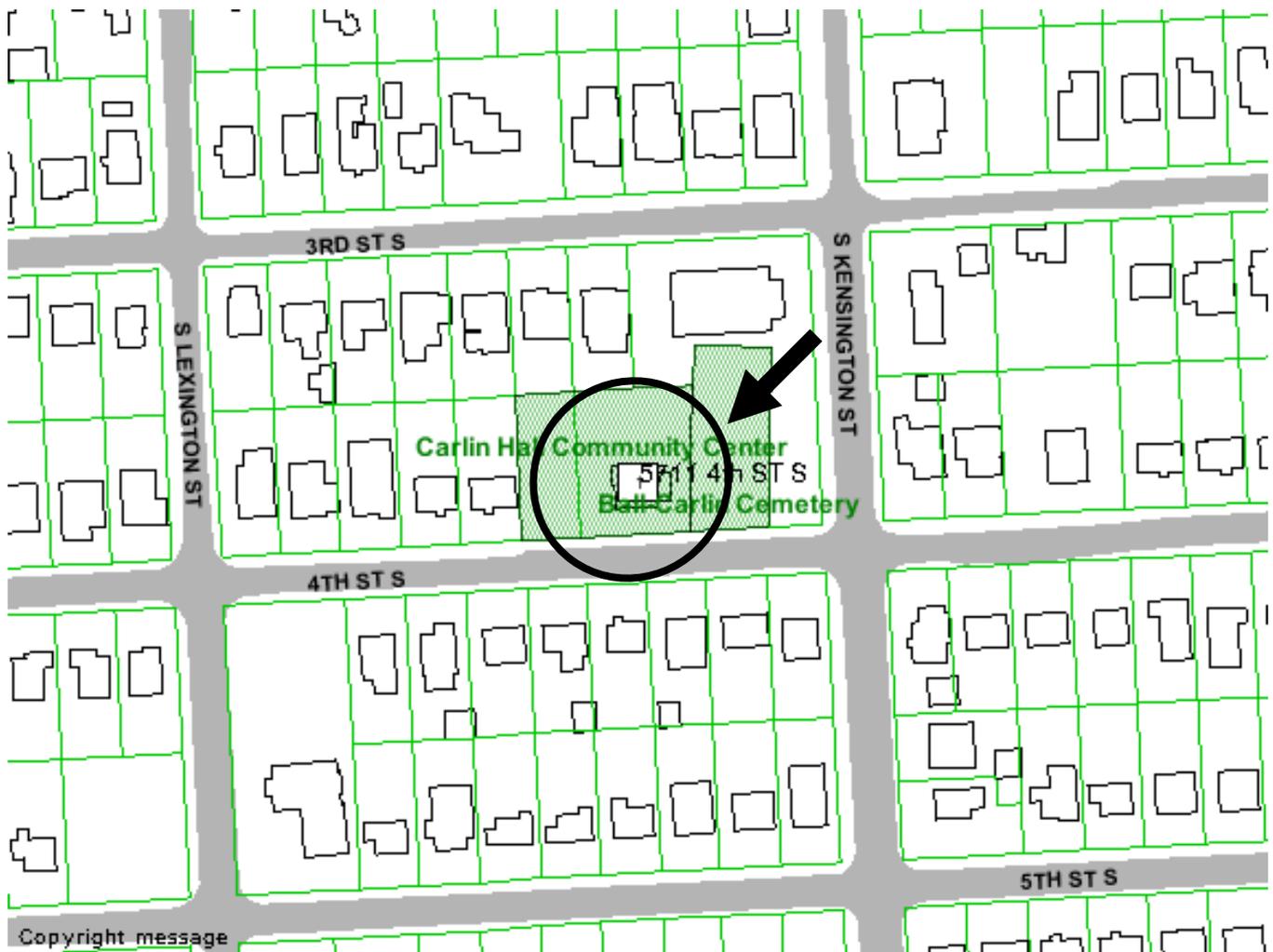


# Historical Affairs and Landmark Review Board

Arlington County, Virginia

HALRB Case 12-01 (HP1200001)



A request by the Arlington County Department of Environmental Services' for new windows, new doors, new wood siding and trim at 5711 4<sup>th</sup> Street South in the Carlin Community Hall Historic District.

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.



**CERTIFICATE OF APPROPRIATENESS STAFF REPORT**

**TO:** HALRB  
**FROM:** Rebecca Ballo  
**DATE:** March 14, 2012  
**SUBJECT:** 5711 4<sup>th</sup> Street South, Case 12-01, Carlin Community Hall Historic District

This proposal is a request to remove and replace all vertical and horizontal siding and adjacent trim, and remove and replace most of the windows and doors on the Carlin Community Hall building. Carlin Hall was constructed in 1892 by the Carlin Springs Cooperative Association and is Arlington County's first such community building. It is a wood-frame, 1½-story, Victorian structure, with four gables and a central cupola. It has double-door entries on each side of a five-window bay facing the street. Arlington's Department of Environmental Services is the applicant representing the County.

The proposal has two major components: the first dealing with the replacement of nearly all the doors and windows, and the second dealing with the repair and replacement of all exterior woodwork. The existing windows and doors are not original (with the exception of one small decorative window); some date from a 1940s renovation, others are more recent. None are historically accurate. The one original window on the building, a circular window in the gable end, will be repaired and not replaced as part of this project. The applicant is proposing to install new, historically accurate wood windows with a 1/1 profile to match the originals (shown in the attached photograph). No vinyl pieces will be used on the replacement windows, and the window and door hardware will be matched brass. The new doors also will be wood, with a 6-panel profile to match what currently exists on the building. The applicant also will attempt to recreate the wood 'horns' on the lower corners of the meeting rail, again, to match the historic photos. The DRC and staff are supportive of this proposed work.

The repair and proposed replacement of the exterior siding and trim, and the proposal to stain the wood as opposed to painting it, generated much discussion at the DRC and in subsequent DRC e-mails. At issue are whether or not any of the historic siding and trim could be retained and repaired, and whether or not a white stain was appropriate as opposed to paint. The specifications for the proposed stain are attached, as are the DRC e-mails discussing the appropriateness of this choice. In terms of preservation of the wood itself, staff maintains that the wood that is in good condition should be retained for the horizontal siding, vertical beadboard, and the trim. Michael Leventhal's e-mail dated February 28<sup>th</sup> includes a detailed list of the elements in question and their preferred treatment.

A site visit on February 28<sup>th</sup> and subsequent on-site investigations have uncovered potentially significant structural issues with the roof and sill. Further investigations may be necessary to determine if there will be more work involved for this building as part of the siding removal and restoration.

The DRC recommended approval of the window and door replacements, but had reservations about replacing historic wood siding and trim without first investigating whether the wood could be preserved. The DRC also questioned the appropriateness of the stain versus the paint from a preservation and long-term maintenance perspective. The DRC originally asked that this case be placed on the consent

agenda for the February 15<sup>th</sup> HALRB meeting; however, given the outstanding issues that will warrant discussion, the item has been placed on the discussion agenda for the March 21, 2012 meeting.

Staff finds that the wood window and door replacements are appropriate and that they meet the Secretary of the Interior's Standards for Rehabilitation #2:

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

Staff recommends that all the exterior siding and trim be investigated thoroughly for damage, and where possible, historic wood should be repaired, stripped, and reused as part of the project. Where wood cannot be repaired, new wood should be milled to match.