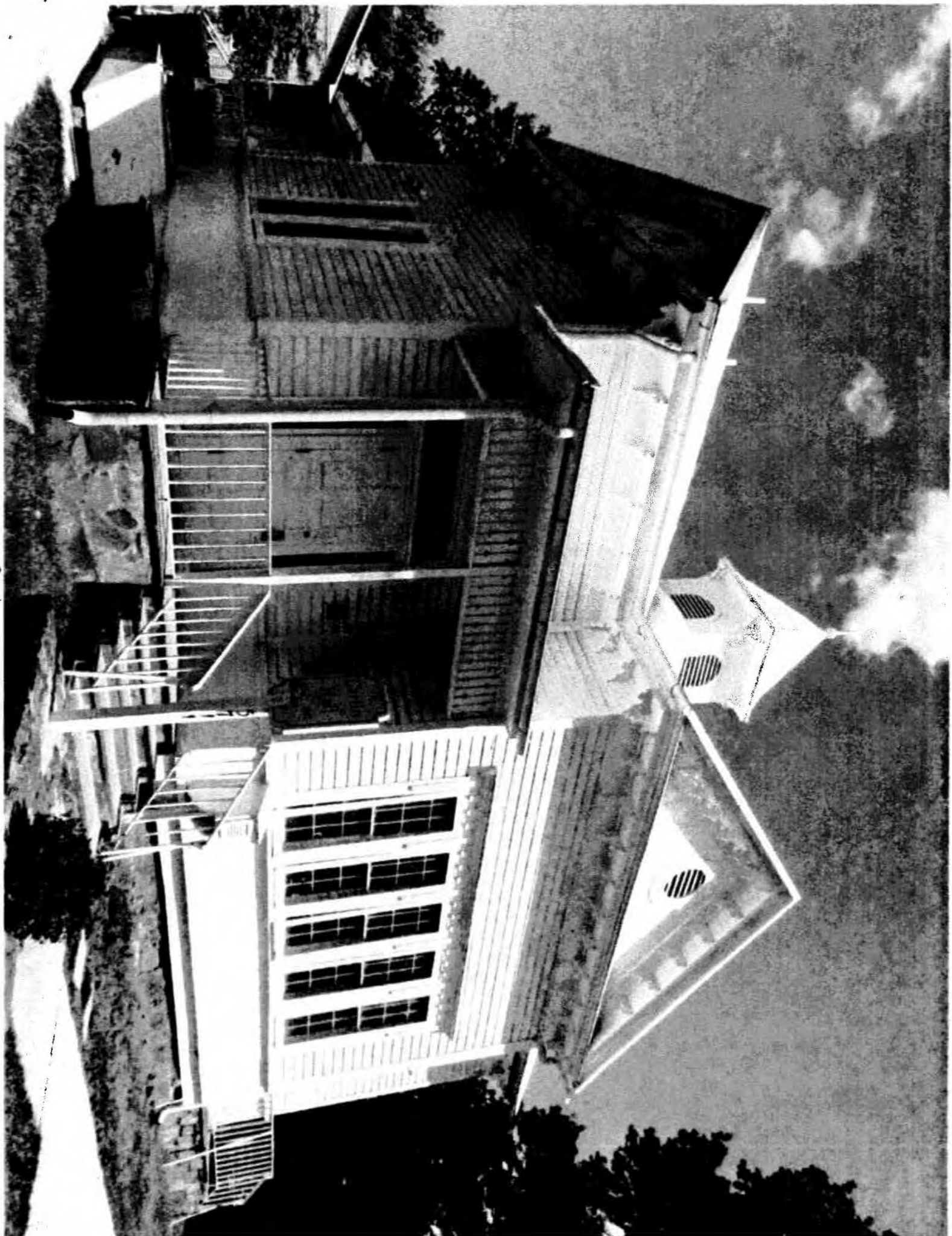
- \_\_\_\_\_ Recommend approval of CoA, with DRC design recommendations and/or additional information provided
- \_\_\_\_\_ Recommend deferral of ruling on CoA (explanation):
- \_\_\_\_\_ Recommend denial of CoA (explanation):
- \_\_\_\_\_ No recommendation.



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LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	UNIT PRICE	QTY	EXTENDED PRICE
Line- 6	SOUTH ELEVATION	EWD3180			
	Rough Opening: 32 1/8 X 80 3/4	Frame Size : 31 3/8 X 80 (Outside Casing Size: 37 X 85 11/16), Siteline EX Wood Double Hung, Primed Exterior, Pine Primed Interior, 3 1/2" Side/5 1/2" Head Casing, Standard Sill Nosing, Vinyl DripCap, 4 9/16 Jamb, Standard Double Hung, White Jambliner, White Hardware, BetterVue Mesh Brilliant White Screen, DP 35, Insulated Low-E Tempered Glass, Preserve Film, Argon Filled, GlassThick=0.756, Clear Opening: 27.825w, 36.332h, 7.02 sf REV 2011.4.0.378/PDV 5.532 (11/16/11) NQ			



Viewed from Exterior. Scale: 1/8" = 1'

5

2 RO Size=64 1/2" W x 96" ...  
Unit Size=69 1/4" W x 98 3/8" H



Fir 36"x80" Single Door w 2 Sidelites and Transom

Product Category : Exterior Doors  
Product Type : Exterior  
Region : East  
Product Material : Wood  
Material Type : Fir  
Frame Material : Primed  
Unit Construction : Continuous  
Slab Width : 36"  
Slab Height : 80"  
Product Style : Panel  
Raised Molding : Yes  
Panel Type : Raised  
Panel Thickness : 1-1/4" Innerbond

Model : F3130  
Mull Finish : Primed  
Handing : Right Hand Inswing  
Casing/Brickmould Pattern : Flat Casing  
Casing/Brickmould Type : 6/4 x 4 Flat Primed  
Rough Opening Width : 64 1/2"  
Rough Opening Height : 96"  
Total Unit Width(Includes Exterior Casing) : 69 1/4"  
Total Unit Height(Includes Exterior Casing) : 98 3/8"  
Hinge Type : Radius x Radius  
Hinge Brand : Reeb  
Hinge Finish : US10B Oil Rubbed Bronze  
Jamb Depth : 4 9/16"  
Sill : Composite Adjustable  
Sill Finish : Mill  
Multi-Point Lock : None  
Bore : Double Lock Bore 2-3/8" Backset

2



**SOUTH ELEVATION**

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	UNIT PRICE	QTY
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Line- 7 EAST ELEVATION  
 Rough Opening: 32 1/8 X 80 3/4



Viewed from Exterior. Scale: 1/8" = 1'

EWD3180  
 Frame Size : 31 3/8 X 80  
 (Outside Casing Size: 37 X 85 11/16),  
 Siltline EX Wood Double Hung,  
 Primed Exterior,  
 Pine Primed Interior,  
 3 1/2" Side/5 1/2" Head Casing, Standard Sill Nosing, Vinyl DripCap,  
 4 9/16 Jamb,  
 Standard Double Hung, White Jambliner,  
 White Hardware,  
 BetterVue Mesh Brilliant White Screen,  
 DP 35,  
 Insulated Low-E Tempered Glass, Preserve Film, Argon Filled,  
 GlassThick=0.756, Clear Opening: 27.825w, 36.332h, 7.02 sf  
 FEB 2011 4.0.378/PDV 5.532 (11/16/11) MQ


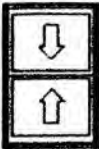

2



RO Size=38 1/2" W x 97 5/8" H  
 Unit Size=43 1/4" W x 100" H



**EAST ELEVATION**

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	QTY
Line- 1	NORTH ELEVATION Rough Opening: 32 1/8 X 80 3/4	EWD3180 Frame Size : 31 3/8 X 80 (Outside Casing Size: 37 X 85 11/16), Stallone EX Wood Double Hung, Primed Exterior, Pine Primed Interior, 3 1/2" Side/5 1/2" Head Casing, Standard Sill Nosing, Vinyl DripCap, 4 9/16 Jamb, Standard Double Hung, White Jambliner,	5
			
	Viewed from Exterior. Scale: 1/8" = 1'		
Line- 2	NORTH ELEVATION Rough Opening: 32 1/8 X 48 3/4	EWD3148 Frame Size : 31 3/8 X 48 (Outside Casing Size: 37 X 53 11/16), Stallone EX Wood Double Hung, Primed Exterior, Pine Primed Interior, 3 1/2" Side/5 1/2" Head Casing, Standard Sill Nosing, Vinyl DripCap, 4 9/16 Jamb,	1
			
	Viewed from Exterior. Scale: 1/4" = 1'		
Line- 3	NORTH ELEVATION Rough Opening: 72 3/4 X 70 3/4	Main Line Item Frame Size : 72 X 70 (Outside Casing Size: 78 X 75 15/16), Stallone EX Wood Mull Casement/Awning Product, Primed Exterior, Pine Primed Interior, 3 1/2" Side/5 1/2" Head Casing, Standard Sill Nosing, Vinyl DripCap, 4 Wide 2 High, 4 9/16 Jamb, 4/4 Thick, Insulated Low-E Annealed Glass, Preserve Film, Argon Filled, REV 2011.4.8.378/POV 5.532 (11/16/11) HQ	1
			
	Viewed from Exterior. Scale: 1/8" = 1'		



**NORTH ELEVATION**

Line- 4 WEST ELEVATION

Rough Opening: 32 1/8 X 80 3/4



Viewed from Exterior. Scale: 1/8" = 1'

EWD318G

Frame Size : 31 3/8 X 80

(Outside Casing Size: 37 X 85 11/16),

Siteline EX Wood Double Hung,

Primed Exterior,

Pine Primed Interior,

3 1/2" Side/5 1/2" Head Casing, Standard Sill Nosing, Vinyl DripCap,

4 9/16 Jamb,

Standard Double Hung, White Jambliner,

White Hardware,

BetterVue Mesh Brilliant White Screen,

DP 35,

Insulated Low-E Tempered Glass, Preserve Film, Argon Filled,

GlassThick=0.756, Clear Opening: 27.825w, 36.332h, 7.02 sf

PEV 2011.4.0.378/PDV 5.532 (11/16/11) NQ

2



**WEST ELEVATION**



### Rubbol Siding Finish

#### General Description

Rubbol Siding Finish is a hybrid alkyd/acrylic finish that provides the benefits of both an alkyd and an acrylic.

#### Recommended Uses

Use as a protective coating on exterior wood surfaces specifically designed for application over previously coated surfaces as well as bare wood.

May be used on:

Siding	Shakes
Log Siding	Shingles
Exterior Plywood	Fences
Pre-Primed Fiber Cement Siding	

#### Features and Benefits

- Hybrid Alkyd/Acrylic-
- Excellent adhesion and penetration
- Breathable resin
- Durable surface film
- Water clean up
- Less frequent maintenance
  
- Self Priming-
- One product to prime and finish
  
- Excellent Adhesion-
- Adheres to bare wood/previously coated surfaces
  
- Excellent Color Retention-
- Resists color change over time
- Prevents chalking
  
- Excellent Flow-
- Excellent application when brushed, rolled or sprayed

#### Product Data

Gloss:	6-10 at 85 degrees
pH:	8-9
Viscosity:	85-95 KU's
Weight per Gallon:	8.9-10.2 lbs/gal.
Solids by weight	42.4 - 48.1%
Solids by volume	36.4 - 40.8%
VOC	under 200 gm. per liter

#### Tint Base Information

- 100 White - Gallon and 5 Gallons
- 110 Light Tint Base - Gallon and 5 Gallons
- 120 Medium Tint Base - Gallon and 5 Gallons
- 140 Ultra Deep Tint Base - Gallon and 5 Gallon Pails

#### Application

- Method - Long haired nylon/polyester brush
- Synthetic roller
- Airless sprayer (tip: 0.013 - 0.017/inch and pressure 1800-2000 psi).
- Back brushing or back rolling is recommended after spray application on raw wood.
  
- Temperature - 50 degrees F - 95 degrees F
- 10 degrees C - 35 degrees C
  
- Thinning - Not recommended
  
- Coverage - Varies with surface porosity.
- Smooth wood - 300-400 sq. ft. per gallon.
- Rough wood - 150-250 sq. ft. per gallon
- 3.5-5 sq.m/liter
  
- Cleaning of Equipment- Warm water and soap.
  
- Drying Time- Touch dry in 1-3 hours.
- Allow 24 hours between coats at 68 Degrees F (20 degrees C) and 65% relative humidity.

## Rebecca Ballo

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**From:** Charles Craig <interiordesign.cwcid@verizon.net>  
**Sent:** Thursday, February 02, 2012 8:52 AM  
**To:** Robert Dudka; Cynthia Liccese-Torres  
**Cc:** Charles Matta; Darren Hannabass; Michael Leventhal; Rebecca Ballo; Cynthia Liccese-Torres  
**Subject:** Carlin Community Center - Exterior inish

Hi All,

In our meeting with the Arlington Co. Dept of Environmental Services representative, Peter Connell, proposed using Sikkens stain over primed wood siding as a long lasting alternative to paint. I contacted Sikkens. They make only one product suitable for application over primed wood - Rubbol Solid. It does not dry as hard as paint and therefore may last longer without cracking or crawling.

<http://www.sikkens.us/en/Products/Exteriors/Pages/RubbolSidingFinish.aspx>

If you look at the Application/Maintenance Procedures, it indicates a lifetime of 5-8 years, not the 10 years suggested necessary by Mr. Connell. I can also imagine there could be other difficulties in following the manufacturers recommendations for applying refresher coats after 5-8 years.

I will contact other companies to see if they have solid stains/paints with a longer lifetime.

Thanks,

Charlie

**Cc:** Robert Dudka <[rdudka@lughtdesign.com](mailto:rdudka@lughtdesign.com)>; Darren Hannabass <[oldcraftsman@yahoo.com](mailto:oldcraftsman@yahoo.com)>; Christopher Wilson <[celloartdad@gmail.com](mailto:celloartdad@gmail.com)>; Joan Lawrence <[ijklawrence45@gmail.com](mailto:ijklawrence45@gmail.com)>; Michael Leventhal <[mleventhal@arlingtonva.us](mailto:mleventhal@arlingtonva.us)>; Cynthia Liccese-Torres <[Cliccese@arlingtonva.us](mailto:Cliccese@arlingtonva.us)>; Rebecca Ballo <[Rballo@arlingtonva.us](mailto:Rballo@arlingtonva.us)>  
**Sent:** Friday, February 3, 2012 11:06 AM  
**Subject:** Re: Carlin Community Center

Charlie,

I am in agreement with your assessment and recommendation to accept paint rather than stain in this instance.

*Charles*

On Fri, Feb 3, 2012 at 10:20 AM, Charles Craig <[interiordesign.cwcid@verizon.net](mailto:interiordesign.cwcid@verizon.net)> wrote:  
Hi All,

I have done some additional research and have come to some conclusions, but I hope you will respond with your own thoughts or information.

1. Good quality latex paint over primed siding has a life expectancy of 10 years or more and is historically correct in finish and texture.
2. Semi-solid or solid stains have a life expectancy of 5 to 8 years, are not historically correct, but do not crack and crawl because they are thin.

These are my thoughts by item number:

1. This to me is the proper finish and texture for a historic structure of this period. It is also forgiving when it comes to future applications of paint. I know Robert has extensive experience in the restoration of historic structures and some important ones at that. It does not require unusual skills or abilities to re-coat.
2. Stain seems appropriate for a mid-century rustic structure. While I like the idea, I've used it on shingles on my own home, the late 19th century Carlin Hall needs as honest historic appearance as possible. The inappropriate use of materials and color are my single biggest complaint in visiting historic sites. It totally changes the presentation and leads the uninformed visitor to draw the wrong conclusions. For me, the interiors are usually the nightmare.

I believe we need to pull this item from the consent agenda and have a discussion of the exterior finish. I have the feeling it will be pulled to discuss the replacement of the siding.

Thanks,

Charlic



## Rebecca Ballo

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**From:** Michael Leventhal  
**Sent:** Tuesday, February 28, 2012 12:56 PM  
**To:** Peter Connell; Capstoneprop@aol.com; Robert Dudka  
**Cc:** Rebecca Ballo; Cynthia Liccese-Torres  
**Subject:** site visit to Carlin Hall

Today we (Pete, Dale, Robert and I) met at Carlin Hall to walk around the building, inspect the various materials and elements on the building and discuss processes, procedures and a proposed scope of work. The following outline is what I believe was the basic consensus of our discussion:

- 1) vertical bead board at base of building: it is not uniform around the building, and it should be made so using the 3-bead design. All of the bead board should be delicately removed in order to inspect both the water table and the sills. It is understood that there may be some damage in the removal of this element given the tongue and groove connections. All historic sections that can be reused should be cleaned of all lead-based paint and either repainted or stained white. New matching wood to replace rotten and broken pieces.
- 2) sills: all sills should be inspected and any damaged sections need to be replaced in kind. If damage is not extensive and an epoxy solution seems reasonable, then this procedure should be used.
- 3) water table: all of the water tables around the building should be inspected for both damage and to see if there is sufficient bevel on the top to shed water. the water table should be uniform in size and contiguous across each section of the building. Replace as necessary with historic dimension wood.
- 4) window sills/string course: all window sills not of uniform dimensional wood should be replaced with correct sized wood. sill/string course should be contiguous across each section of the building.
- 5) windows: replace all windows with new historically accurate (1/1 double hung wood sash). replacement can be actual window or sash replacement, but must accurately fit opening.
- 5) doors: replace all doors with doors with new full size to current openings. It would be great to go back to the wider historic opening, however cost factors may enter the equation. New door sills as needed. Rear NE opening that was once a door and now window, to be only window replacement.
- 6) door sidelights and transoms: sidelight and transom on main front door should be restored and interior storms purchased for insulation. sidelight and transom on easternmost front door to have sidelight restored and transom to be rebuilt to match other front door transom. Again, interior storms can be used here as well. (check out Allied window for the storms) Rear transom and sidelights, same treatment.
- 7) siding: all siding to have lead-based paint removed. all siding to be inspected and all damaged siding replaced in kind. all siding to be repainted and/or stained.
- 8) gable end vertical bead board: replace all rotten/broken pieces/sections with matching wood. All should have lead-based paint removed and be repainted and/or stained.

wood trim: all original wood trim carefully cleaned of all lead-based paint and repainted and/or stained.

other work to consider:

- 1) all porch decks to be inspected to ensure that water does not either pool or move towards the building. If there is a problem, solutions need to be developed (remove; re-slant; etc.) and brought to the DRC/HALRB;

2) remove current electrical and gas hook-ups/meters and move to less conspicuous space;

3) cupola: get structural engineer to inspect and develop plan to correct problems.

Please correct, edit or otherwise comment on this outline. Thanks

michael