

Docket Item # 1
BAR CASE # 2011-0097

BAR Meeting
May 25, 2011

ISSUE: Flue extension

APPLICANT: Justin and Susan Nelson by Kulinski Group Architects

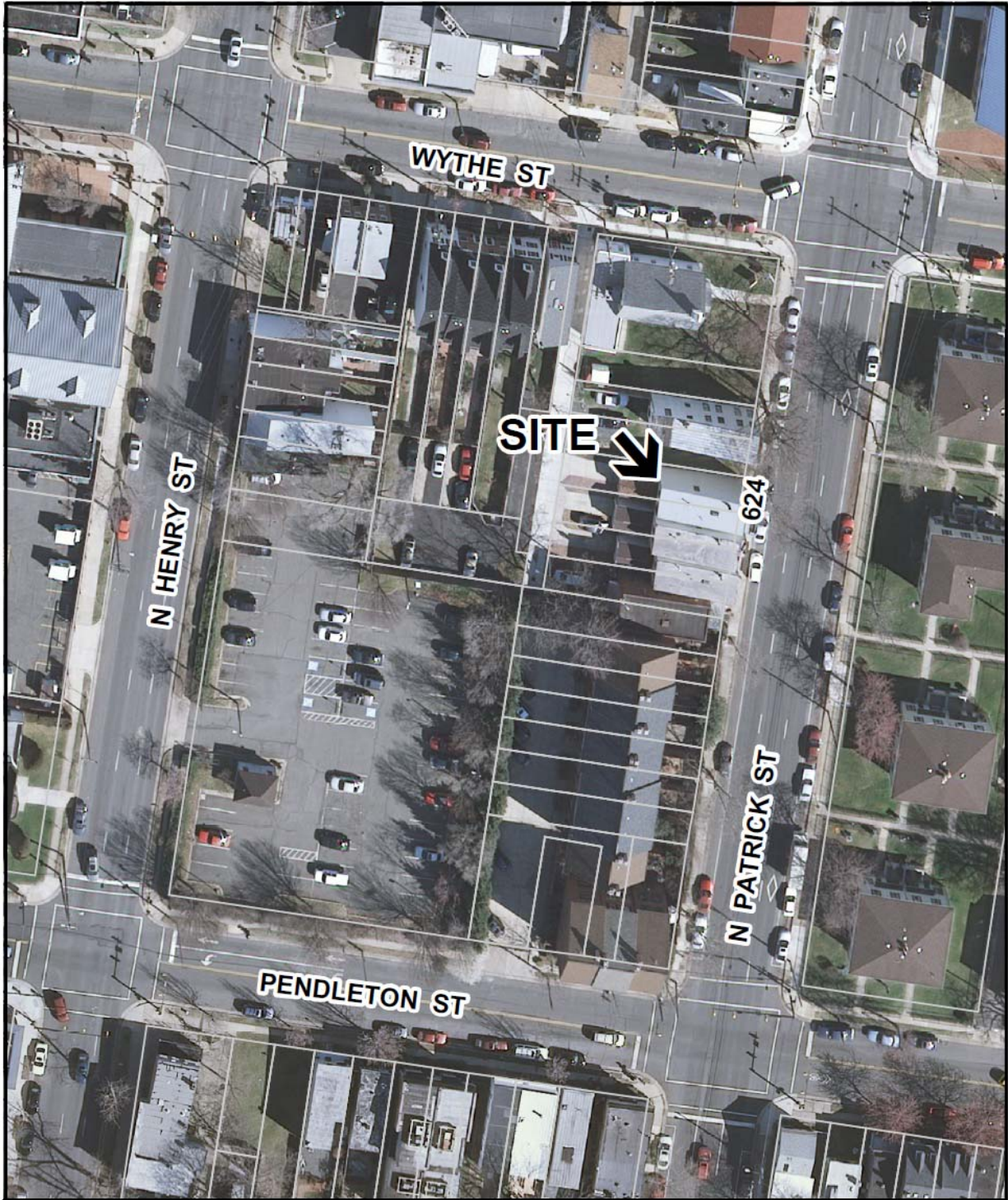
LOCATION: 624 North Patrick Street

ZONE: RB/Residential

STAFF RECOMMENDATION: Staff recommends approval of the Certificate of Appropriateness for the extension of a flue with the condition that the flue be painted to match the adjacent wall surface.

****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 the Code Enforcement Bureau (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Enforcement, Room 4200, City Hall, 703-746-4200 for further information.



BAR CASE #2011-0097



I. ISSUE

This application is the direct result of a condition created by the construction of a new townhouse on a vacant lot at the adjacent property, 626 North Patrick Street (BAR Case #2010-0129). As the new townhouse was constructed on the property line and is taller than the existing house at 624 North Patrick Street, the wood burning fireplace metal chimney flue of 624 must be extended to meet building and fire code regulations. The building code requires that a flue must extend a minimum of 24 inches above any building or portion thereof within ten feet of the flue. The flue at 624 North Patrick Street was an existing condition that existed well before the construction at 626 North Patrick Street and was not previously visible from the street.

II. HISTORY

The townhouse at 624 North Patrick Street was constructed by **1912** according to the Sanborn Fire Insurance Map from that year which depicts this two-story freestanding frame townhouse with a rear ell. 1912 is the first year that this block was mapped by the Sanborn Fire Insurance Company.

III. ANALYSIS

Staff has met with the homeowners at 624 North Patrick Street, the architect and contractor for 626 North Patrick Street and City building code officials. The BAR's *Design Guidelines* strongly discourage the use of exterior metal flue chimneys and recommend that they be "covered with masonry or masonry like material to match the existing structure." The existing frame structure at 624 N. Patrick cannot support a masonry chimney and the wind load of a wood frame chimney surround cannot be supported without extensive modifications to existing interior framing and alterations to the waterproofing membrane of the roof. Therefore, after extensive investigations of other alternatives, including cladding the flue with a stucco covered box or relocating the flue, it was determined that the only feasible solution was to extend the existing metal flue in its current location and brace it with metal struts against the wall of 626 North Patrick Street.

As is consistent with other exposed flues and vents in the historic district, Staff recommends that the flue be painted to match the adjacent wall surface which is a neutral beige. While the flue will be visible, the intention is to not call attention to this feature or detract from the surrounding historic fabric.

STAFF:

Catherine Miliaras, 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 extension of existing fireplace fluepipe complies with zoning.

CODE ADMINISTRATION:

- C-1 A building permit is required to extend the existing flue.
- C-2 The termination of the flue must be a minimum of 24" above any building or portion thereof within 10' of the flue
- C-3 Spark arrestors shall be listed and labeled for the application
- F-1 Attachment to the adjoining property is not approved. An easement must be granted from the property at 626 N. Patrick to allow the chimney to be braced to this wall.

V. IMAGES



Figure 1. Existing flue.



1 EXISTING CHIMNEY FROM REAR
A1 SCALE: NTS



2 EXISTING CHIMNEY REAR ELEVATION
A1 SCALE: NTS



3 EXISTING CHIMNEY FROM FRONT
A1 SCALE: NTS



4 EXISTING CHIMNEY FRONT ELEVATION
A1 SCALE: NTS

Figure 2 Existing conditions at 624 and 626 North Patrick Street.

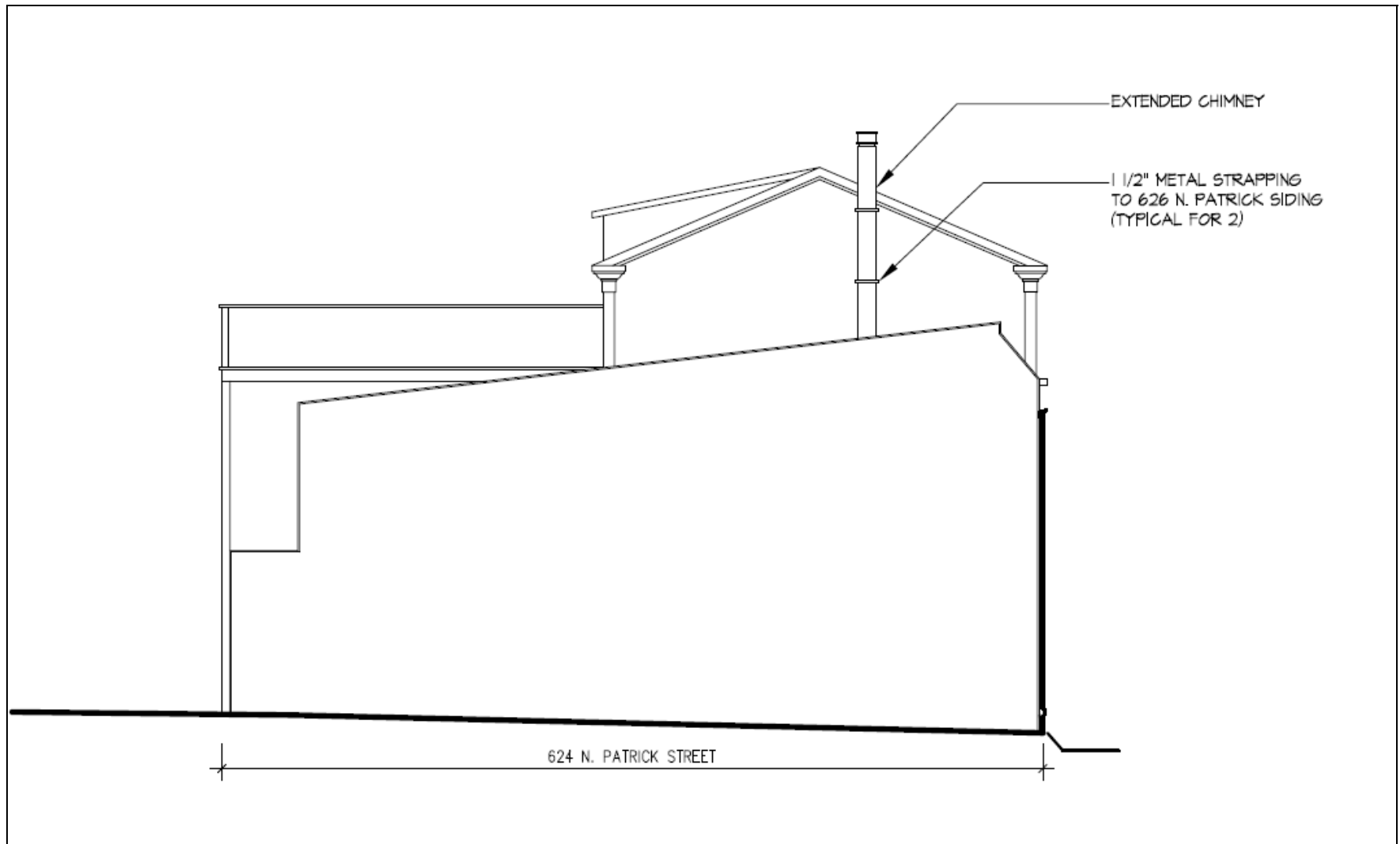


Figure 3. Proposed flue extension.



Figure 4. Existing and proposed streetscape.



Figure 5. Example of a similar flue extension in the Old and Historic Alexandria District.