

Docket Item # 2
BAR CASE # 2011-0083

BAR Meeting
May 4, 2011

ISSUE: Alterations – Exhaust Duct/Chimney
APPLICANT: Old Presbyterian Meeting House (Donald Lipscomb, Architect)
LOCATION: 318 South Royal Street
ZONE: RM/Residential

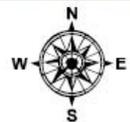
STAFF RECOMMENDATION: Staff recommends approval of the Certificate of Appropriateness application, as submitted.

*EXPIRATION OF APPROVALS NOTE: In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

**BUILDING PERMIT NOTE: Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-838-4360 for further information.



BAR CASE #2011-0083



I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness at 318 South Royal Street, the two-story brick educational building on the Old Presbyterian Meeting House campus. The proposed alterations consist of removing the small existing exhaust duct on the roof and replacing it with a new kitchen exhaust hood duct in the same location but complying with current building and fire code requirements. The new 10 inch wide exhaust duct will be housed in a 2 foot square, approx. 40 inch high metal framed enclosure fabricated with an exterior insulation system, clad with Dryvit's Custom Brick Polymer Finish, and terminated with a metal chimney cap.

II. HISTORY:

The two-story brick educational building on the Old Presbyterian Meeting House campus was constructed in **1957**. The simple, front gable brick building is covered with a slate roof.

Previous Approvals:

The Board approved a Permit to Demolish, Certificate of Appropriateness, Waiver of Vision Clearance and Waiver of HVAC Screening for a partial demolition and conceptual approval for alterations and addition to the Elliot House on the campus on November 20, 2001 (BAR2001-0015/0016/0017). Alterations and additions to the Elliot House were approved on November 2, 2002 (BAR2002-0274/0275). The following year, a shed was approved to be constructed on the property (BAR2003-00082).

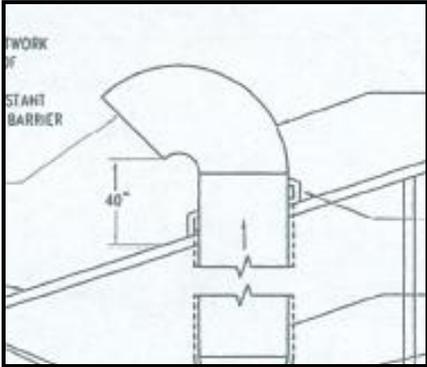
III. ANALYSIS:

The proposed exhaust duct and cover comply with zoning ordinance requirements.

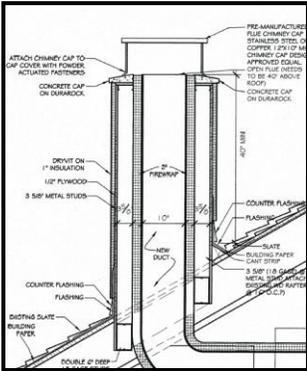
The subject proposal is to remove an existing exhaust duct and install a new exhaust duct on the mid-20th century educational building's roof. No additional penetrations into the roof will be required. The new exhaust duct will be housed in a 2 foot square 40 inch high box designed to replicate a traditional brick chimney stack. The box will be fabricated from exterior insulation, finished with Dryvit's Custom Brick Polymer Finish System and terminated with a metal chimney cap to keep rain water out. The synthetic brick finish will be customized to match the building's existing brick size and color (a sample of the proposed finish can be seen on page 12.) The exhaust duct and box will be mounted towards the front of the existing gable roof, in the location as identified on page 7.

The *Design Guidelines* clearly state that "Respectful additions make use of the design vocabulary of the existing historic structure;" and "In general, the existing form of a historic building should be retained in the expression of the addition."

This submission is a revised design in response to Staff's concerns with the original proposal which contained an industry standard gooseneck exhaust duct, of the same height, as shown below.



Previous Submittal



Current Submittal

The applicant has been very responsive and willing to work with Staff to find a more appropriate solution which does not negatively impact the existing building or the adjacent historic resources and also has minimal visual impact on the existing streetscape. Staff believes the current proposal, as submitted, achieves these goals. The exhaust duct references a typical chimney stack, as seen on many buildings throughout the district. The design intent is to preserve the historic character and integrity of rooftops within the historic district. Although Staff would not normally support the use of synthetic brick, the existing structure cannot reasonably support a genuine brick chimney and the proposed chimney form is located well away from the historic brick surfaces, making a direct visual comparison difficult. Staff believes that closely replicating the color and size of the building's existing brick, and utilizing the form of a typical chimney stack found in the district will cause it to be virtually unnoticeable to the majority of the public. It is for these reasons staff recommends approval of the Certificate of Appropriateness, as submitted.

STAFF:

Michele Oaks, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F- finding

Zoning:

Proposed chimney complies with zoning.

Code Enforcement:

C-1 Building and mechanical permits are required to be obtained prior to the start of any work

C-2 Exhaust outlets that terminate through a roof shall have the opening not less than 40” above the roof and shall be no closer than 10’ in horizontal direction from the roof

Transportation & Environmental Services

No comments received.

V. IMAGES



Figure 1. Existing Conditions



Figure 2. Proposal

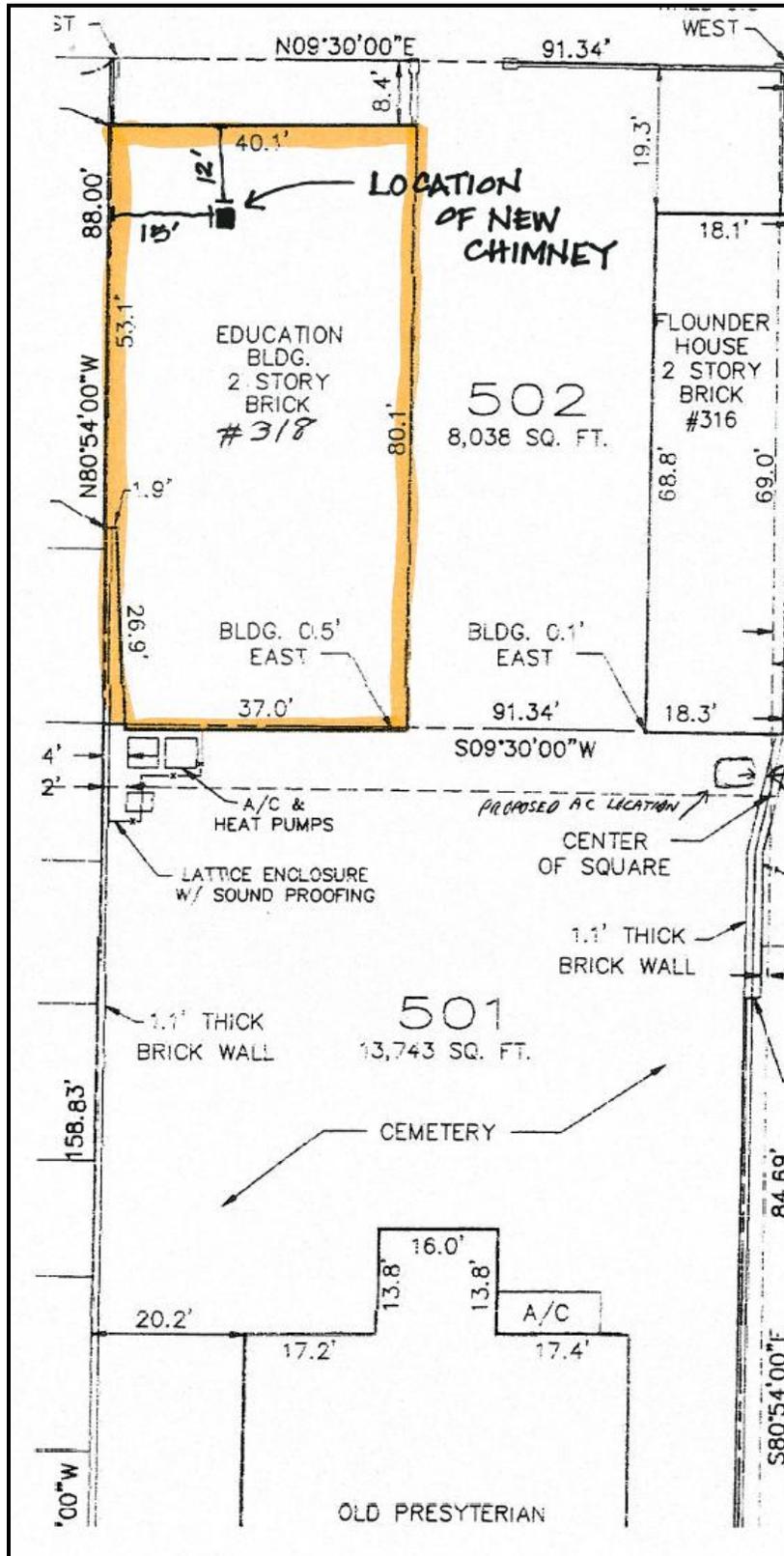


Figure 3. Plat

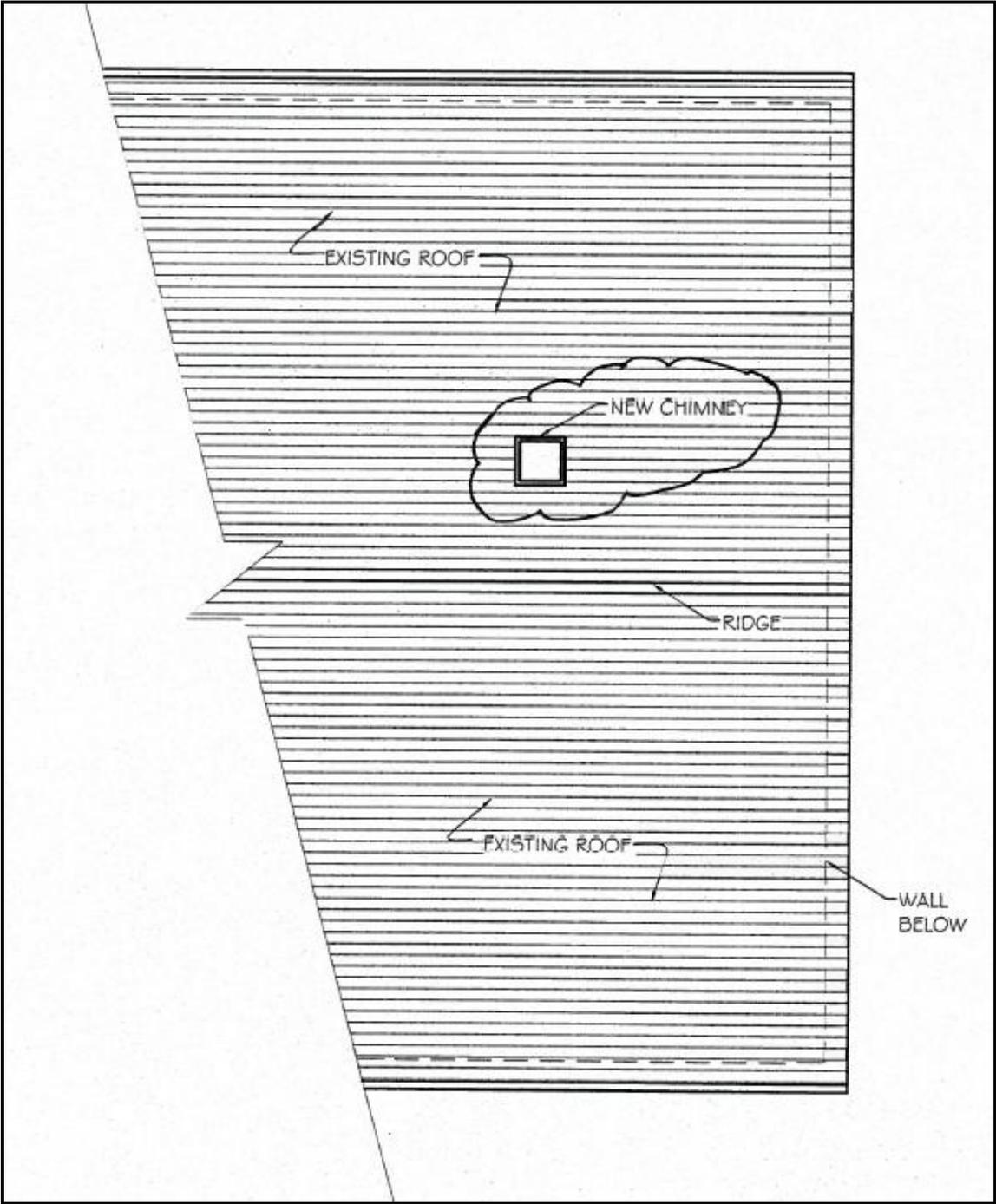


Figure 4. Location of Exhaust Duct Cover/Chimney on Educational Building Roof

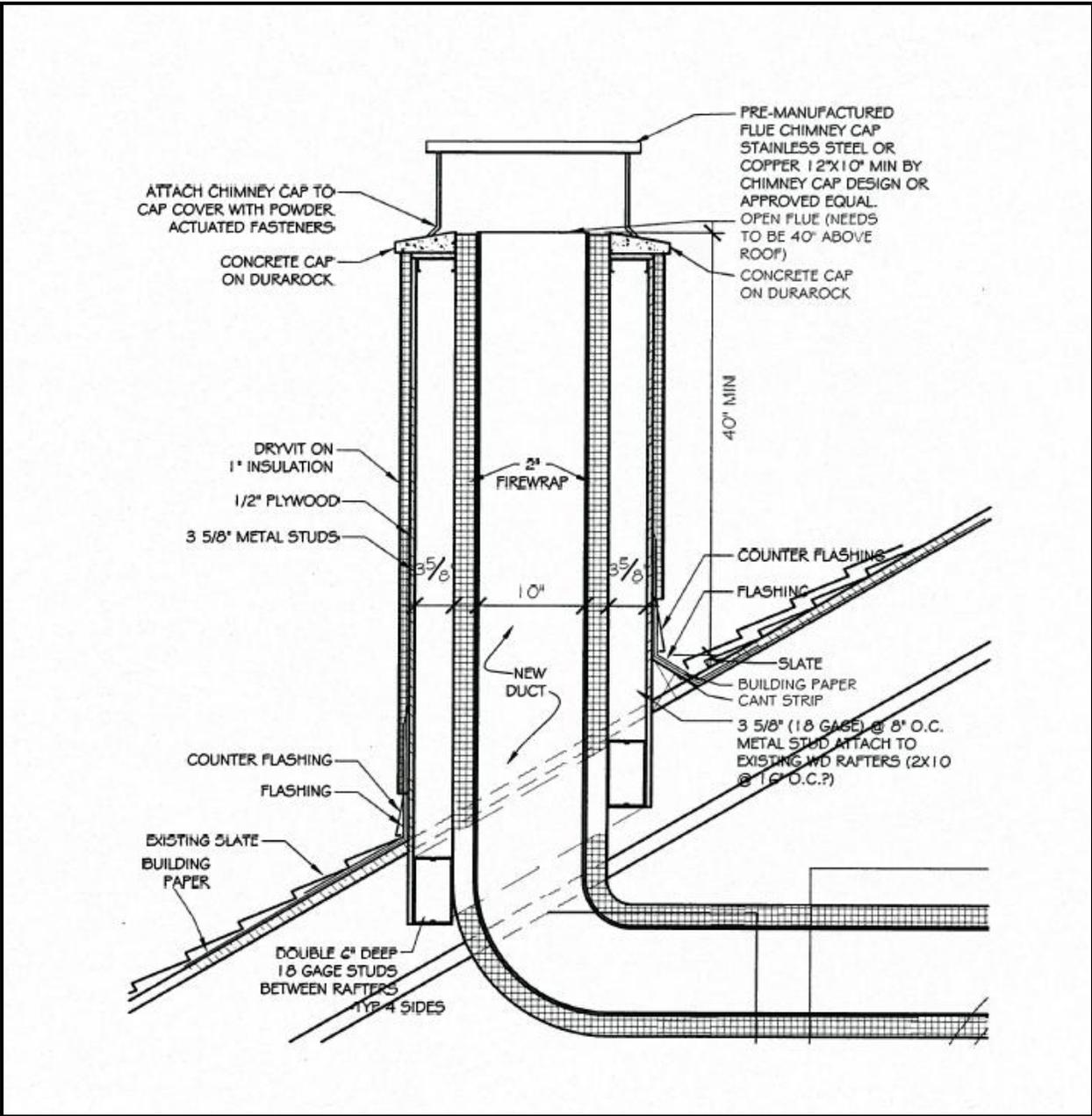


Figure 5. Detail Drawing Illustrating Exhaust Duct Cover/Chimney

After 2000 years ... a better brick!

Custom BRICK™

Manufacturing and transporting clay brick is energy intensive. On the jobsite, it has to be combined (by several contractors) with substrate protection and insulation (supplied by others) and there is no 'single source' responsibility or warranty for the performance of the wall. A Dryvit Outsulation system with Custom Brick finish provides an environmentally superior, simpler, cost effective alternative, from a single source. Now that's a better brick!

*University Dormitory Complex
Reno, NV* *Private Residence
Chicago, IL* *Atlantic Station
Atlanta, GA*

Used Wall Brick *New York Brick* *Utility Brick*

Dryvit Custom Brick comes in a variety of standard 'templates' – but we can also match an existing building or locally preferred pattern or brick size. Combine this design flexibility with an infinite selection of colors, textures and shading techniques, your building exterior can look EXACTLY the way you want!

A full Custom Brick brochure can be obtained by calling Dryvit customer service, contacting your authorized local Dryvit distributor, or on our web site at www.dryvit.com/specialtyfinishes

Figure 6. Proposed Finish for Exhaust Duct Cover/Chimney

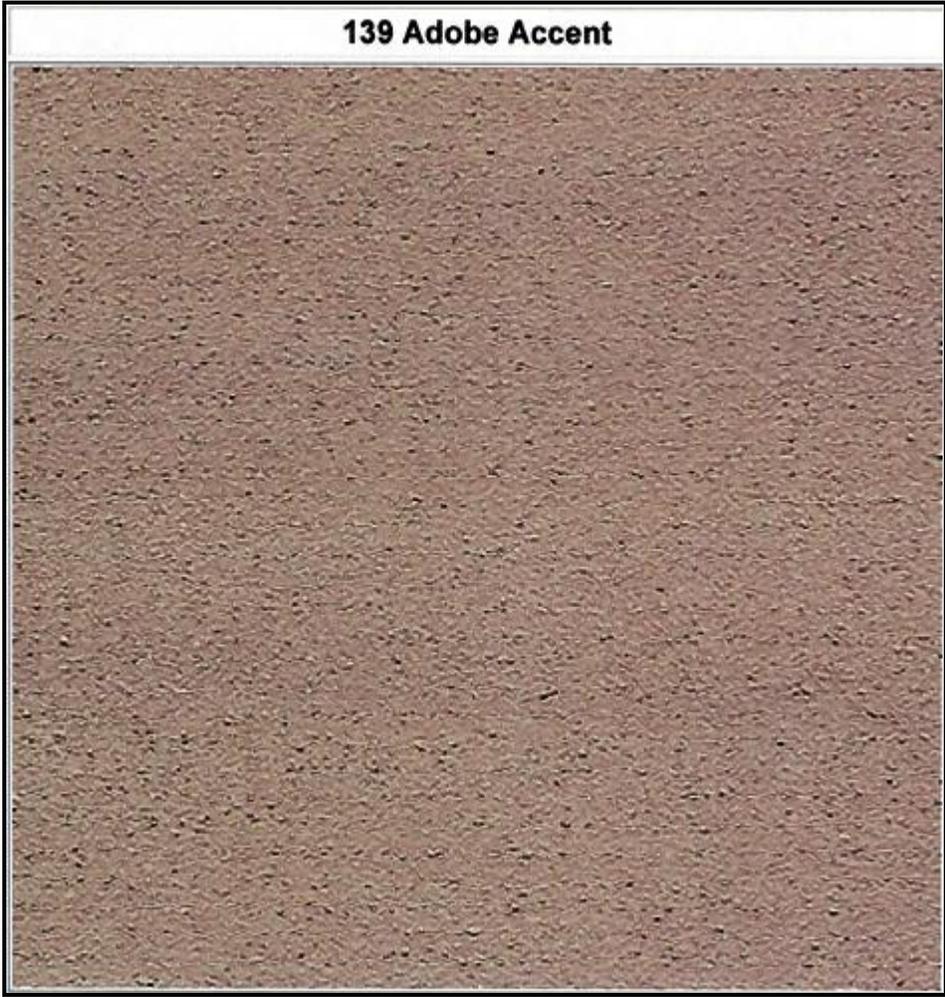


Figure 7. Proposed Color of Dryvit Custom Brick