

Docket Item # 4
BAR CASE # 2010-0008

BAR Meeting
February 17, 2009

ISSUE: Alterations
APPLICANT: Paradise OT, LLC by Ruth Gresser
LOCATION: 118 King Street
ZONE: KR/King Street Retail

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

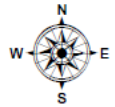
****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 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, 703-746-4200 for further information.



BAR CASE #2010-0008

2/17/2010



I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for a new metal flue at 118 King Street.

The applicant proposes to install a 12 inch diameter metal flue on the south (rear) elevation of the two-story commercial building. The proposed flue will be used to vent the wood burning stove in the new restaurant's kitchen and will exit the building approximately 11 feet 8 inches above grade on the alley elevation. The top of the flue will project 2 feet 6 inches above the roofline to meet building code requirements. The flue will be set back 15 feet 3 inches from the rear property line. The flue will be painted a brick red color to match the building.

II. HISTORY:

118 King Street is a commercial, Italianate-style two-story brick retail and office building completed in early 2001. The design of the new building was approved by the Board in 2000 (BAR Case #2000-0019, 4/5/00).

In 2001, the Board approved signs for Imaginarium (BAR Case #2001-118, 6/6/01), the Discovery Channel Store (BAR Case #2001-129, 7/18/01) and the Franklin Capital Group (BAR Case #2001-276, 11/20/01). The Board approved a hanging sign for Chevy Chase Bank in 2004 (BAR Case #2003-0241, 4/21/04). The Board approved signage for the Paper Source in 2006 (BAR Case #2006-0077, 5/3/06).

A Special Use Permit for the Pizza Paradiso restaurant was approved by the Planning Commission on November 5, 2009 and City Council on November 21, 2009 (SUP #2009-0052).

III. ANALYSIS:

The proposed alteration complies with zoning ordinance requirements.

Although the *Design Guidelines* note that "The Boards strongly discourage the use of exterior metal flue chimneys" they also state that: "chimneys on commercial and industrial type structures may be made of metal in certain circumstances." Staff finds the proposed metal flue to be appropriate, including its location in a rear alley. It is not unusual for restaurants to have exterior flues and vents within the historic district. The flue will be painted to match the brick building to further minimize its appearance.

IV. STAFF RECOMMENDATION: Staff recommends approval of the application as submitted.

STAFF:

Stephanie Sample, Historic Preservation Planner, Planning & Zoning
Al Cox, Architect, Historic Preservation Manager, Planning & Zoning

V. CITY DEPARTMENT COMMENTS

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

Code Administration:

C-1 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit and must comply with the 2006 edition of the Uniform Statewide Building Code (USBC). Six sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.

Historic Alexandria:

No comments received.

VI. IMAGES

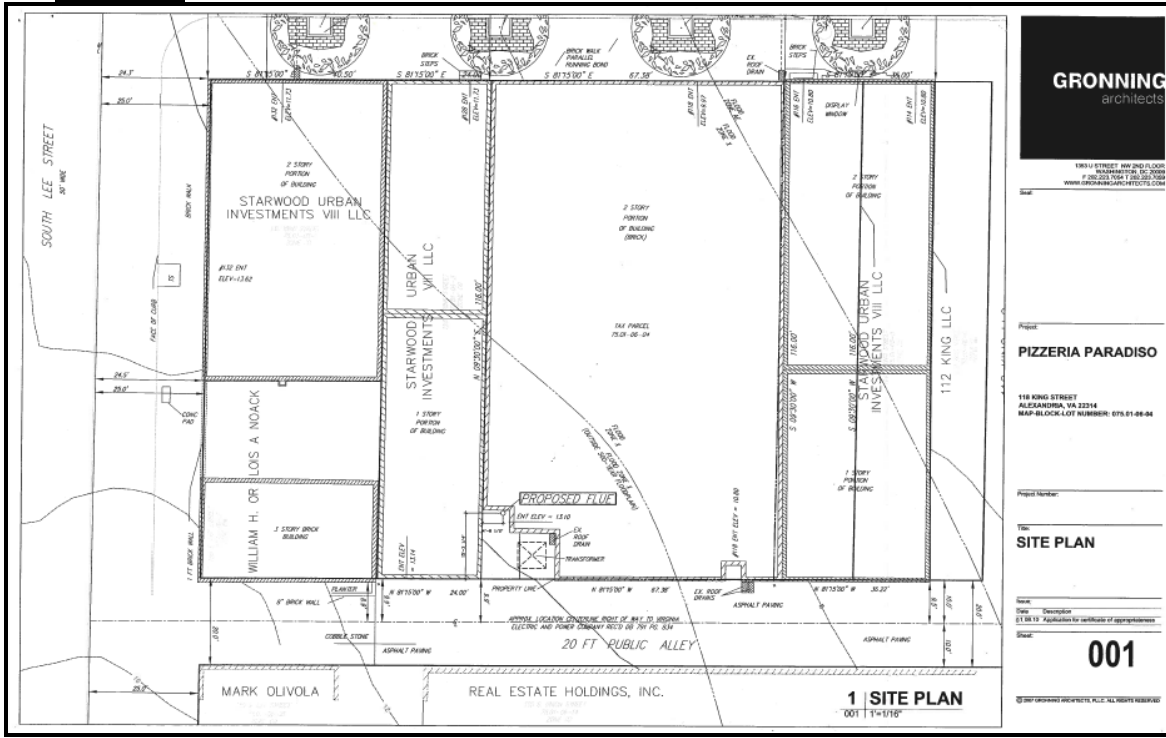


Figure 1: Site plan.

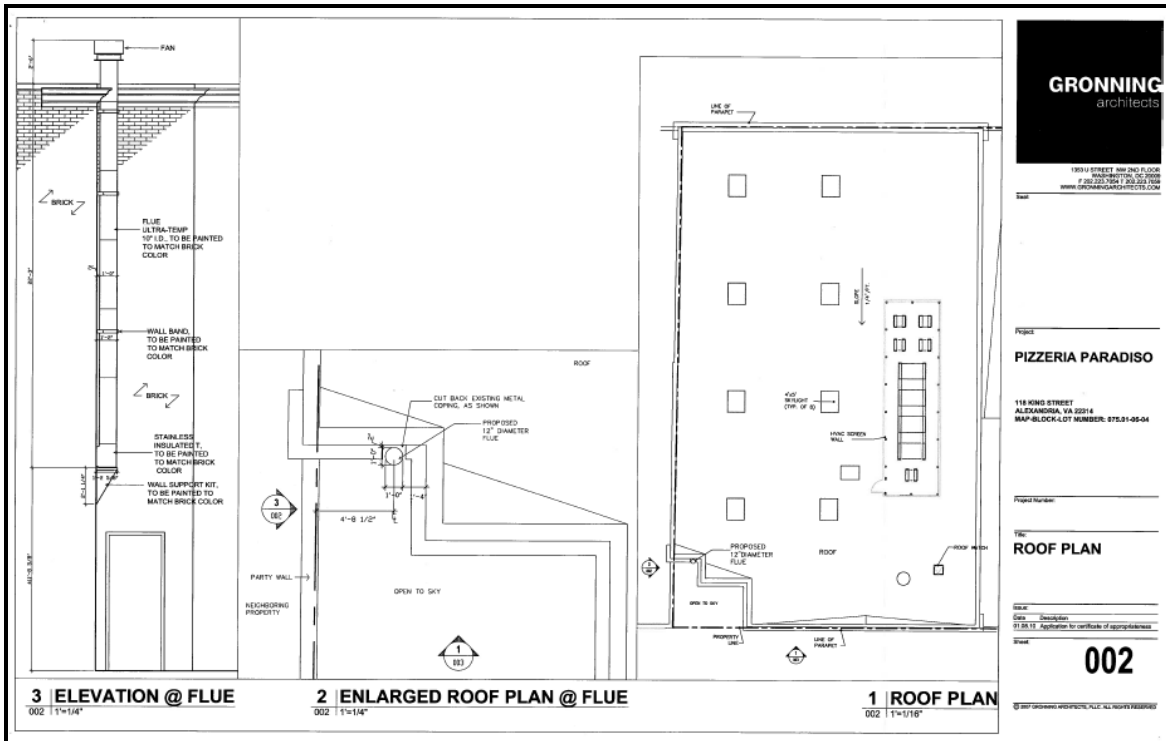


Figure 2: Rear elevation and roof plan.

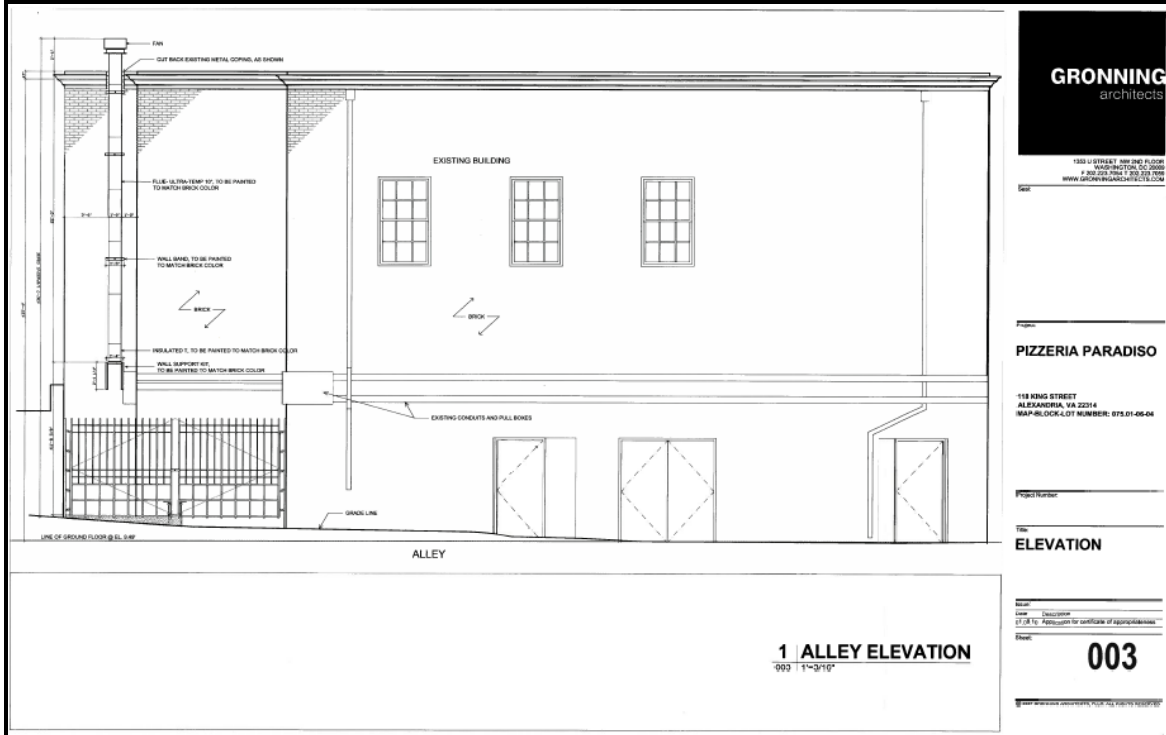


Figure 3: Rear elevation.

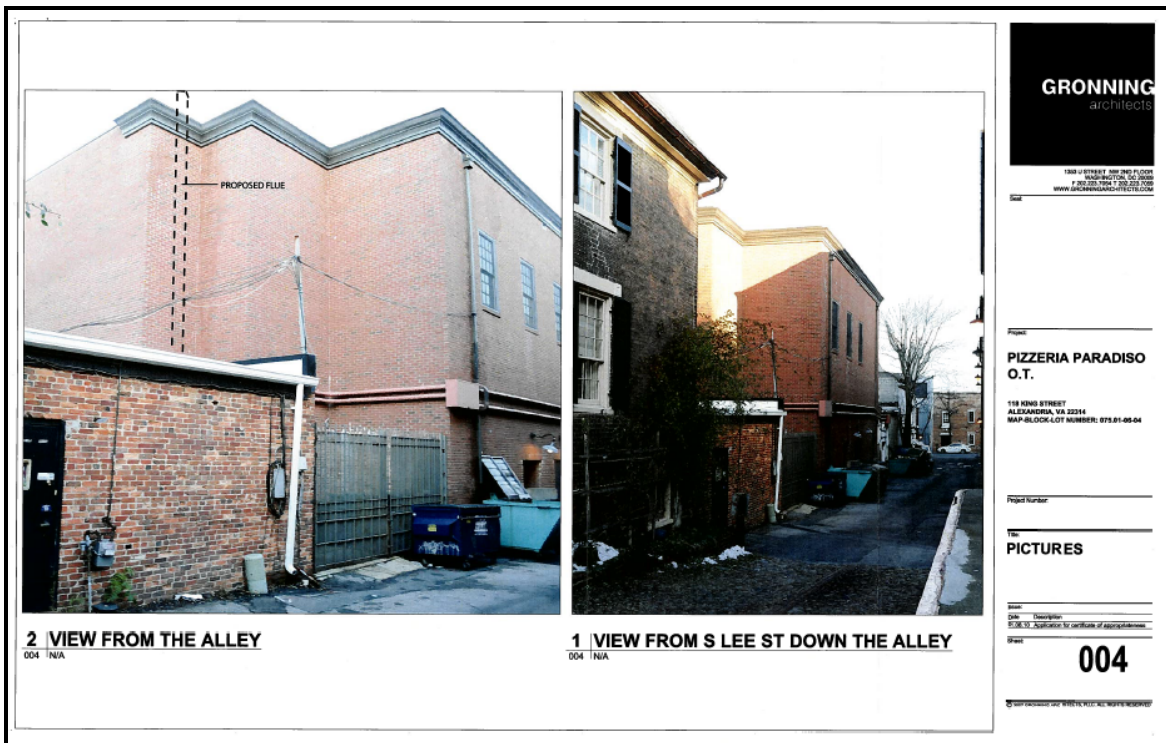


Figure 4: Photos.


CATALOG

METALBEST
CHIMNEY & VENTING SYSTEMS

All-Fuel Chimney System

Ultra-Temp®
All-Stainless Steel

Galva-Temp®
Galvanized Exterior



LIFETIME
WARRANTY

The Ultra-Temp All-Fuel Chimney system includes a variety of components to meet every installation requirement. These components may be combined in a wide variety of ways to solve almost any chimney installation problem.

- Ultra-Temp® HT - 5" - 8" I.D.
- Ultra-Temp® - 10", 12", 14" I.D.
- Galva-Temp® HT - 6" - 8" I.D.
- Galva-Temp® - 10", 12", 14" I.D.

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SELKIRK.

Figure 5: Vent specifications.

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ULTRA-TEMP® GALVA-TEMP®	IMPORTANT		ULTRA-TEMP® HT	GALVA-TEMP® HT	ULTRA-TEMP®	GALVA-TEMP®
	This catalog references ULTRA-TEMP®/GALVA-TEMP® Chimney Systems with maximum test temperatures under Underwriters' Laboratories Safety Standard for Factory-Built Chimneys (UL-103).		ULTRA-TEMP® HT GALVA-TEMP® HT	ULTRA-TEMP® GALVA-TEMP®	Diameter Sizes: 5", 6", 7" & 8"	Diameter Sizes: 10", 12", 14", 16", 18", 20", 24" & 24"
		Part Identification: Letter HT and HT	Part Identification: Letter HT and HT	Clearance: 2" of airspace to combustibles	Clearance: 2" of airspace to combustibles	Clearance: 2" of airspace to combustibles
		Temperature Rating: 2100°F (Maximum test 10 min.) 1400°F (Maximum for 60 min.) 1000°F (Maximum Continuous Operating Temperature)	Temperature Rating: 1700°F (Maximum test 10 min.) 1400°F (Maximum for 60 min.) 1000°F (Maximum Continuous Operating Temperature)			

The MetalBest Chimney System (MCS) is ideal for venting residential heating appliances burning wood, #2 oil, and natural and LP gas. They have been specifically designed for today's modern, high-efficiency "airtight" wood stoves. They are designed for gravity (natural draft), non-positive internal pressure venting only. The MCS is usable on any appliance having a power burner (such as an oil furnace) if that appliance operates with neutral or negative draft at its outlet. Non-residential appliances which may cause positive pressure in the chimney should use a Sakirk Commercial Model PS or IPS system.

ULTRA-TEMP/GALVA-TEMP CHIMNEY LENGTHS

Insulated Lengths GALVA-TEMP®
Stainless steel inner and galvanized outer pipe

GALVA-TEMP - TYPE HT						GALVA-TEMP - TYPE HT						GALVA-TEMP					
Size	Product No.	Part No.	A	B	C	Size	Product No.	Part No.	A	B	C	Size	Product No.	Part No.	A	B	C
6"	206006G	6GT-6	6"	6"	8"	8"	208006G	8GT-6	6"	8"	10"	12"	212012G	12GT-12	12"	12"	14"
	206009G	6GT-9	9"	6"	8"		208009G	8GT-9	9"	8"	10"		212018G	12GT-18	18"	12"	14"
	206018G	6GT-18	18"	6"	8"		208018G	8GT-18	18"	8"	10"		212024G	12GT-24	24"	12"	14"
	206036G	6GT-36	36"	6"	8"		208036G	8GT-36	36"	8"	10"		212036G	12GT-36	36"	12"	14"
	206148G	6GT-48	48"	6"	8"		208148G	8GT-48	48"	8"	10"						
7"	207006G	7GT-6	6"	7"	9"	10"	210012G	10GT-12	12"	10"	12"	14"	214012G	14GT-12	12"	14"	16"
	207009G	7GT-9	9"	7"	9"		210018G	10GT-18	18"	10"	12"		214018G	14GT-18	18"	14"	16"
	207018G	7GT-18	18"	7"	9"		210024G	10GT-24	24"	10"	12"		214024G	14GT-24	24"	14"	16"
	207036G	7GT-36	36"	7"	9"		210036G	10GT-36	36"	10"	12"		214036G	14GT-36	36"	14"	16"
	207148G	7GT-48	48"	7"	9"												

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Figure 6: Vent specifications.

ULTRA-TEMP/GALVA-TEMP CHIMNEY LENGTHS

CHIMNEY PARTS GUIDE


The following section offers pictorial references, specifications and a brief description of major components to aid in the design of an Ultra-Temp - Type HT, Galva-Temp - Type HT, Ultra-Temp and Galva-Temp Chimney System.

READ AND FOLLOW THE
INSTALLATION INSTRUCTIONS
UNLESS INDICATED BY CHIMNEY
SYSTEM.

Insulated Lengths

ULTRA-TEMP®

Stainless steel inner and outer pipe



Note:
All insulated pipe lengths are furnished with a Locking Band.

ULTRA-TEMP - TYPE HT

Size	Product No.	Part No.	A	B	C
5"	205006U	SUT-6	6"	5"	7"
	205009U	SUT-9	9"	5"	7"
	205012U	SUT-12	12"	5"	7"
	205018U	SUT-18	18"	5"	7"
	205036U	SUT-36	36"	5"	7"

ULTRA-TEMP - TYPE HT

Size	Product No.	Part No.	A	B	C
6"	206006U	BUT-6	6"	6"	8"
	206009U	BUT-9	9"	6"	8"
	206012U	BUT-12	12"	6"	8"
	206018U	BUT-18	18"	6"	8"
	206024U	BUT-24	24"	6"	8"
206036U	BUT-36	36"	6"	8"	
206148U	BUT-48	48"	6"	8"	

ULTRA-TEMP - TYPE HT

Size	Product No.	Part No.	A	B	C
7"	207006U	7UT-6	6"	7"	9"
	207009U	7UT-9	9"	7"	9"
	207012U	7UT-12	12"	7"	9"
	207018U	7UT-18	18"	7"	9"
	207024U	7UT-24	24"	7"	9"
207036U	7UT-36	36"	7"	9"	
207148U	7UT-48	48"	7"	9"	

ULTRA-TEMP - TYPE HT

Size	Product No.	Part No.	A	B	C
8"	208006U	BUT-6	6"	8"	10"
	208009U	BUT-9	9"	8"	10"
	208012U	BUT-12	12"	8"	10"
	208018U	BUT-18	18"	8"	10"
	208024U	BUT-24	24"	8"	10"
208036U	BUT-36	36"	8"	10"	
208148U	BUT-48	48"	8"	10"	

ULTRA-TEMP

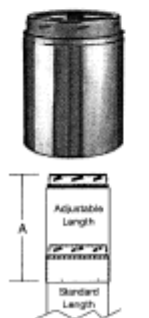
Size	Product No.	Part No.	A	B	C
10"	210006U	10U-6	6"	10"	12"
	210009U	10U-9	9"	10"	12"
	210012U	10U-12	12"	10"	12"
	210018U	10U-18	18"	10"	12"
	210024U	10U-24	24"	10"	12"
210036U	10U-36	36"	10"	12"	

ULTRA-TEMP

Size	Product No.	Part No.	A	B	C
12"	212006U	12U-6	6"	12"	14"
	212009U	12U-9	9"	12"	14"
	212012U	12U-12	12"	12"	14"
	212018U	12U-18	18"	12"	14"
	212024U	12U-24	24"	12"	14"
212036U	12U-36	36"	12"	14"	

ULTRA-TEMP

Size	Product No.	Part No.	A	B	C
14"	214006U	14U-6	6"	14"	16"
	214009U	14U-9	9"	14"	16"
	214012U	14U-12	12"	14"	16"
	214018U	14U-18	18"	14"	16"
	214024U	14U-24	24"	14"	16"
214036U	14U-36	36"	14"	16"	




Note:
Adjustable lengths must be installed above a fixed length - they cannot be installed immediately above a support, tee or elbow.

ULTRA-TEMP ADJUSTABLE LENGTH

The adjustable length is adjustable from 2" to 9.5" installed. The most common applications for the adjustable length are in offset applications.

Product No.	Part No.	A
205011U	8UT-11AJ	12"
206011U	6UT-11AJ	12"
207011U	7UT-11AJ	12"
208011U	8UT-11AJ	12"



LOCKING BAND

Product No.	Part No.
205450	5I-LB
206450	6I-LB
207450	7I-LB
208450	8I-LB
210450	10I-LB
212450	12I-LB
214450	14I-LB

Note:
Locking Bands are pre-assembled with captured nut and screw.

For the length selector chart or other additional information, visit www.selkirkcorp.com

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Figure 7: Vent specifications.

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