

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 4th 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

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

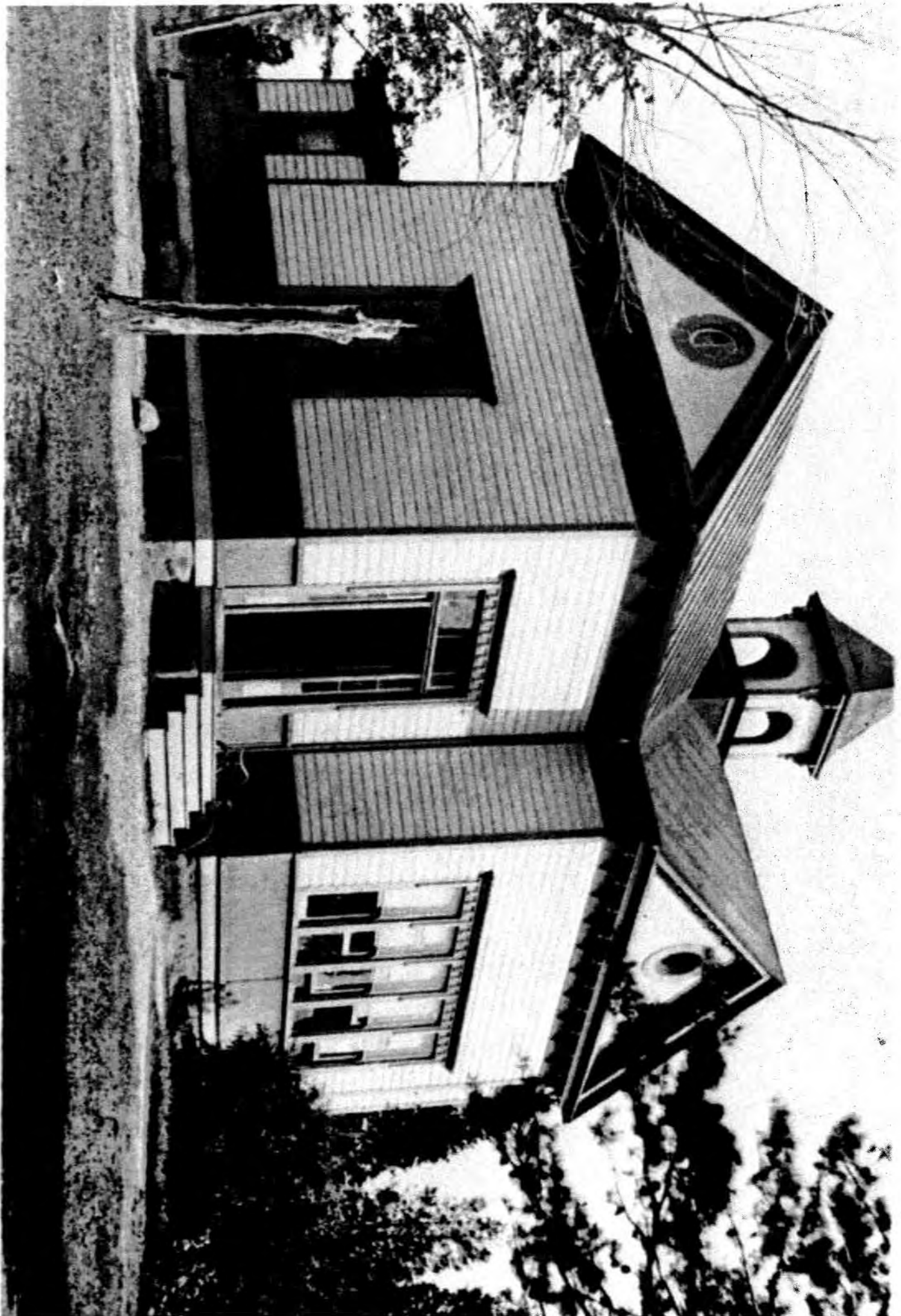
Send to HALRB (see below for recommended actions)

If sent to HALRB, recommended action is:

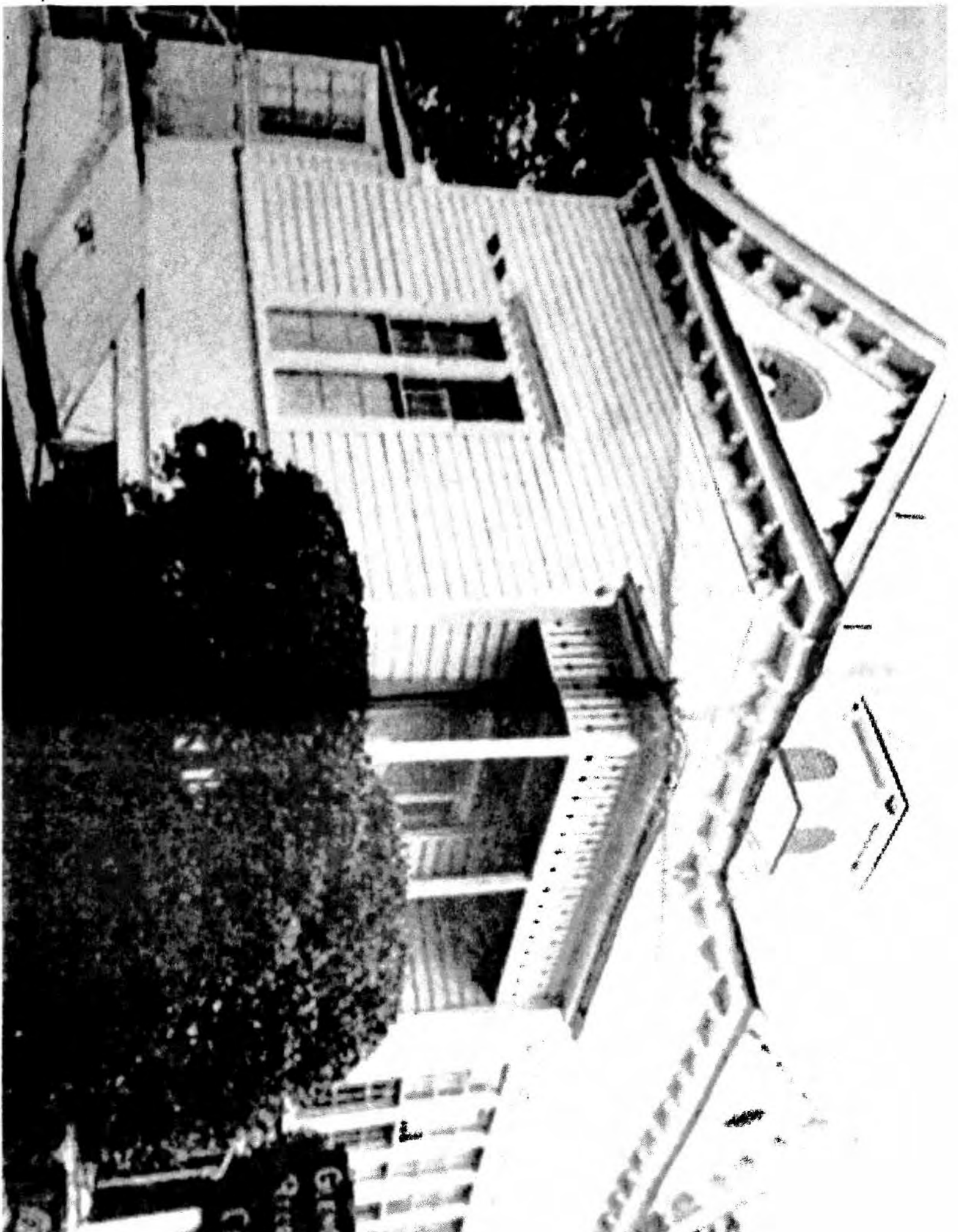
Place on consent agenda

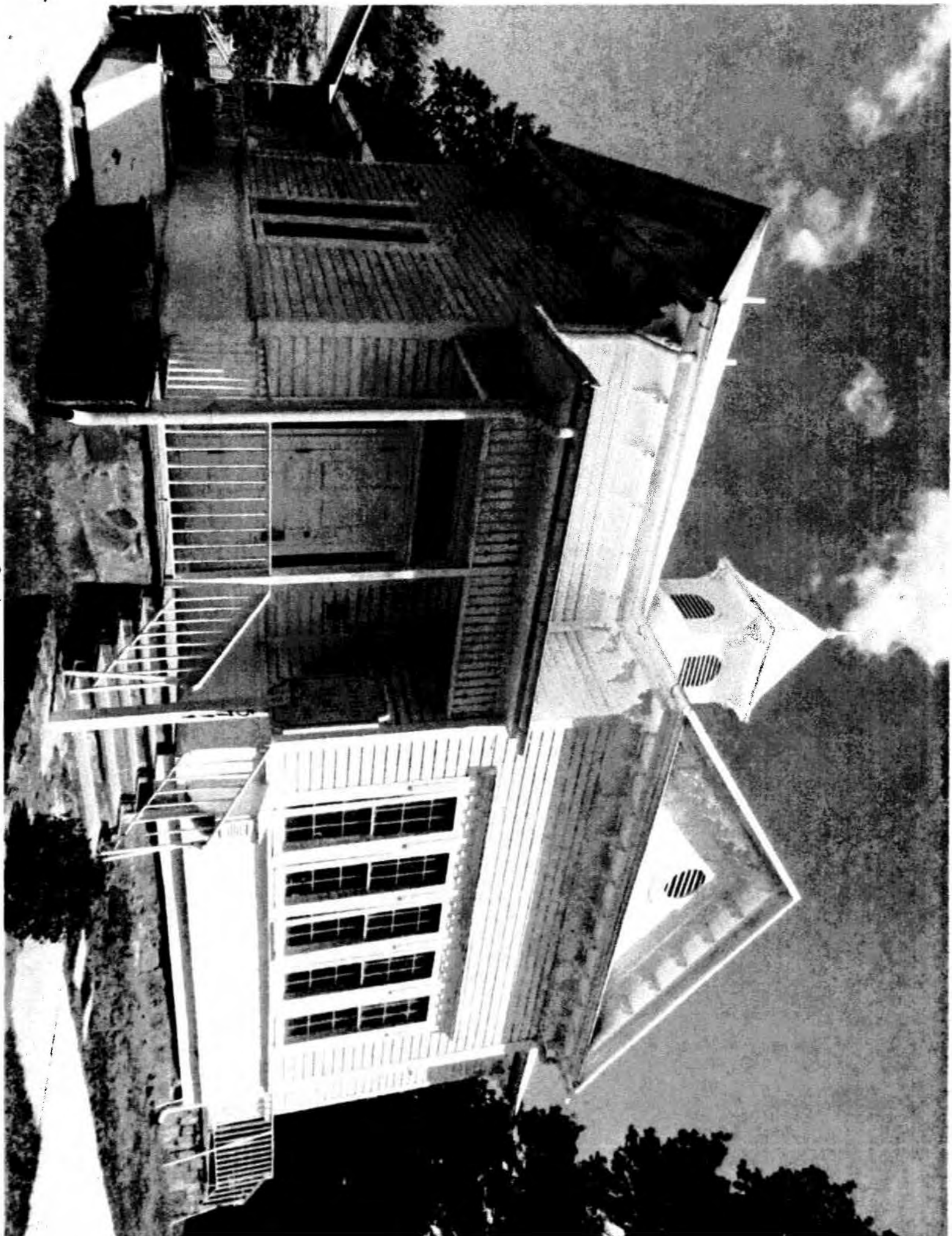
Place on discussion agenda:

- _____ 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" H
Unit Size=69 1/4" W x 98 3/8" H



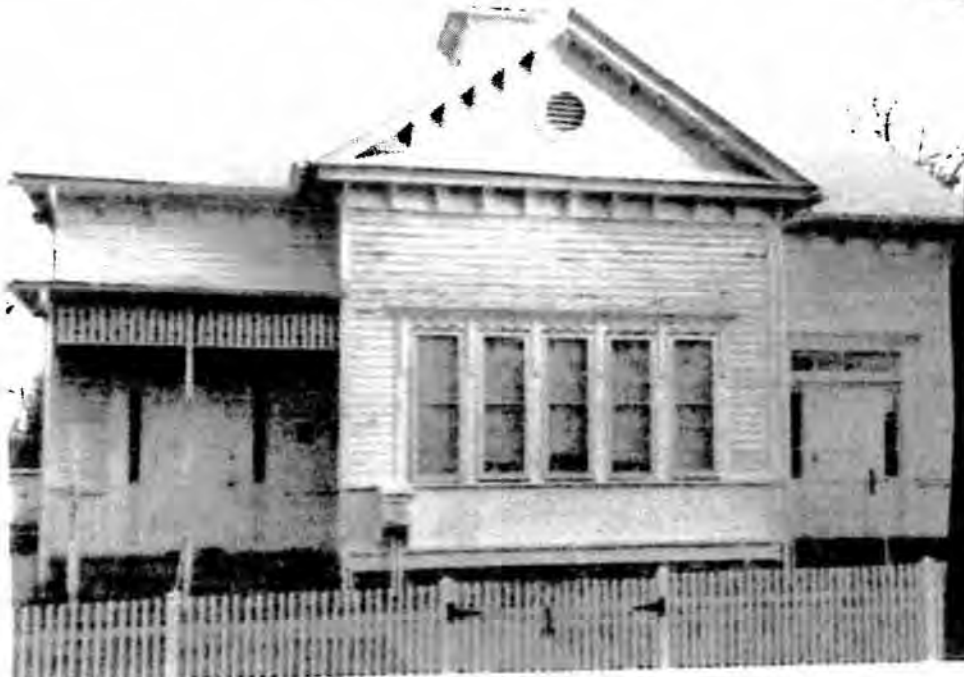
Fir 36"x80" Single Door w 2 Sidelites and Transom

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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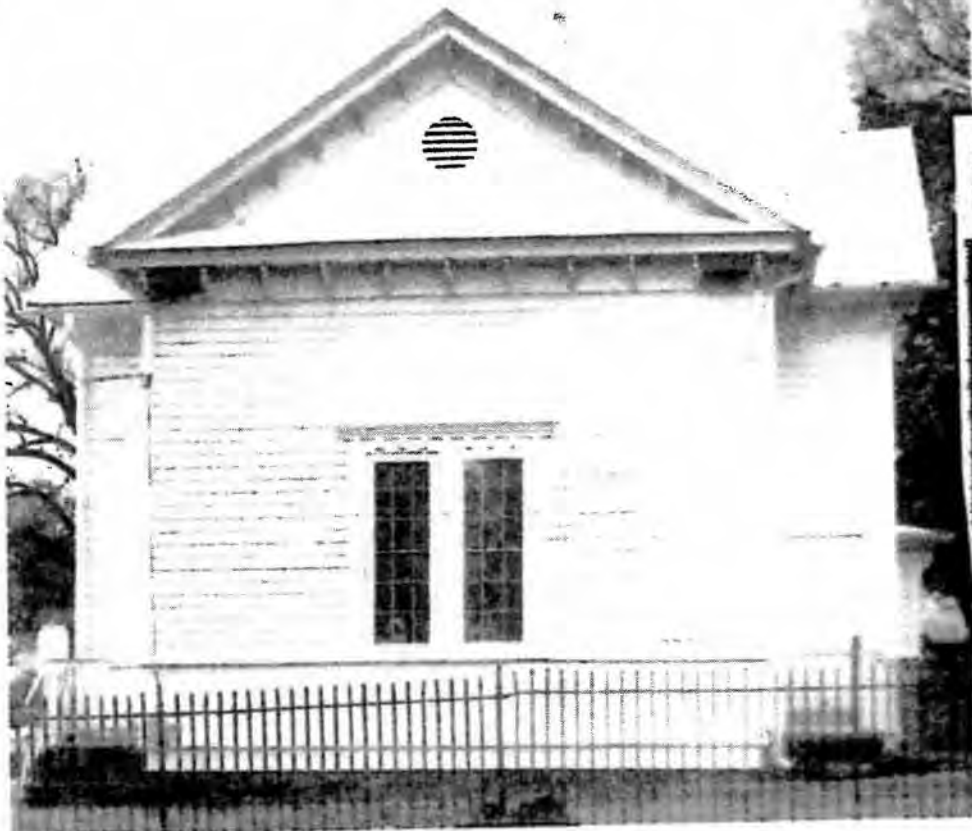
Line- 7 EAST ELEVATION
 Rough Opening: 32 1/8 X 80 3/4



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
 REV 2011.4.0.378/PDV 5.532 (11/16/11) MQ


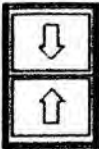

2



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

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>; Darren Hannabass <oldcraftsman@yahoo.com>; Christopher Wilson <celloartdad@gmail.com>; Joan Lawrence <ijklawrence45@gmail.com>; Michael Leventhal <mleventhal@arlingtonva.us>; Cynthia Liccese-Torres <Cliccese@arlingtonva.us>; Rebecca Ballo <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> 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

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