



September 18, 2018

Ms. Megan Melinat
Virginia Department of Historic Resources
2801 Kensington Avenue
Richmond, VA 23221

Re: Easement Property Schematic Design Proposal, Vowell-Snowden-Black House
619 South Lee Street, Alexandria, VA
DHR # 100-0111

Dear Megan,

As we discussed during our July 18, 2018 meeting at the property, the project team has developed the enclosed schematic design submission. The materials have been simultaneously submitted to the Alexandria BAR, and the matter is docketed for their October 19, 2018 agenda. If at all possible, we would appreciate your comments prior to their meeting so that we can incorporate any feedback which would affect their review.

Please contact me at (757) 923-1900 should you have any questions. Thank you very much for your assistance in this matter.

Sincerely,

Paige Pollard

Enclosures

PO Box 11083 • Norfolk, VA • 23517



COMMONWEALTH PRESERVATION GROUP

MEMORANDUM

To: Megan Melinat, Easement Architect
Virginia Department of Historic Resources

From: Paige Pollard, CPG

Subject: Schematic Submission - Vowell-Snowden-Black House
619 South Lee Street
Alexandria, VA
Easement file 100-0111ep

Date: September 18, 2018

Introduction

The Vowell-Snowden-Black House (DHR Easement File No. 100-0111) is located at 619 South Lee Street in Alexandria, Virginia. Constructed c1798-1800, the three-story Federal style dwelling retains much of its historic plan, features, and finishes. The property contains a number of historic and modern additions, as shown on the enclosed annotated site plans; these include a historic flounder addition and carriage house, and two modern one-story brick additions, as well as a swimming pool and tennis court. All resources on the L-shaped property are enclosed within a fence, wall and heavy vegetation, obscuring much of the site from public view.

Since 2014, the current owners have been planning a major rehabilitation of the primary residence; the renovation design seeks to preserve the historic core and allow the owners to live in the original house. In order to accommodate modern needs, the applicant has consistently planned to construct additions to the primary dwelling. Integral to this planning process has been close coordination with VDHR.

The enclosed plans, described below, incorporate revisions and further refinement to the proposal previously submitted and approved in September 2017. The current plans were reviewed during an on-site meeting with Megan on July 18, 2018. As discussed in our meeting, this design is intended to minimize the impact to the historic building in keeping with the preliminary proposal made in 2017.

Vowell-Snowden-Black House Treatment Proposal

Site Work:

The applicant proposes to make modifications to the site in order to retain the historic dwelling while inserting modern amenities into existing and new additions. The new additions will be contemporary yet compatible to the design of the original house so that the developmental history of the complex is readily apparent. Revisions to the previously approved concept site plan are shown on the attached set and include:

- Slight relocation of the pool and inclusion of contemporary compatible pergola shade structure.
- Two small garden structures to house pool equipment and storage.
- Preliminary landscape concept.
- A slight reduction in the size of the previously proposed garage (storage room eliminated).
- HVAC condenser locations (for the main house and carriage house), a generator location, and proposed trash enclosure location.
- Refinement of the design of the garage connector via pergola.
- Reduction in the length of the hyphen connecting the house and addition.
- Replacement of Lee Street and Franklin Street gates (modern).
 - Note, access during construction will be provided via Franklin Street. Therefore, the already heavily altered piers adjacent to the drive entry will be temporarily removed to allow access for large equipment/vehicles. They will be reconstructed at the end of the project.
- Slight relocation of a modern wall and gate at modern paved court on Lee Street.
- Infill of modern area ways at Lee Street and south elevations of main house.
 - These small window wells have been impacted by changes in grade and sidewalk levels, and are trapping debris and water. The current configuration is non-historic as demonstrated via review of historic photos previously submitted. The applicant proposes to extend adjacent grade and infill windows with masonry set back 1" to mark location of former opening.
- On rear of dwelling, applicant proposes to retain the basement stair and access hatch, but eliminate the trip hazard and mark its location with a specialized treatment integrated into the patio paving material.

Exterior:

- As previously reported, repair work is ongoing and includes:
 - Window restoration on primary dwelling;
 - Masonry repointing (see enclosed mortar report); mortar selected while on site will be utilized;
 - Repair/restoration of areas of rotted wood;
-

- Slate roof repairs and restoration;
- Metal roof repairs and restoration (not currently underway pending BAR approval);
- Chimney repairs and restoration;
- Gutter and downspout replacement.

Basement:

- Western basement under proposed studio eliminated in favor of crawl space.
- Remove modern concrete in historic basement, reinstall concrete slab over appropriate vapor barrier and incorporate under slab drainage tied to a sump pump.
- Incorporate bridge of cork between edge of new slab and edge of foundation wall to disengage new slab from existing foundation walls; caulk both joints.
- Slight plan changes to previously proposed playroom in modern basement of south addition.

First Floor:

- Slight reduction in length of hyphen between historic house and south addition.
- Replace modern doors and windows on south elevation of the office, vestibule and hall; and door on north elevation of stair hall.
 - Insert contemporary compatible doors and windows as shown on attached plans and elevations.

Second Floor:

- Remove existing deteriorated standing seam metal roof as shown on roof removal plan; please see attached roofing report for documentation of substantial deterioration.
- Repair/rebuild deteriorated and leaning chimney on west end of flounder addition.
- Slight revisions to proposed work room and laundry area, including insertion of contemporary compatible built in casework.

Third Floor:

- Remove modern closet in hall; renovate bath.

Additions:

- Note that all proposed material selections are preliminary and subject to revision in the final construction package.
 - Slight reconfiguration of south addition, including location of chimneys. There is also a decorative metal grille proposed to be inset in the exterior wall of the chimney on the north elevation; this is intended to break up the mass of the masonry.
 - Further articulation of exterior cladding, including finish selections.
 - Please see enclosed schematic finish samples and specifications:
-

- Painted wood insulated simulated divided lite windows and exterior doors;
- Masonry;
- Stone, Pennsylvania sandstone (or equivalent) for light stone; Granite, slate (or equivalent) for dark stone;
- Zinc roofing material and downspouts;
- Stucco.

Garage:

- Slight reduction in size with elimination of storage shed.
- Further articulation of exterior materials, including:
 - Painted wood simulated divided lite door
 - Painted wood and glass garage door
 - Zinc roof, gutters and downspouts

Carriage House:

- Replace modern sliding glass doors with painted wood insulated glass windows.
- Patch and repair roof/remove skylight.
- Add copper gutters and downspouts.
- Insert new opening in north elevation to add windows.
- New insulated glass door in existing masonry opening at kitchen entry.

Garden Structures #1 and #2:

- Two 8'x10' board and batten garden structures with stone base and slate sill.
 - Side gable roof clad in wood shingles.
 - Wood vent on either end of each structure. Future design revisions may incorporate window instead of vent; will be detailed in future drawing package if proposed.
 - Double leaf board and batten doors on each structure.
-



COMMONWEALTH OF VIRGINIA

DEPARTMENT OF HISTORIC RESOURCES
EASEMENT SUBMISSION FOR SCHEMATIC APPROVAL
EASEMENT FILE 100-0111 EP

SEPTEMBER 7TH, 2018

RENOVATION AND ADDITIONS

619 S. LEE ST.

ALEXANDRIA, VA

PROJECT DESCRIPTION + CONTENTS

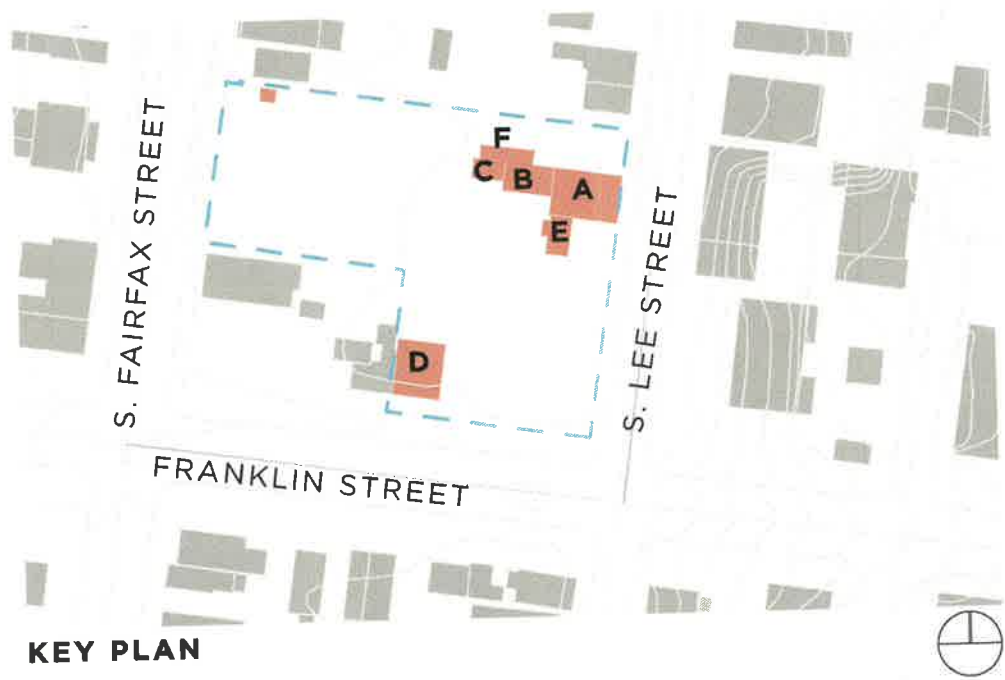
619 S LEE STREET | ALEXANDRIA, VA

PROJECT BACKGROUND

The Vowell-Snowden-Black House (Virginia Department of Historic Resources Easement File No. 100-0111) is located at 619 South Lee Street in Alexandria, Virginia. Constructed circa 1798-1800, the three-story Federal style dwelling retains much of its historic plan, features, and finishes. The property contains a number of historic and modern additions, as shown on the Key Plan below. All resources on the L-shaped property are enclosed within a fence, wall and heavy vegetation, obscuring much of the site from public view.

PROJECT PROGRAM

Since 2014, the current owners have been planning a major rehabilitation of the primary residence; the renovation design seeks to preserve the historic structure and allow the owners to live in the original house. In order to accommodate modern needs, the applicant is proposing to construct several additions that will be secondary to the primary dwelling. The proposed renovation scope and design of the additions, as well as renovations to the carriage house, are detailed in this submission to the Virginia Department of Historic Resources for schematic approval.



- A 3-STORY MAIN HOUSE
- B 2-STORY FLOUNDER
- C 1-STORY FLOUNDER
- D 2-STORY CARRIAGE HOUSE
- E 1-STORY ADDITION, CIRCA 1970
- F 1-STORY ADDITION, CIRCA 2000

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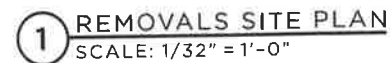
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KEY PLAN



BASEMENT REMOVALS PLAN
619 S LEE STREET | ALEXANDRIA, VA

REMOVALS KEY NOTES:

1

REMOVE EXISTING MECHANICAL EQUIPMENT

2

REMOVE EXIST. WOOD STAIR TO BASEMENT

3

REMOVE WINDOW / DOOR REFER PROPOSED DIGGS

4

REMOVE ALL INTERIOR PARTITIONS, FIXTURES AND FINISHES

5

REMOVE PORTION OF EXTERIOR WALL FOR NEW DOORWAY, REFER TO PROPOSED PLANS

6

REMOVE CEILING FINISH TO EXPOSE EXISTING FLOOR JOISTS ABV.

7

REMOVE EXISTING PLUMBING, CABINET, AND FINISHES

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REMOVE CONCRETE SLAB TO INSTALL CONTINUOUS VAPOR BARRIER AT GRADE AND FOUNDATION DRAINAGE TIED TO SUMP PUMP

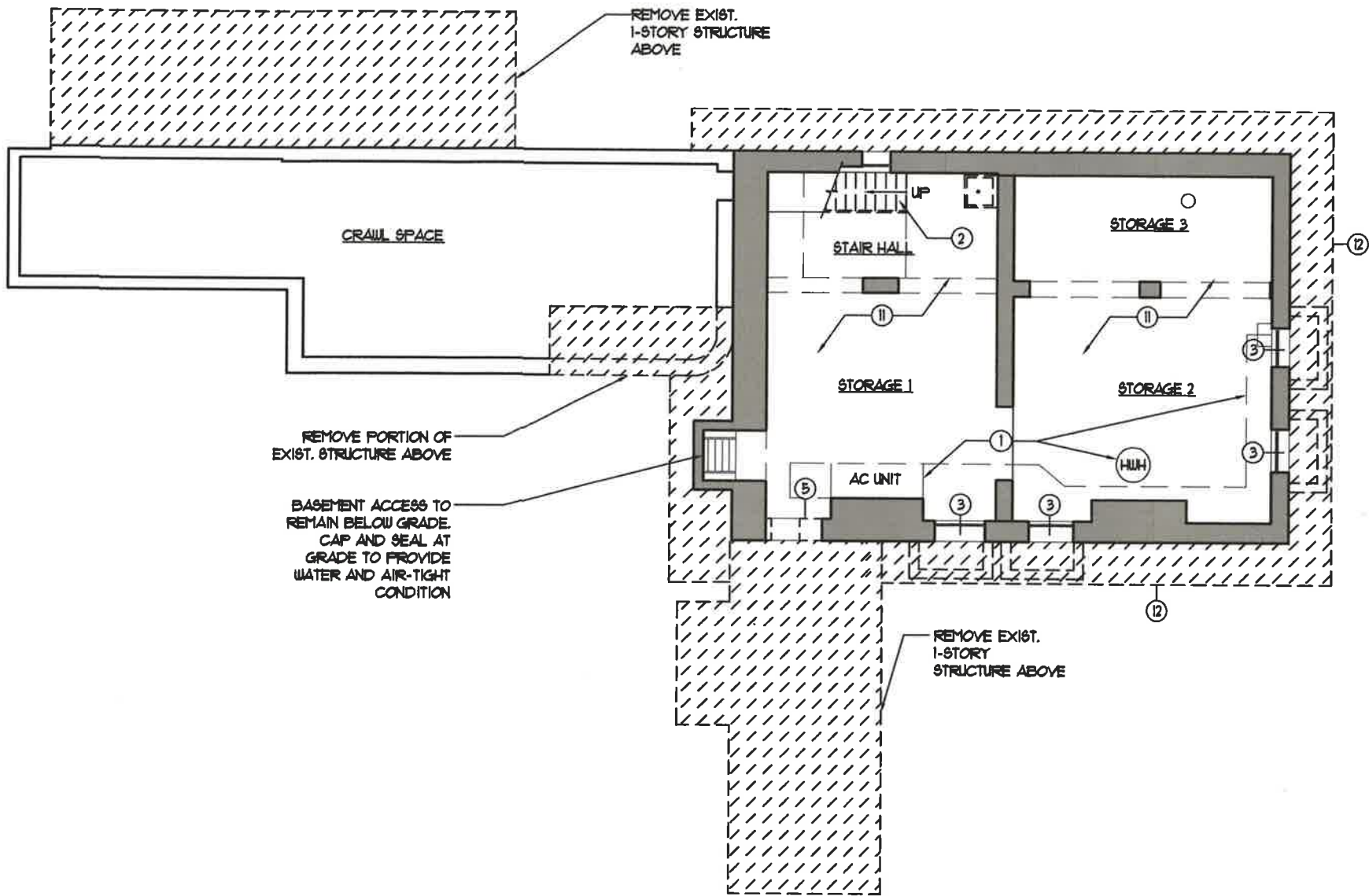
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EXCAVATE AT EXISTING FOUNDATION WALL FOR INSTALLATION OF WATERPROOFING & SUBSURFACE FOUNDATION DRAINAGE - REFER TO PROPOSED PLANS

DRAWING KEY

EXIST. WALLS TO REMAIN

REMOVE



1 BASEMENT REMOVAL PLAN
SCALE: 3/32" = 1'-0"

FIRST FLOOR REMOVALS PLAN

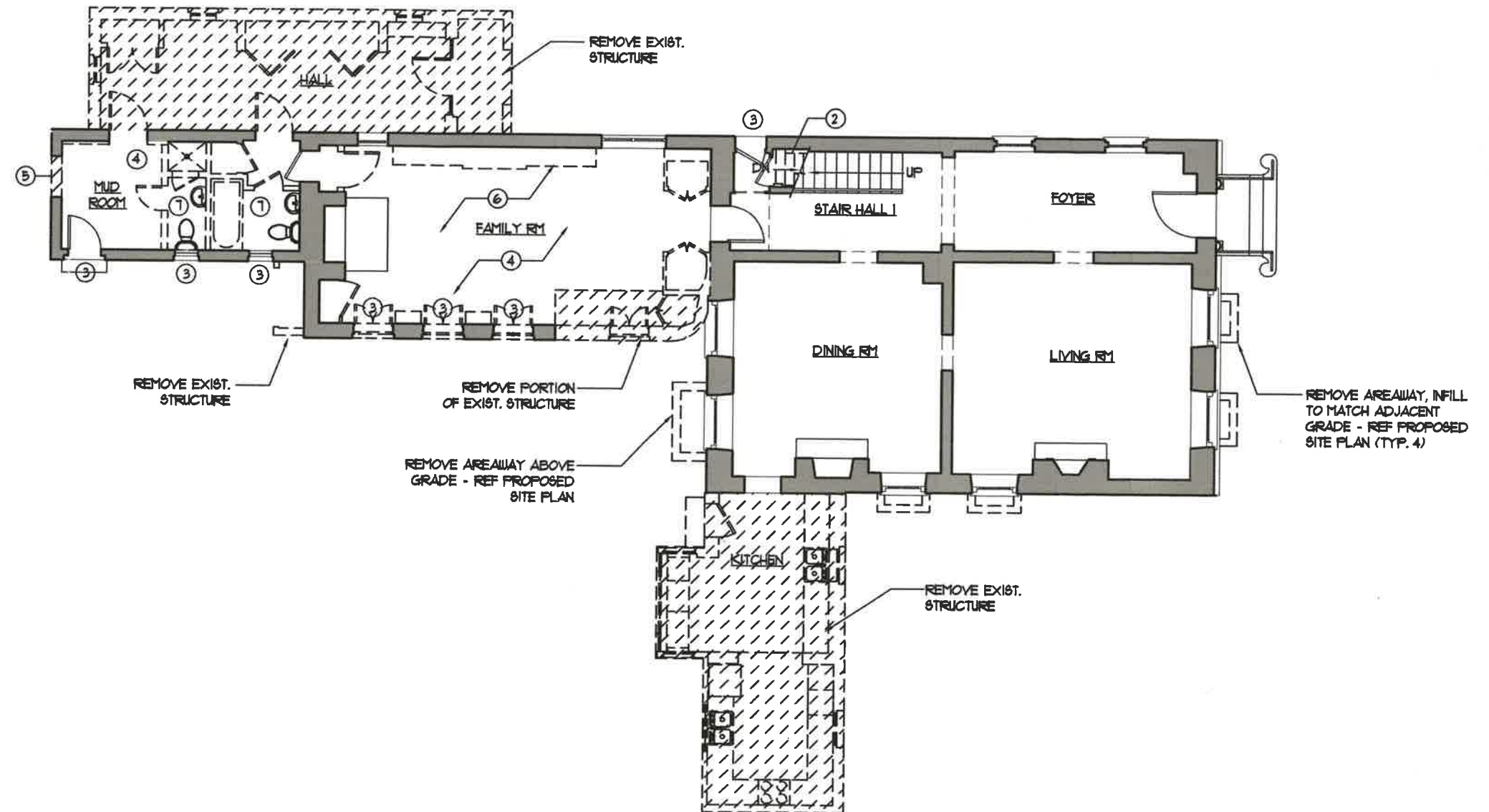
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DRAWING KEY

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 □ REMOVE



1 FIRST FLOOR REMOVALS PLAN
 SCALE: 3/32" = 1'-0"



SECOND FLOOR REMOVALS PLAN

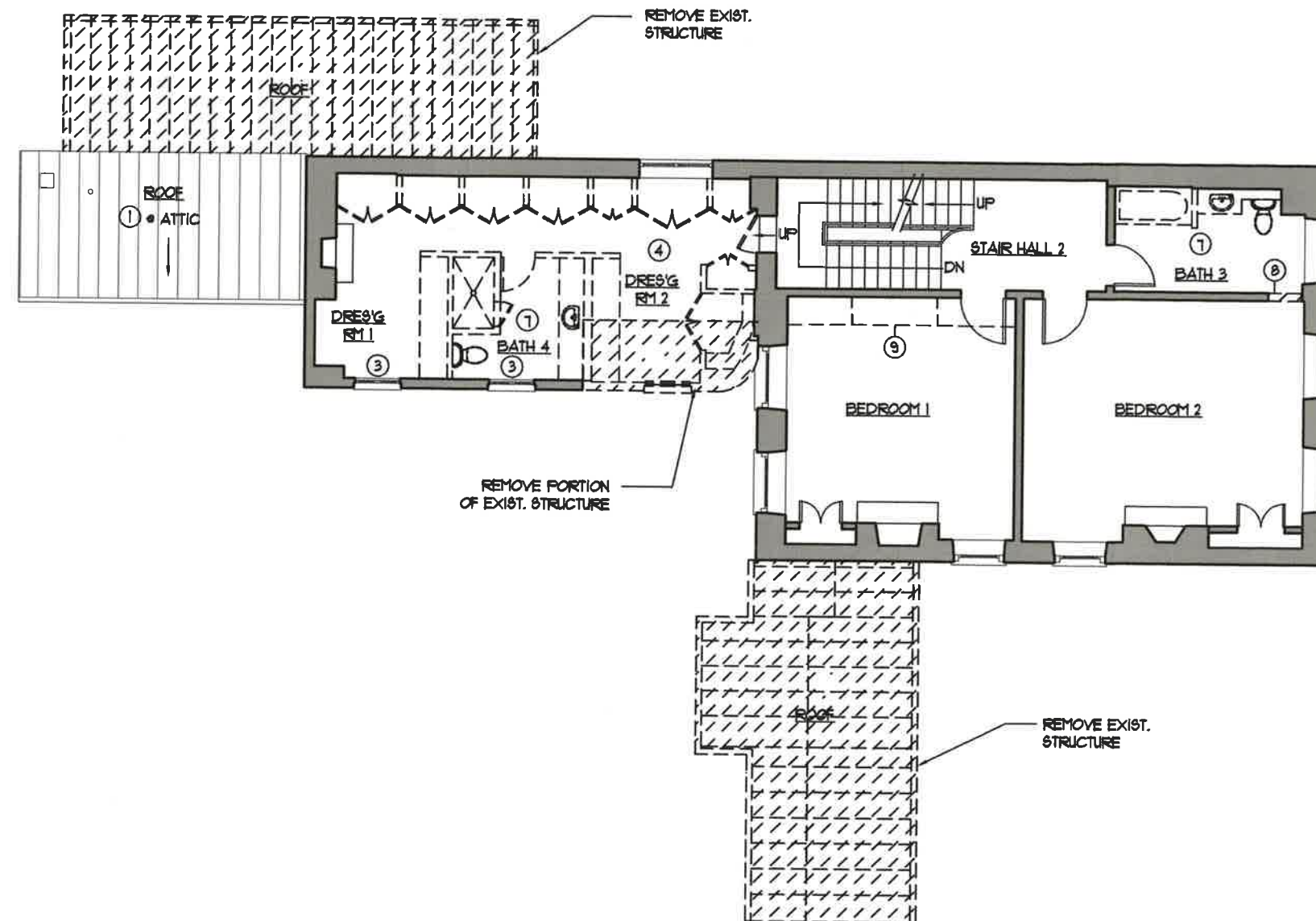
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DRAWING KEY

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1 SECOND FLOOR REMOVAL PLAN
 SCALE: 3/32" = 1'-0"

THIRD FLOOR REMOVALS PLAN

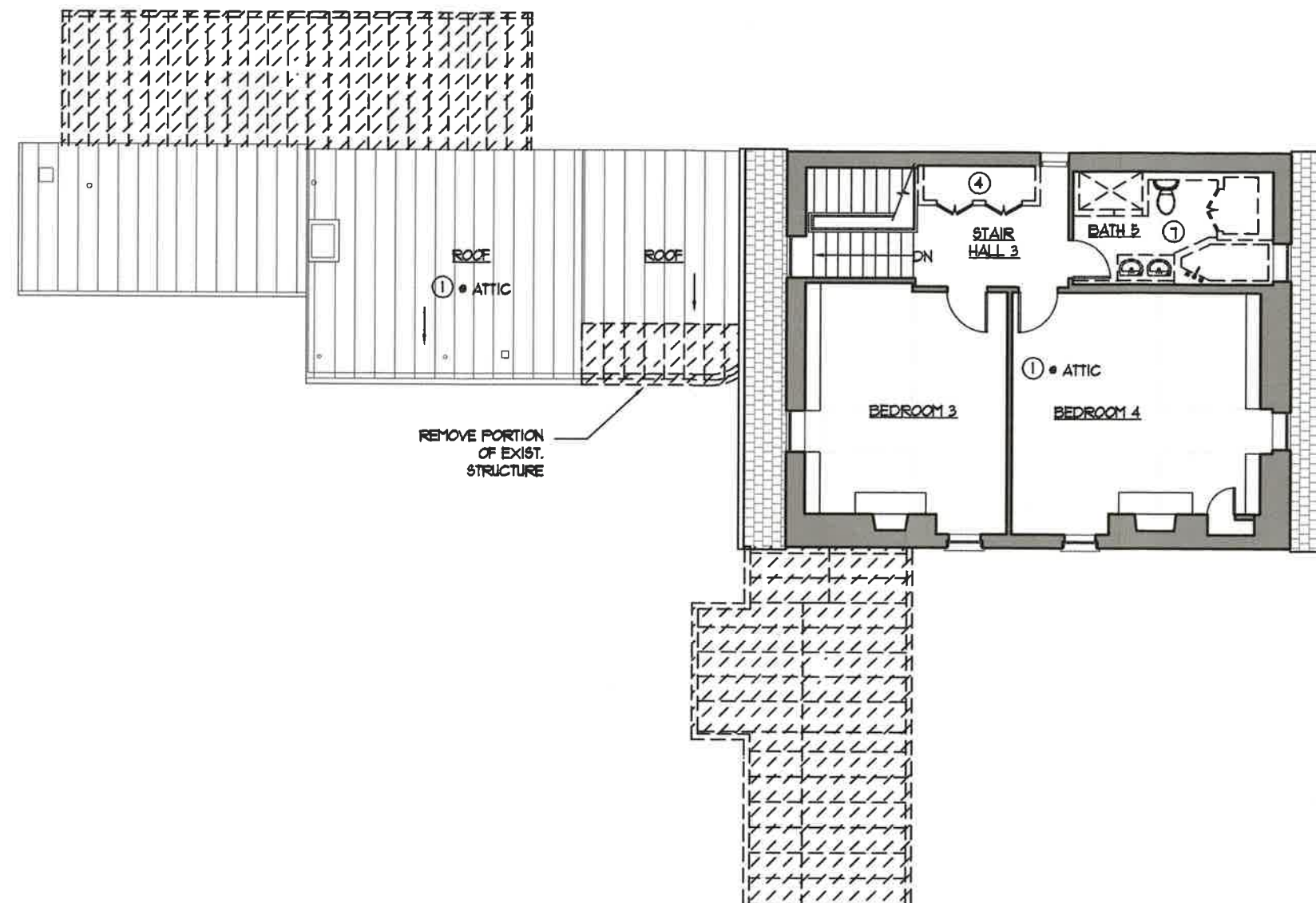
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 ▨ REMOVE



1 THIRD FLOOR REMOVAL PLAN
 SCALE: 3/32" = 1'-0"

ROOF REMOVALS PLAN

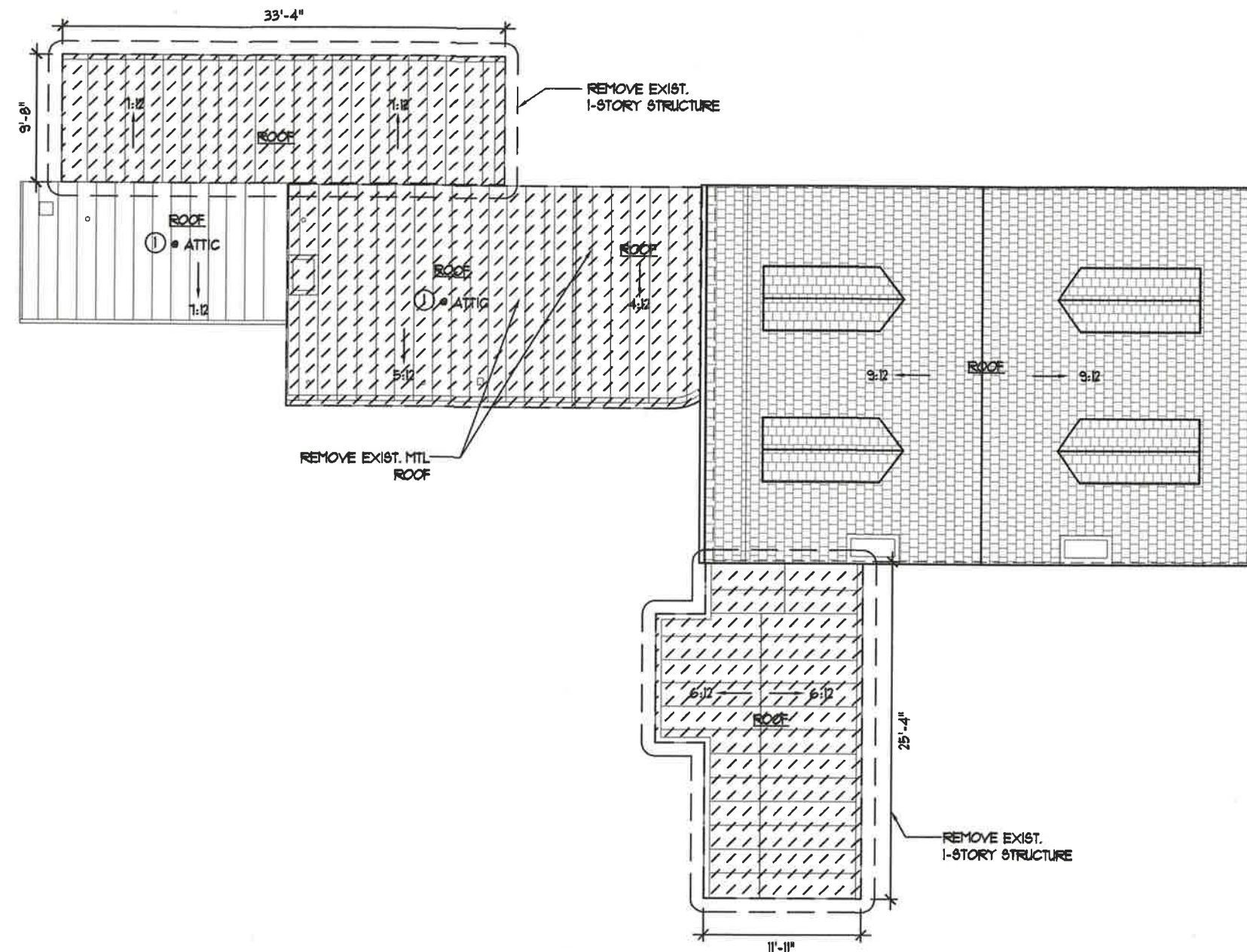
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DRAWING KEY

☐ EXIST, WALLS TO REMAIN
☒ REMOVE



1 ROOF REMOVAL PLAN
SCALE: 3/32" = 1'-0"

EAST ELEVATION REMOVALS

619 S LEE STREET | ALEXANDRIA, VA

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DRAWING KEY

- EXIST. WALLS TO REMAIN
 ▨ REMOVE



① EAST ELEVATION REMOVAL
 SCALE: 3/32" = 1'-0"

SOUTH ELEVATION REMOVALS

619 S LEE STREET | ALEXANDRIA, VA

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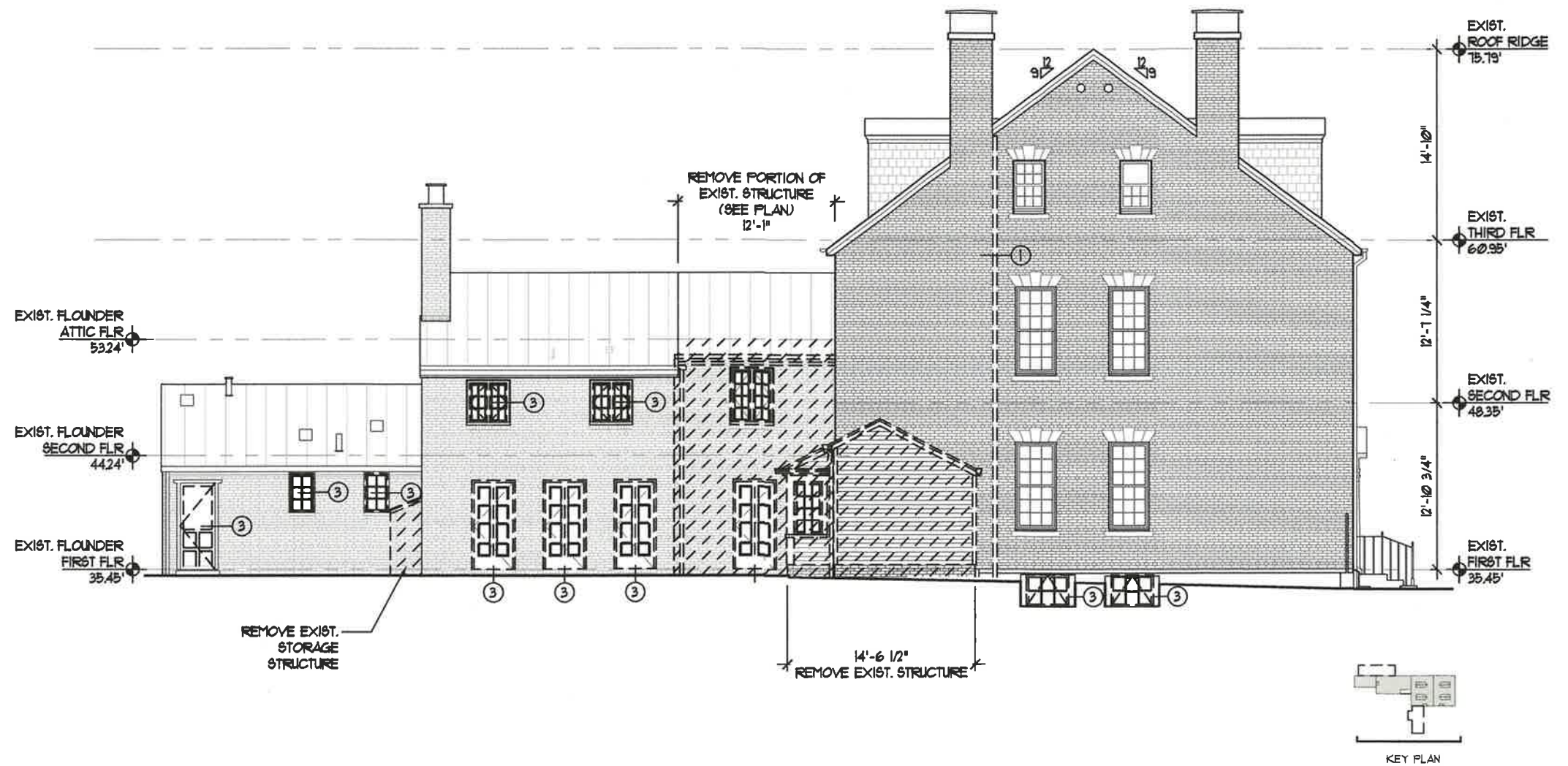
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1 SOUTH ELEVATION REMOVAL
SCALE: 3/32" = 1'-0"

WEST ELEVATION REMOVALS

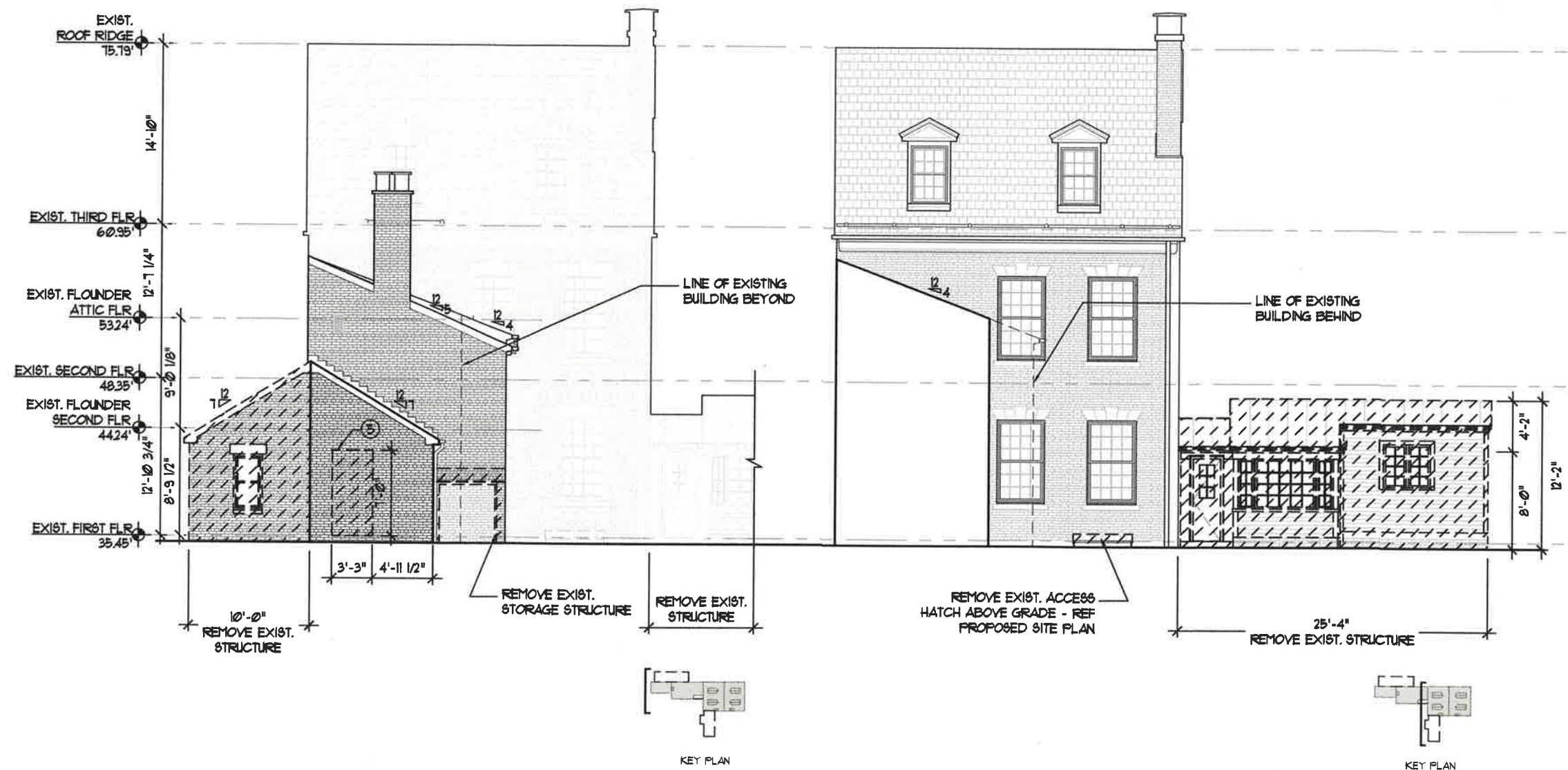
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① WEST ELEVATION REMOVAL
 SCALE: 3/32" = 1'-0"

② WEST PARTIAL ELEVATION REMOVAL
 SCALE: 3/32" = 1'-0"

NORTH ELEVATION REMOVALS

619 S LEE STREET | ALEXANDRIA, VA

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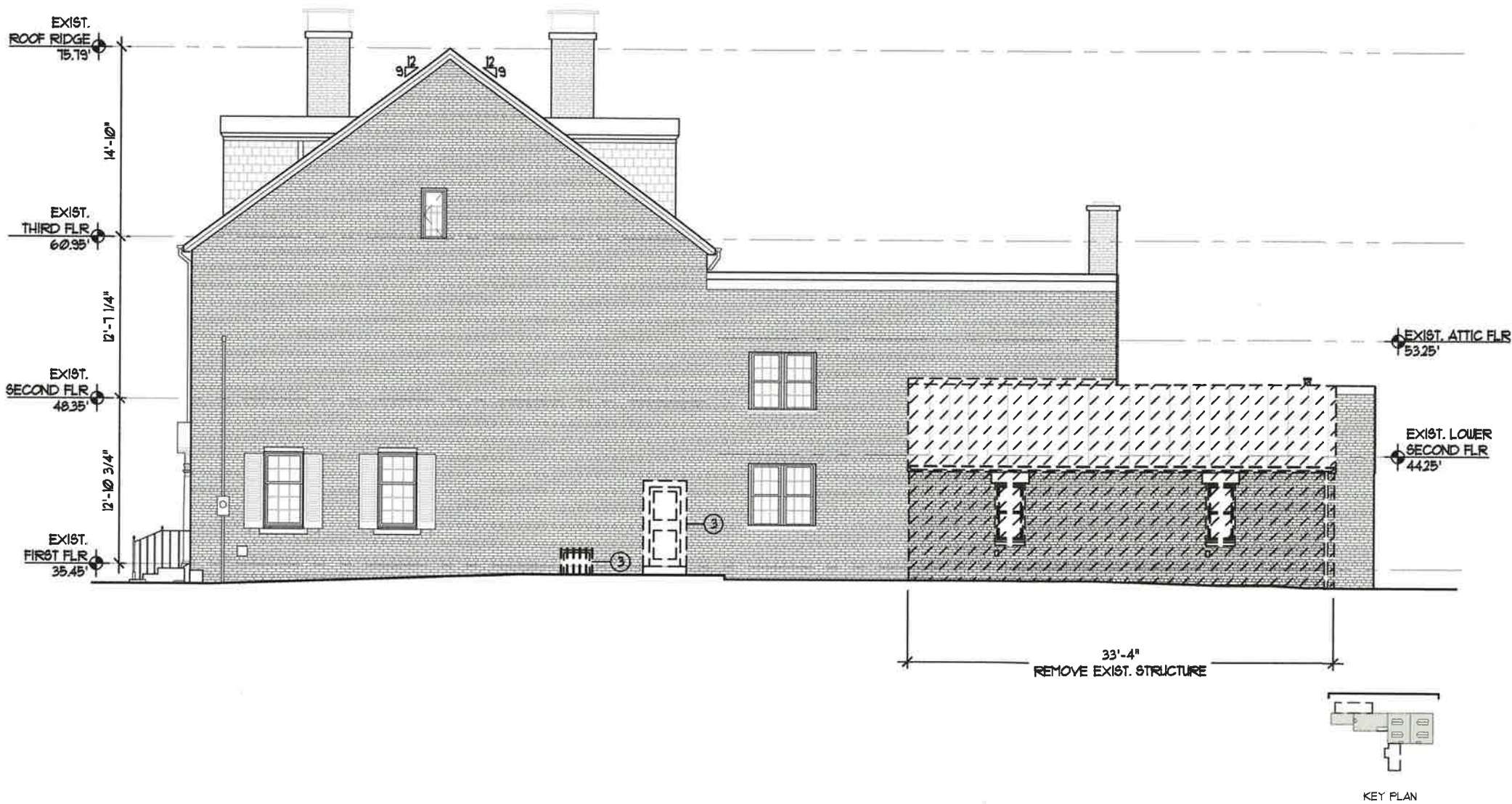
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1 NORTH ELEVATION REMOVAL
SCALE: 3/32" = 1'-0"

CARRIAGE HOUSE PLANS & ELEVATIONS REMOVALS

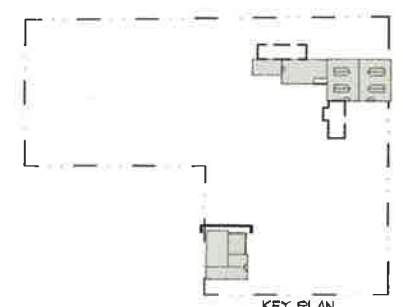
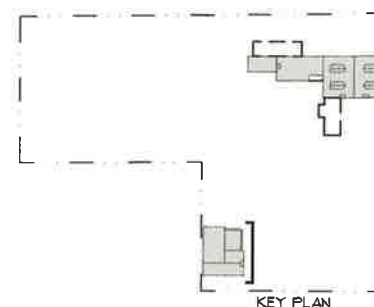
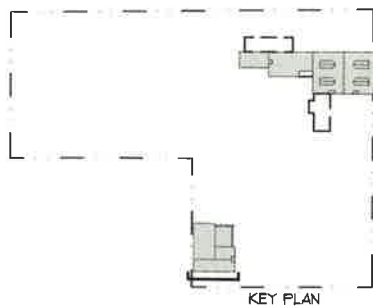
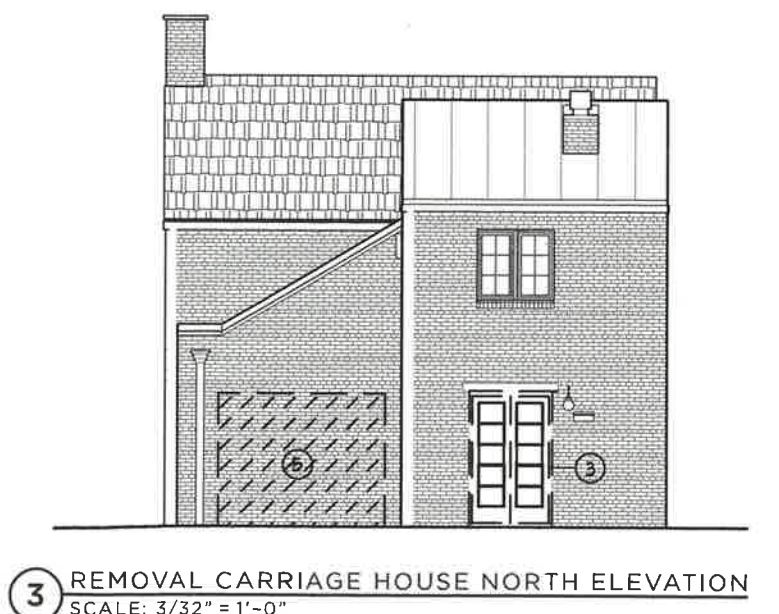
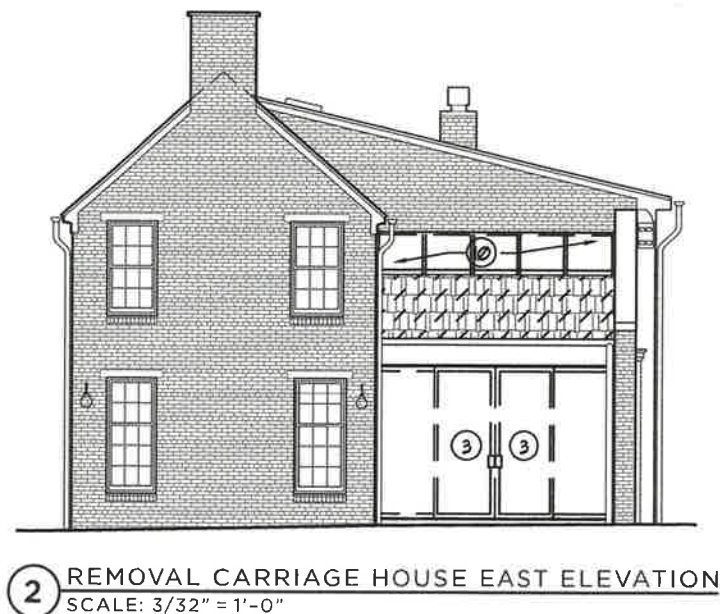
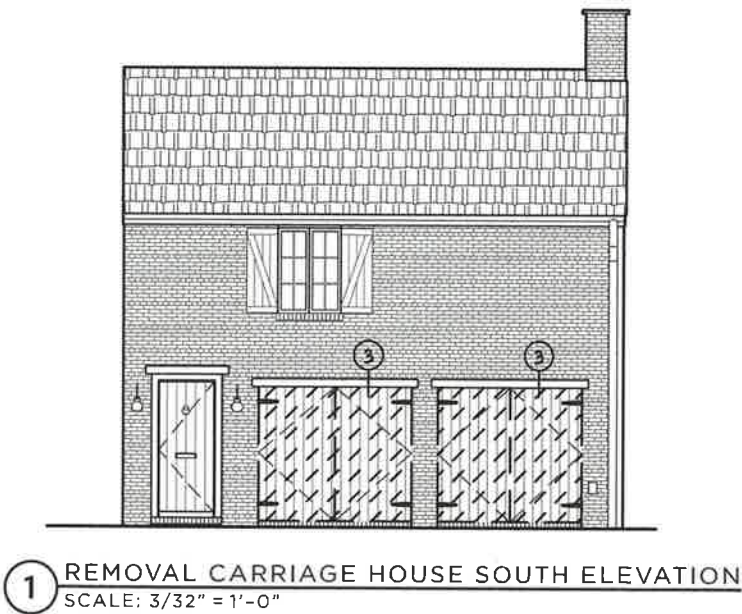
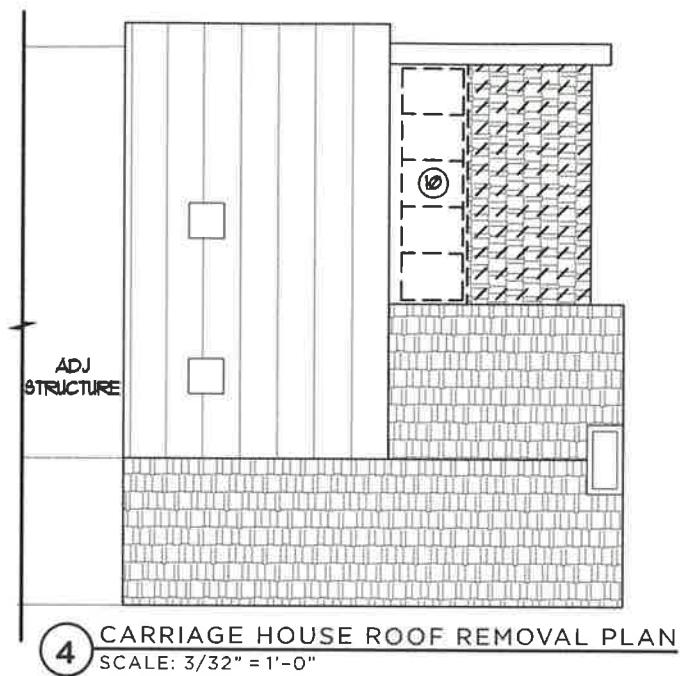
619 S LEE STREET | ALEXANDRIA, VA

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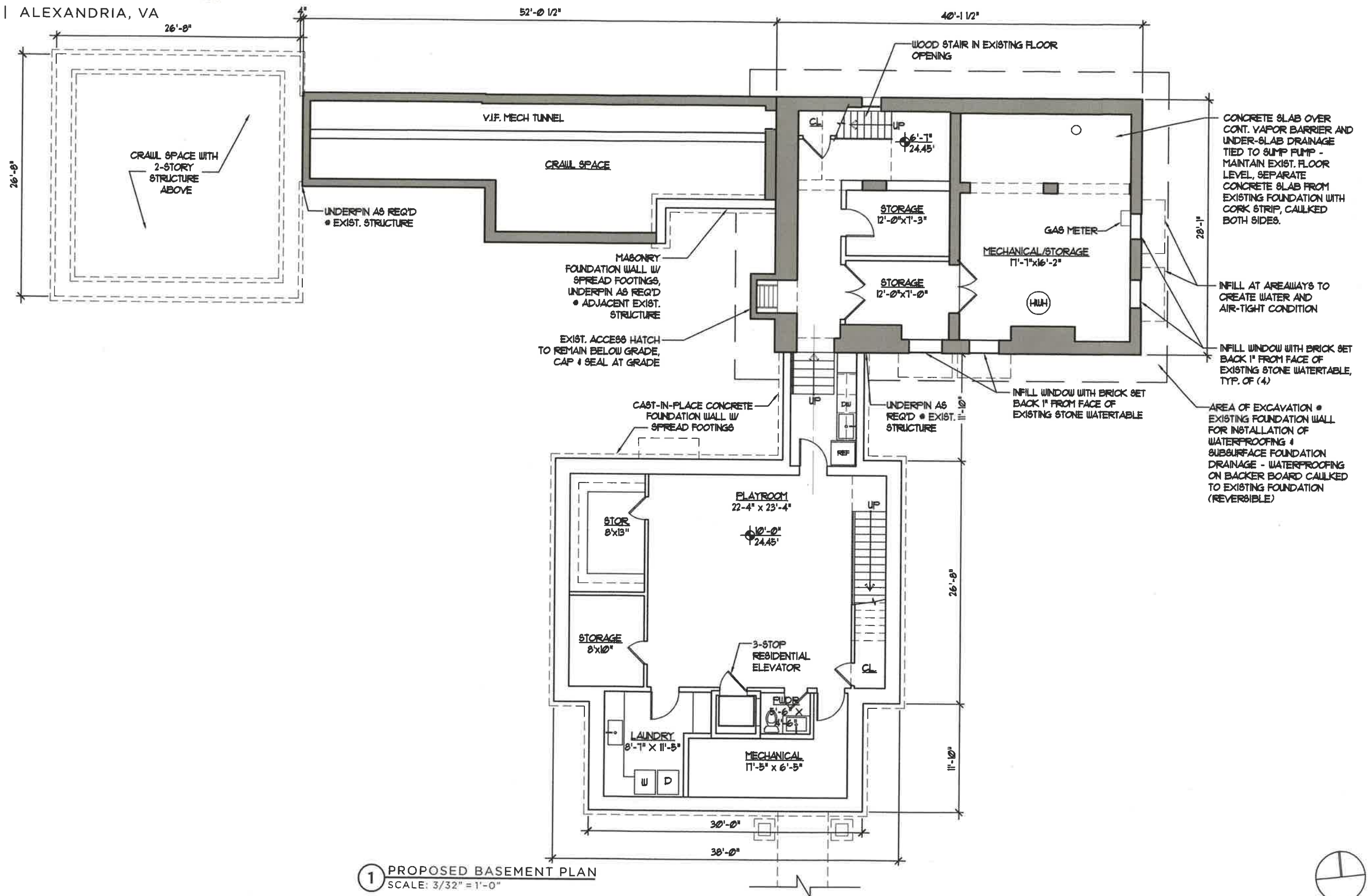
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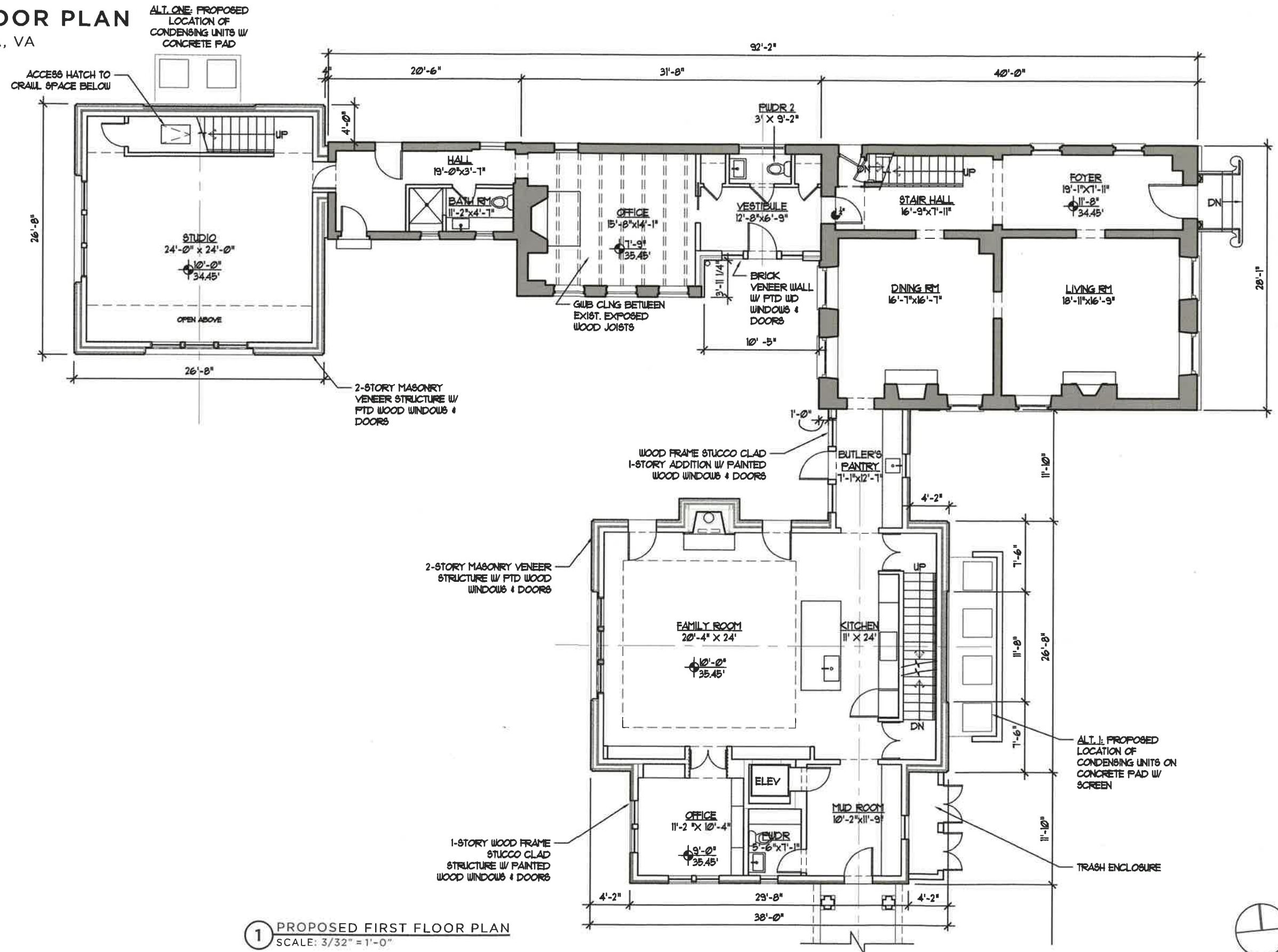
PROPOSED BASEMENT PLAN

619 S LEE STREET | ALEXANDRIA, VA



PROPOSED FIRST FLOOR PLAN

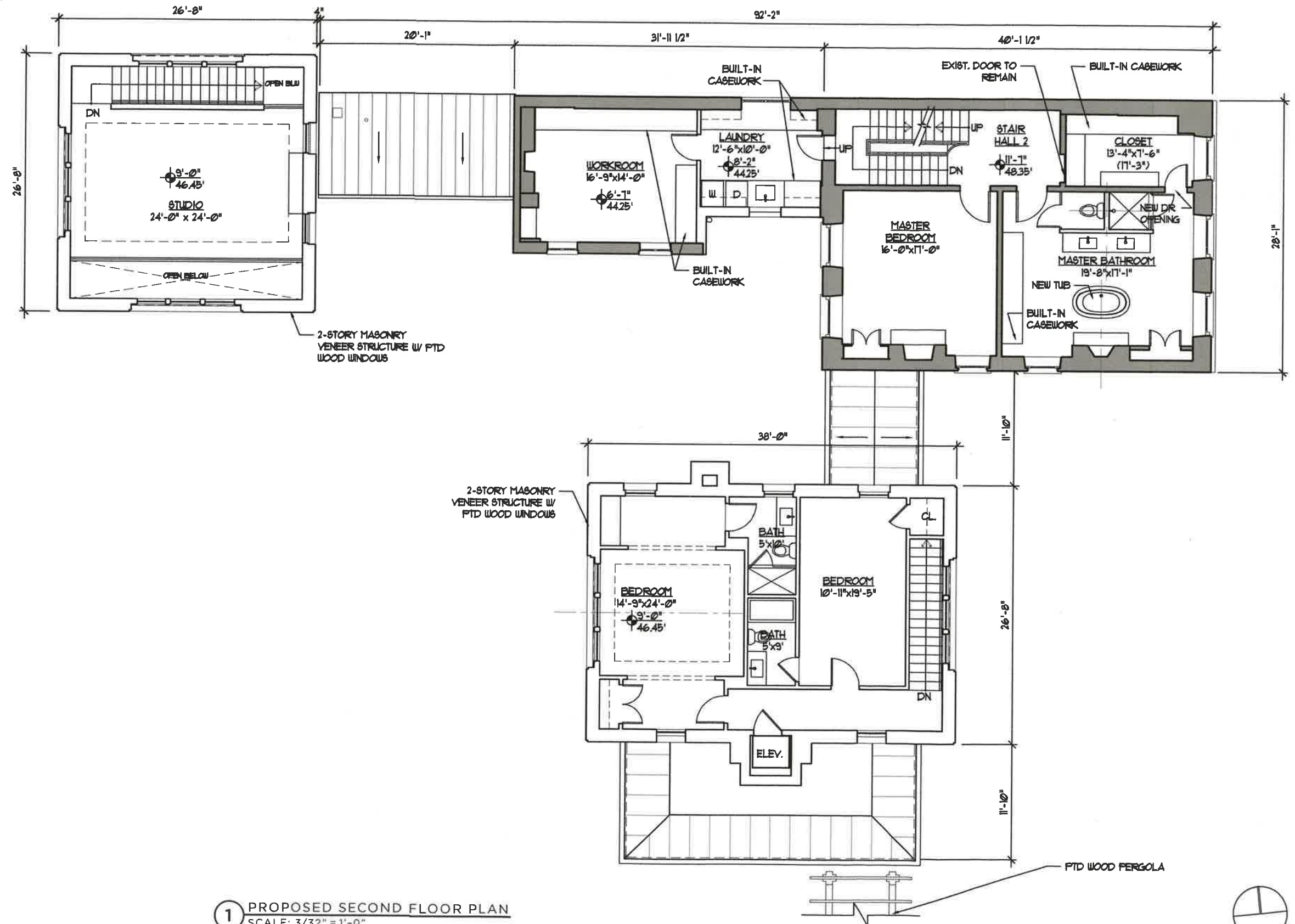
619 S LEE STREET | ALEXANDRIA, VA



1 PROPOSED FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"

PROPOSED SECOND FLOOR PLAN

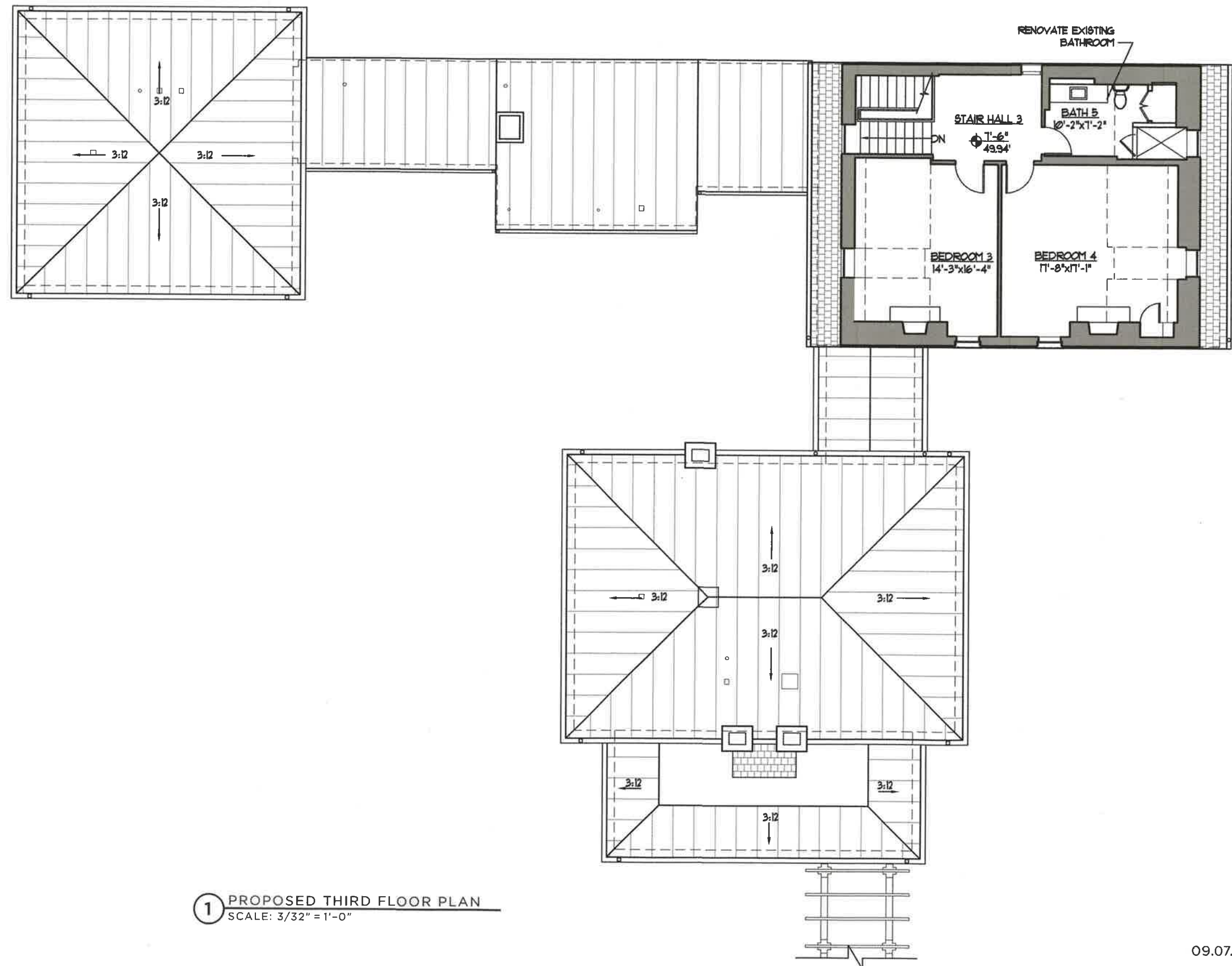
619 S LEE STREET | ALEXANDRIA, VA



1 PROPOSED SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

PROPOSED THIRD FLOOR PLAN

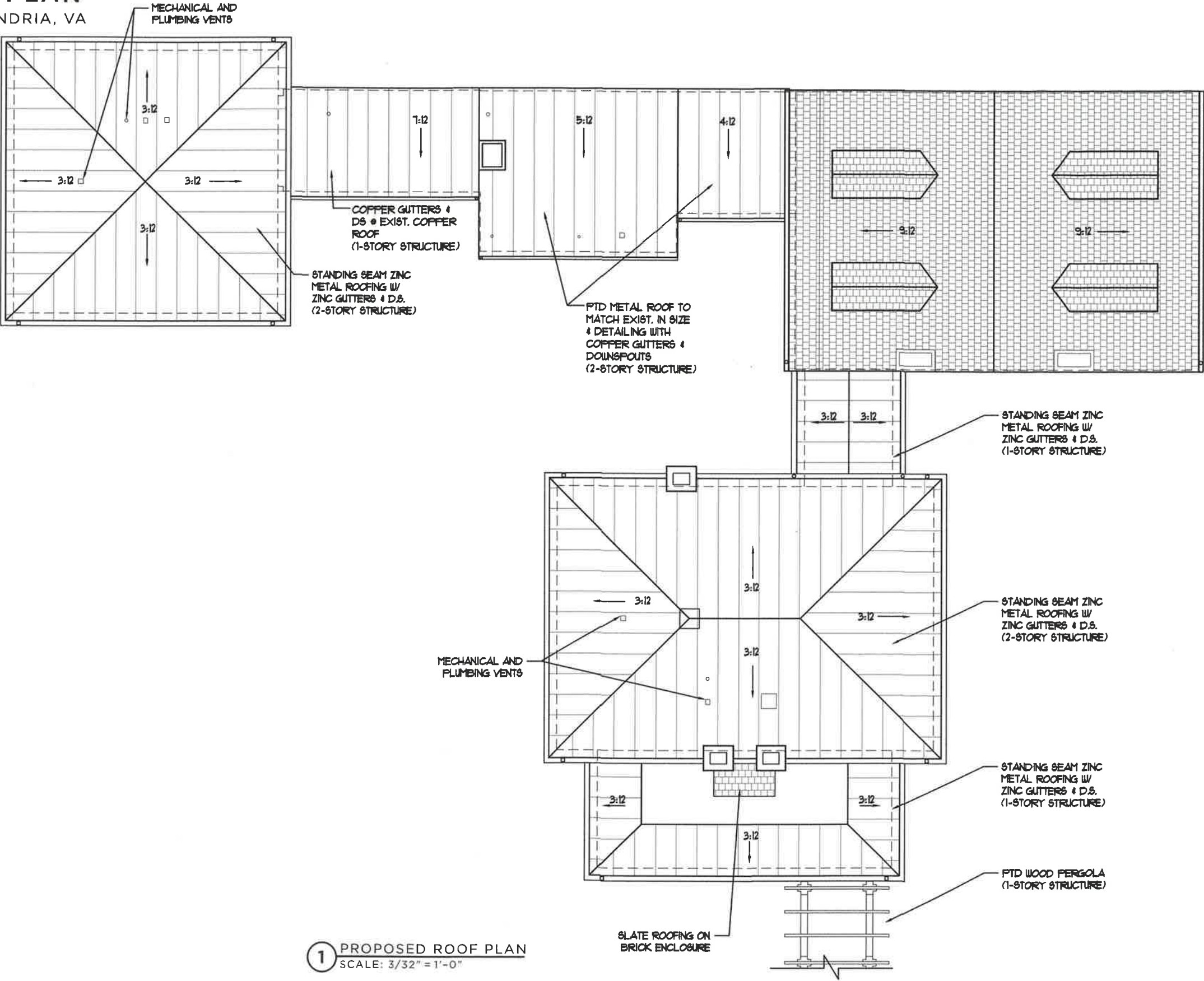
619 S LEE STREET | ALEXANDRIA, VA



1 PROPOSED THIRD FLOOR PLAN
SCALE: 3/32" = 1'-0"

PROPOSED ROOF PLAN

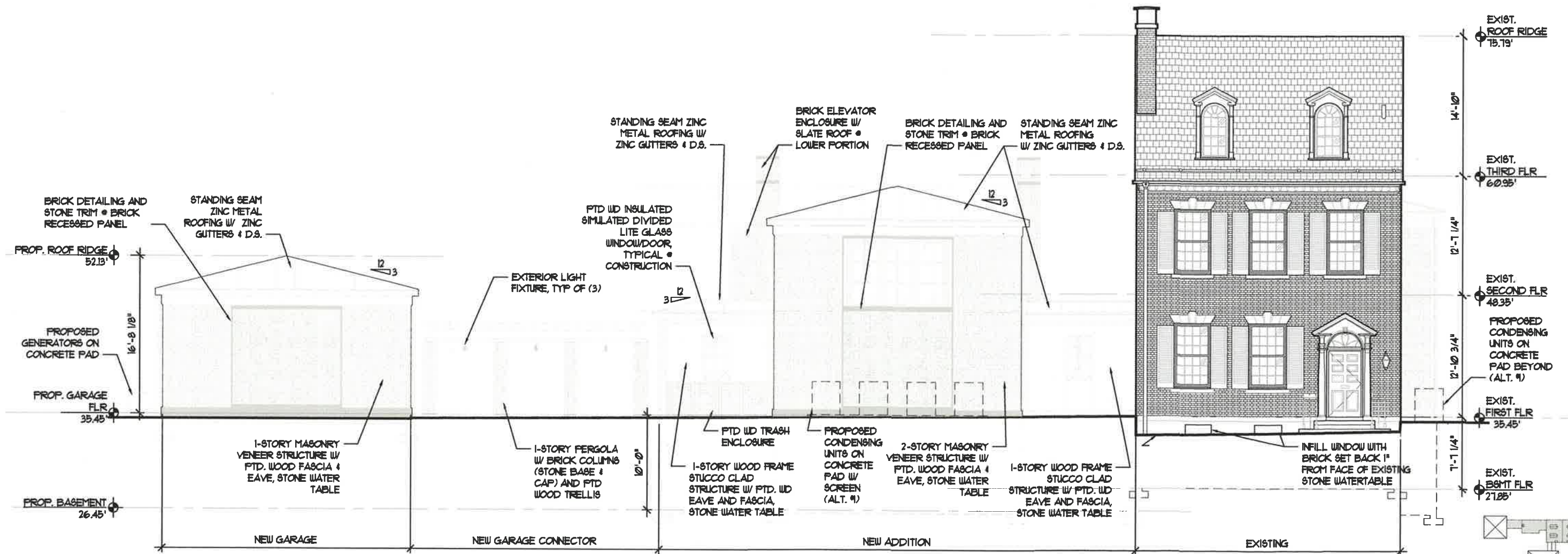
619 S LEE STREET | ALEXANDRIA, VA



1 PROPOSED ROOF PLAN
SCALE: 3/32" = 1'-0"

PROPOSED EAST ELEVATION

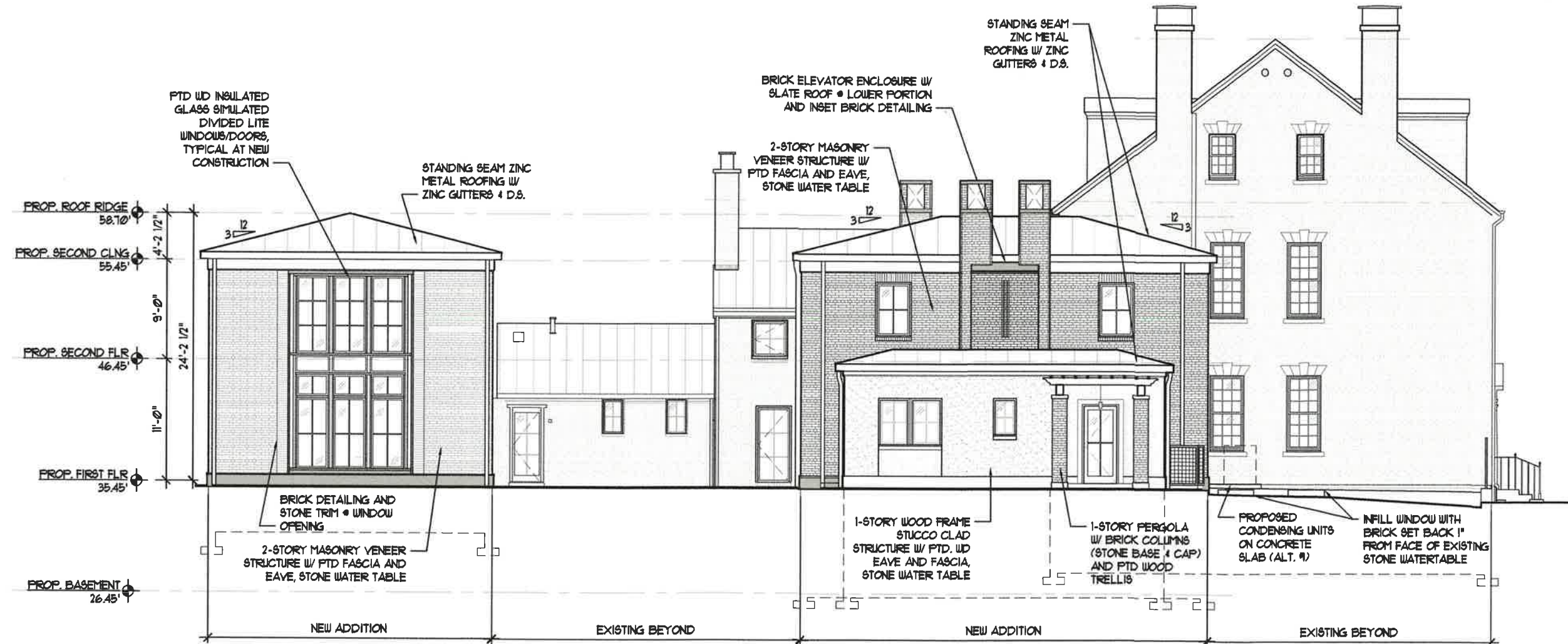
619 S LEE STREET | ALEXANDRIA, VA



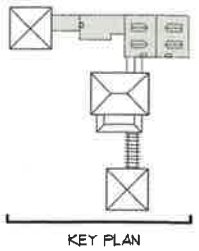
1 PROPOSED EAST ELEVATION
SCALE: 3/32" = 1'-0"

PROPOSED SOUTH ELEVATION

619 S LEE STREET | ALEXANDRIA, VA

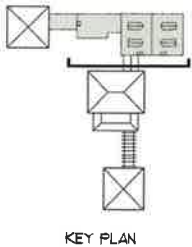


1 PROPOSED SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



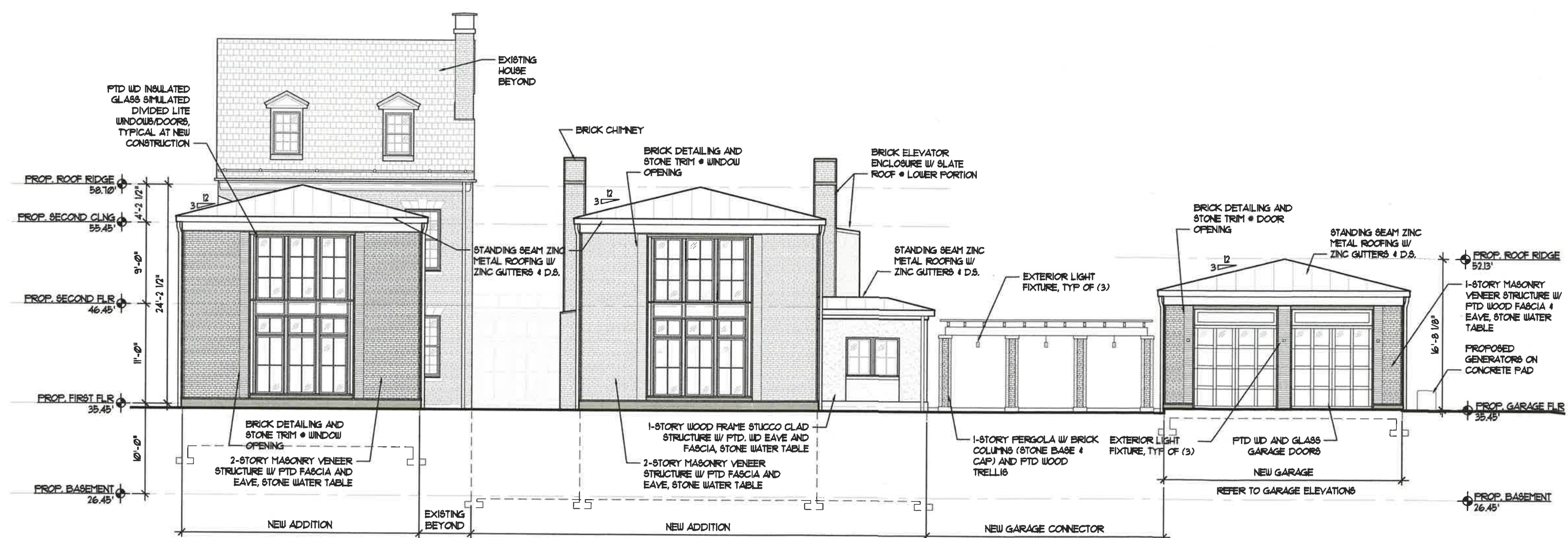
PROPOSED PARTIAL SOUTH ELEVATION

619 S LEE STREET | ALEXANDRIA, VA

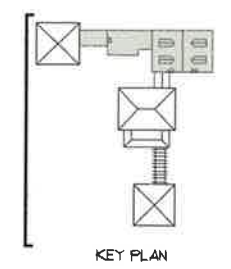


1 PROPOSED PARTIAL SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

PROPOSED WEST ELEVATION
619 S LEE STREET | ALEXANDRIA, VA

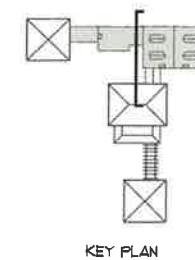
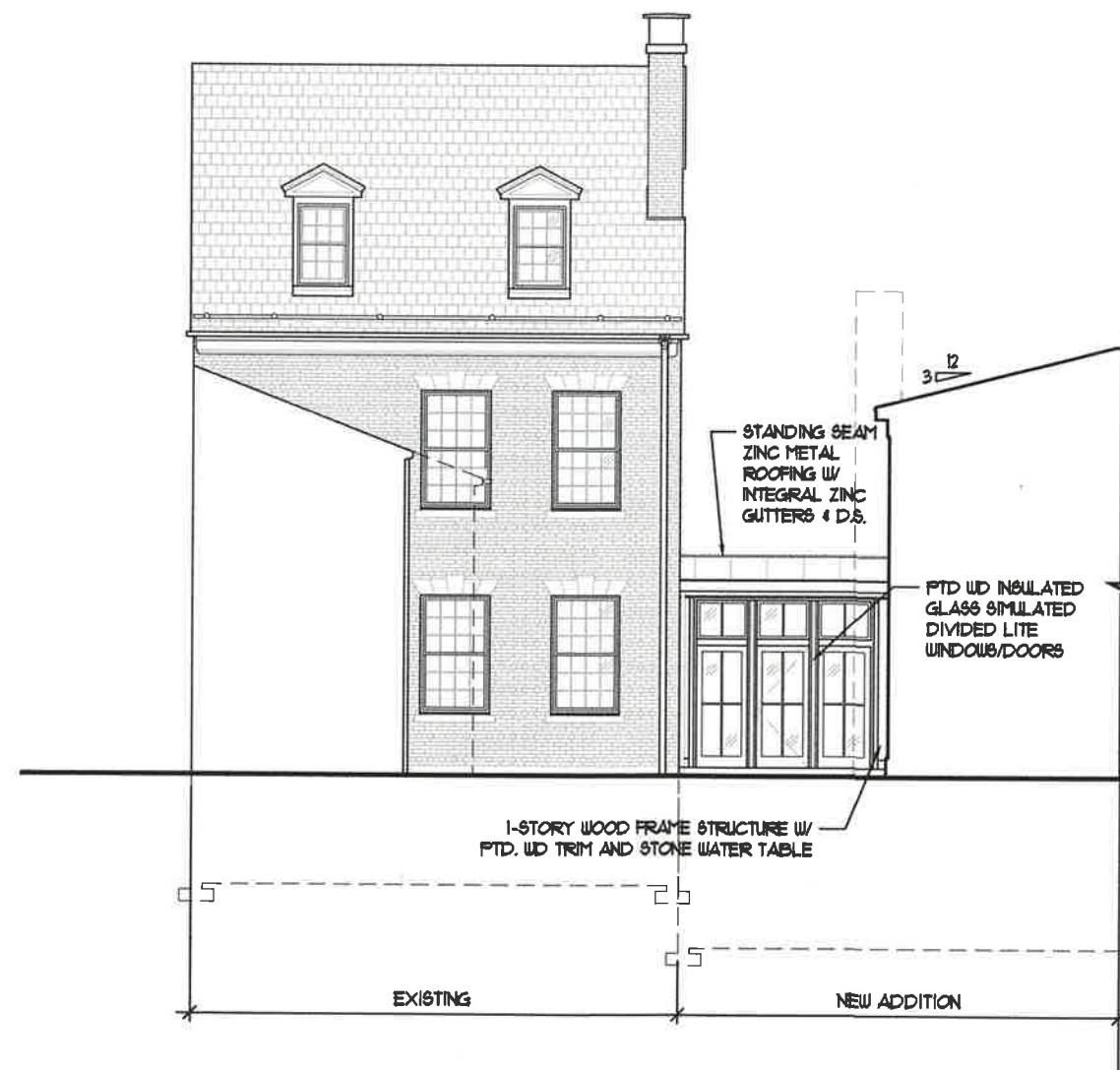


1 PROPOSED WEST ELEVATION
SCALE: 3/32" = 1'-0"



PROPOSED PARTIAL WEST ELEVATION

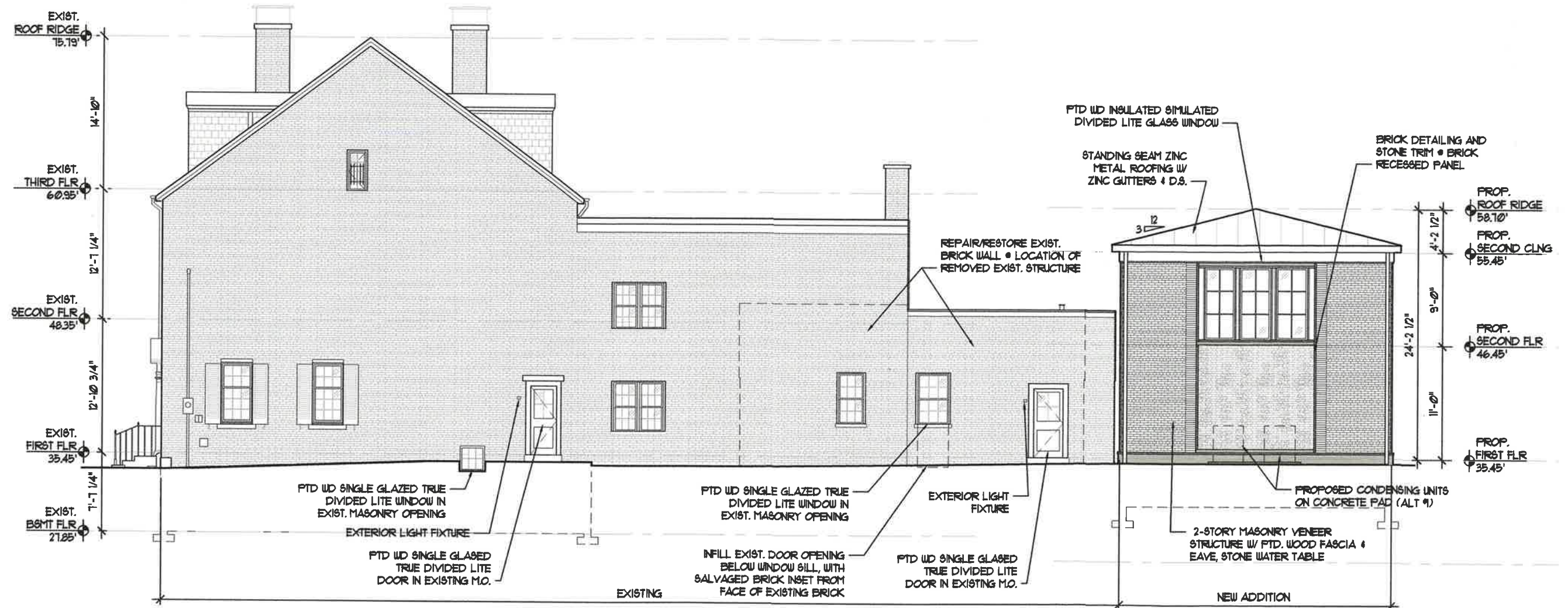
619 S LEE STREET | ALEXANDRIA, VA



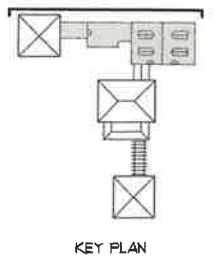
1 PROPOSED PARTIAL WEST ELEVATION
SCALE: 3/32" = 1'-0"

PROPOSED NORTH ELEVATION

619 S LEE STREET | ALEXANDRIA, VA

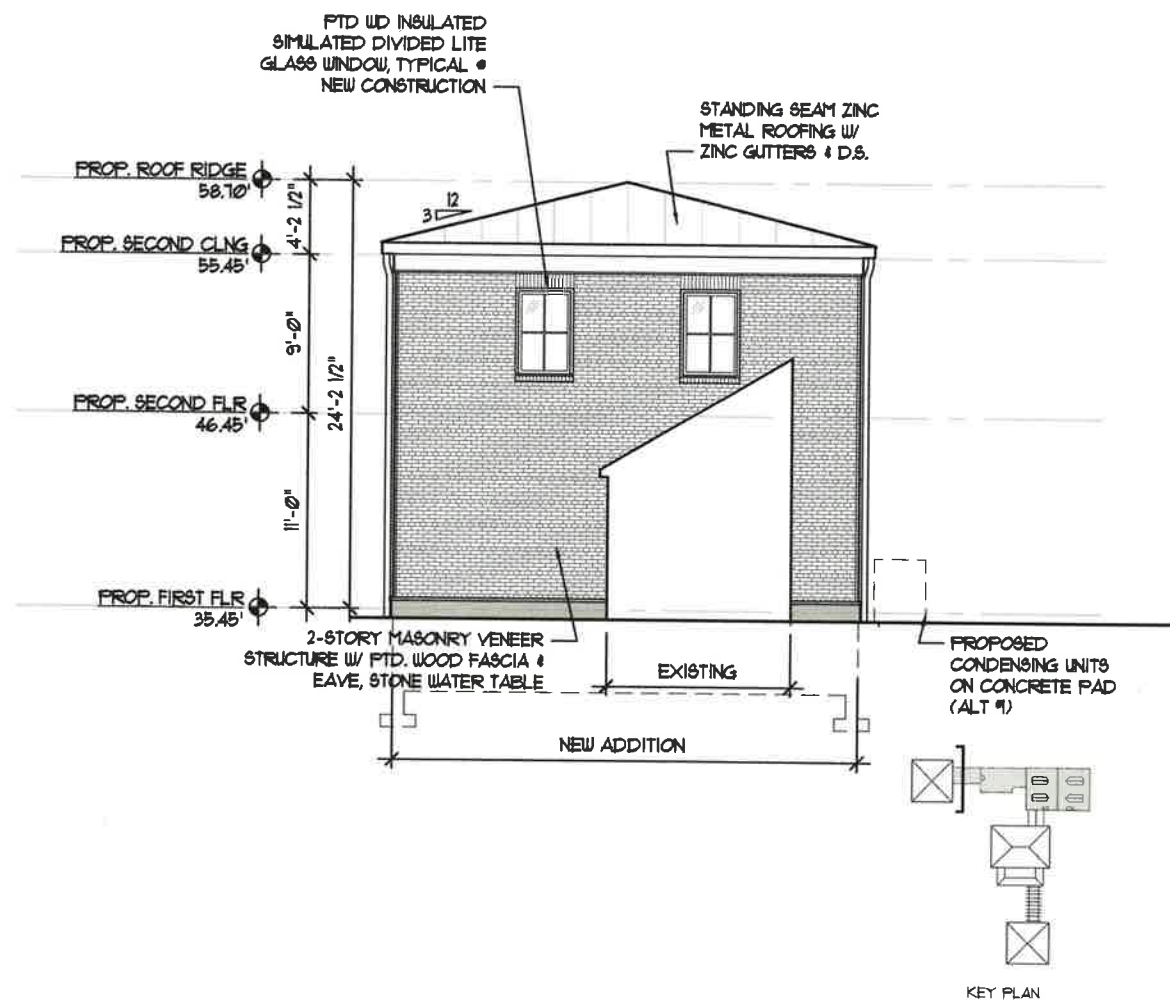


1 PROPOSED NORTH ELEVATION
SCALE: 3/32" = 1'-0"

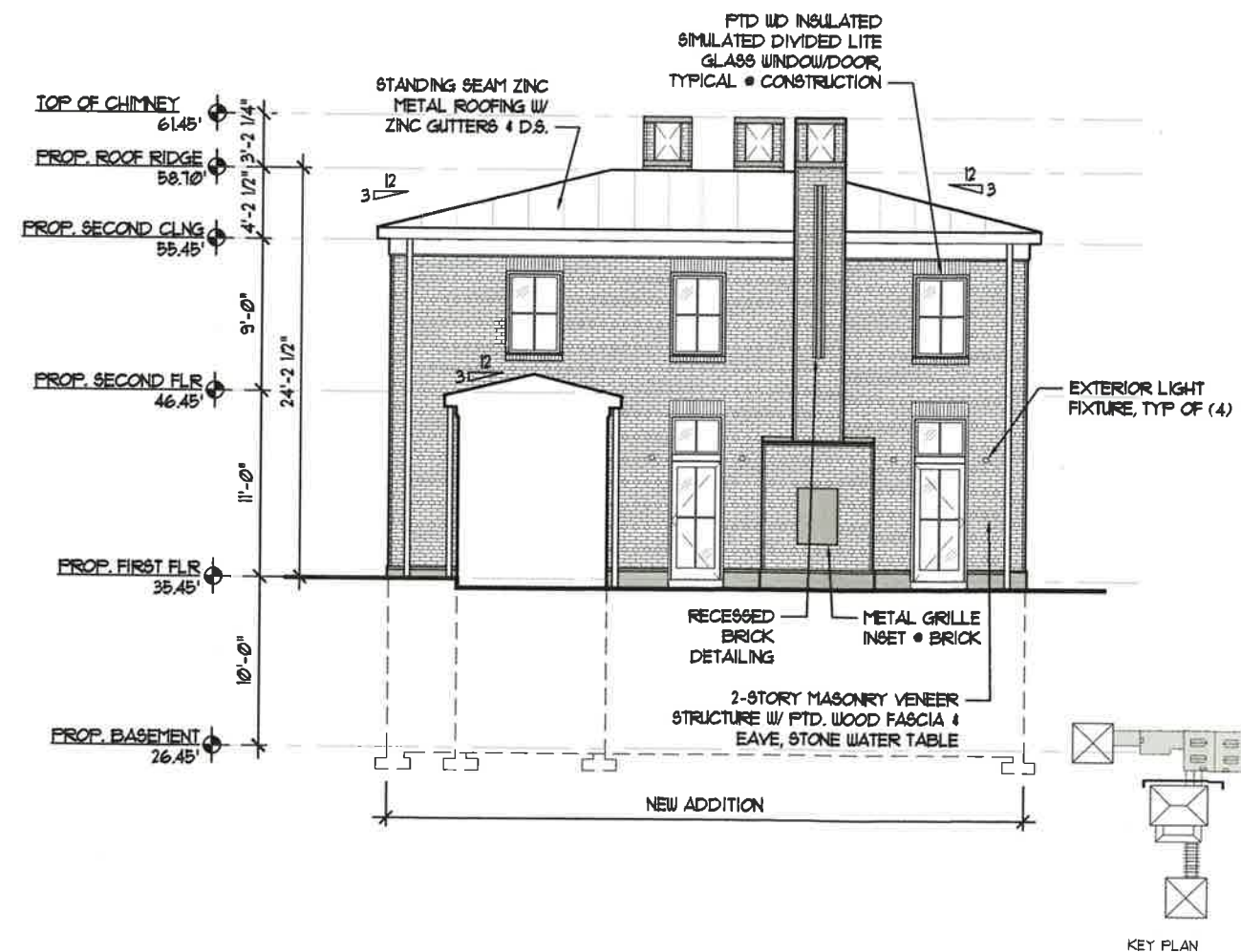


PROPOSED EAST ELEVATION (NORTH PAVILLION) & NORTH ELEVATION (SOUTH PAVILLION)

619 S LEE STREET | ALEXANDRIA, VA



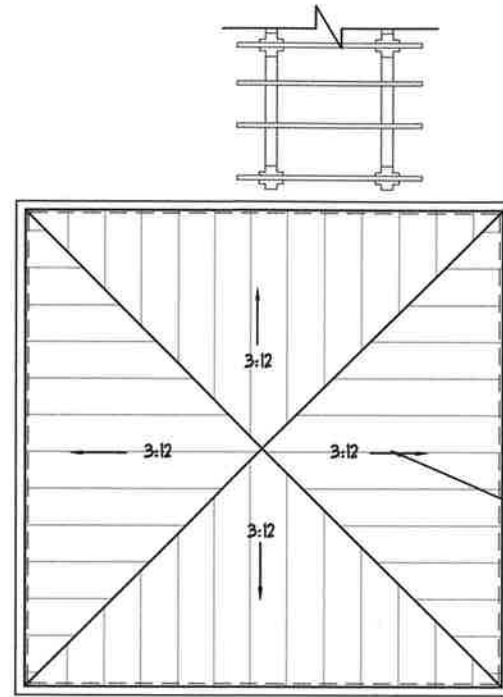
1 PROPOSED EAST ELEVATION - NORTH PAVILLION
SCALE: 3/32" = 1'-0"



2 PROPOSED NORTH ELEVATION - SOUTH PAVILLION
SCALE: 3/32" = 1'-0"

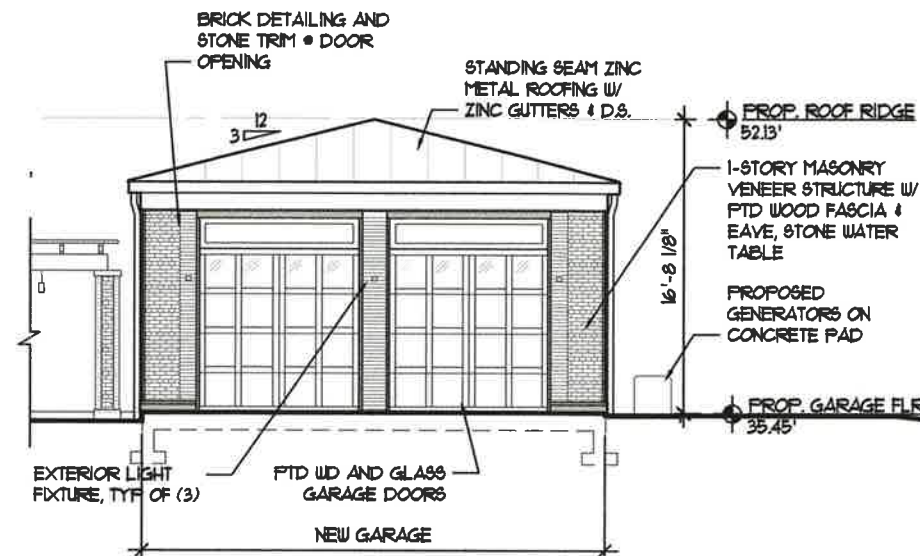
PROPOSED GARAGE ELEVATIONS & ROOF PLAN

619 S LEE STREET | ALEXANDRIA, VA

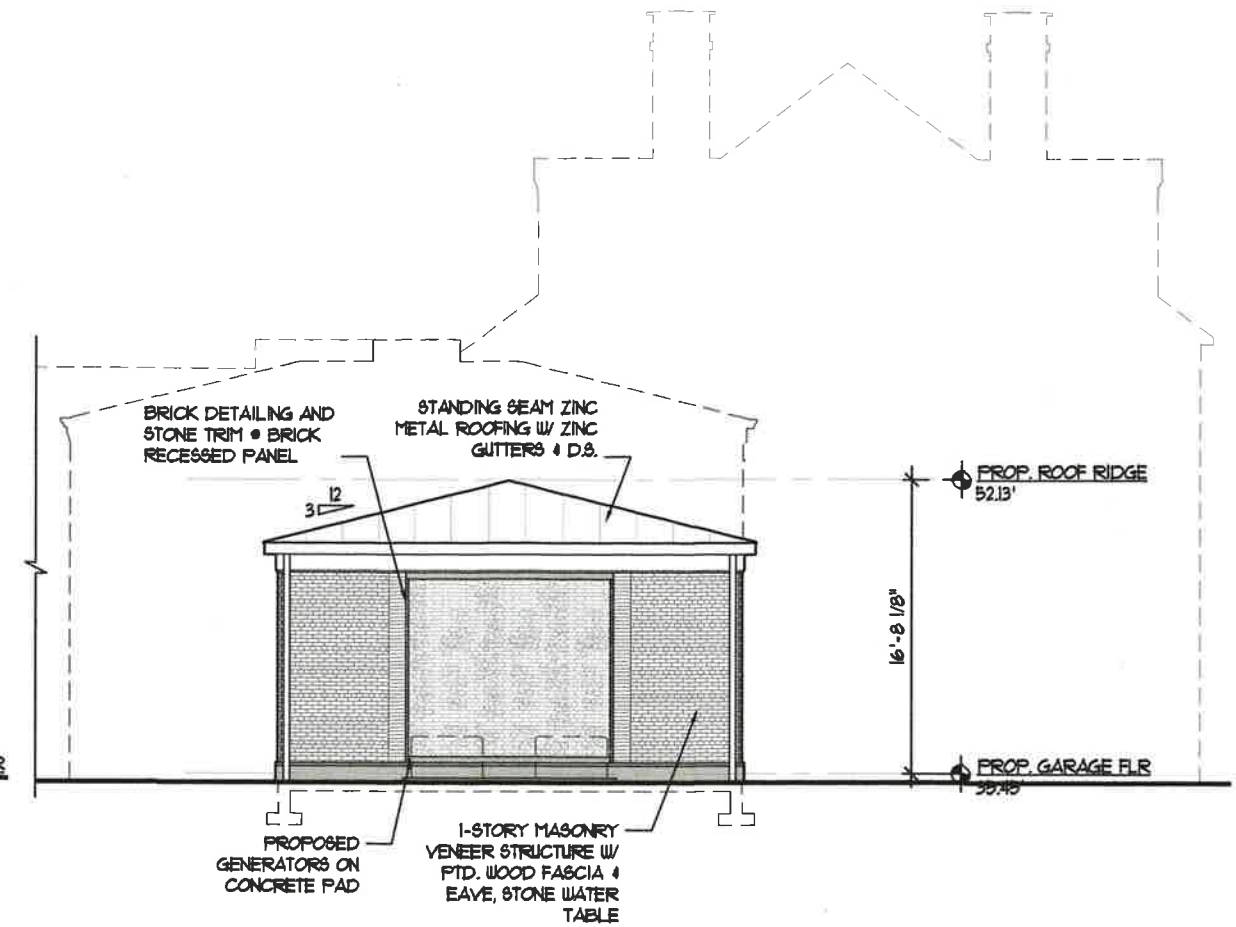


5 PROPOSED GARAGE ROOF PLAN
SCALE: 3/32" = 1'-0"

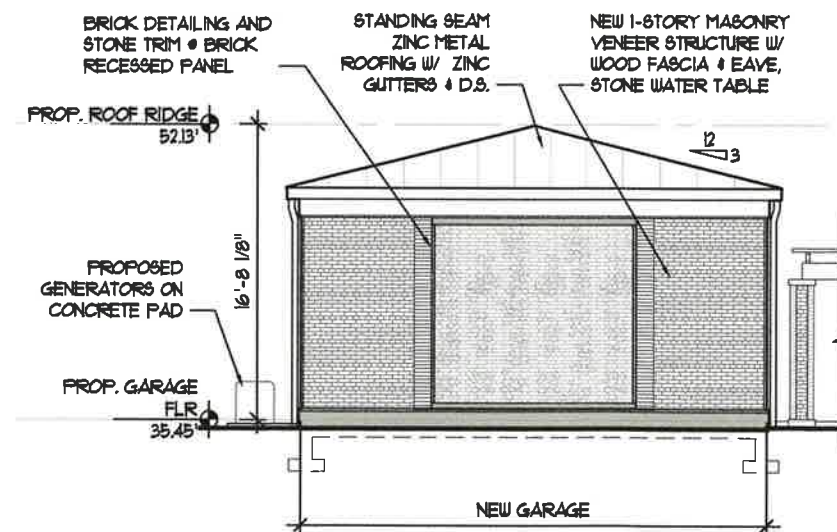
STANDING SEAM ZINC
METAL ROOFING W/
ZINC GUTTERS & D.S.



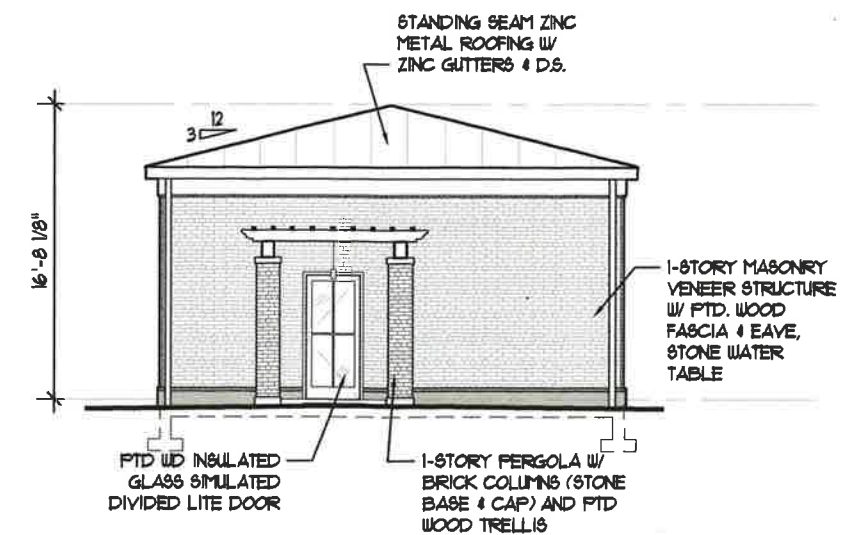
3 PROPOSED GARAGE WEST ELEVATION
SCALE: 3/32" = 1'-0"



4 PROPOSED GARAGE SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

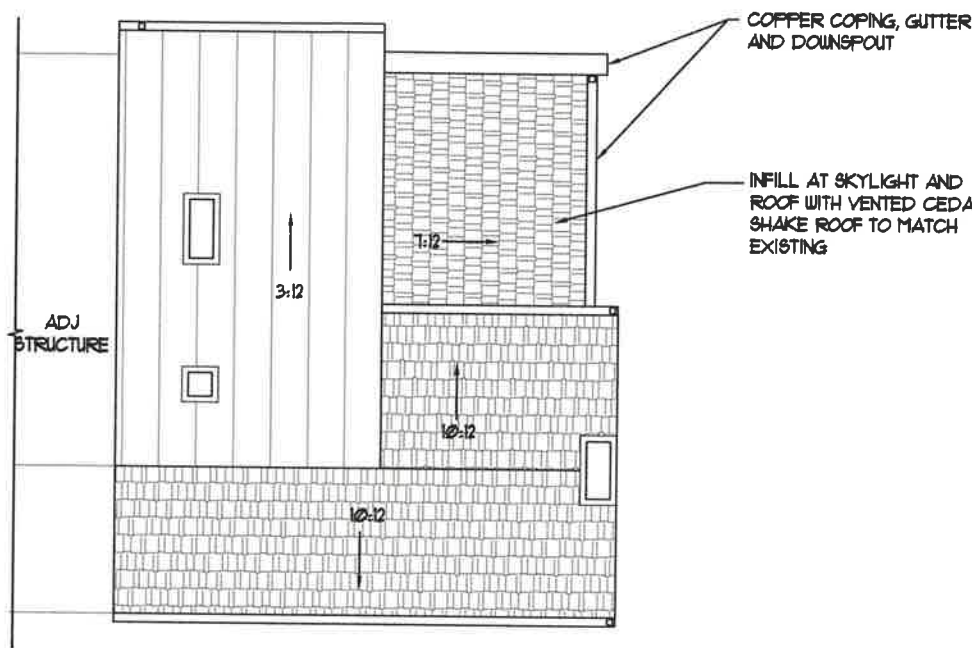


1 PROPOSED GARAGE EAST ELEVATION
SCALE: 3/32" = 1'-0"

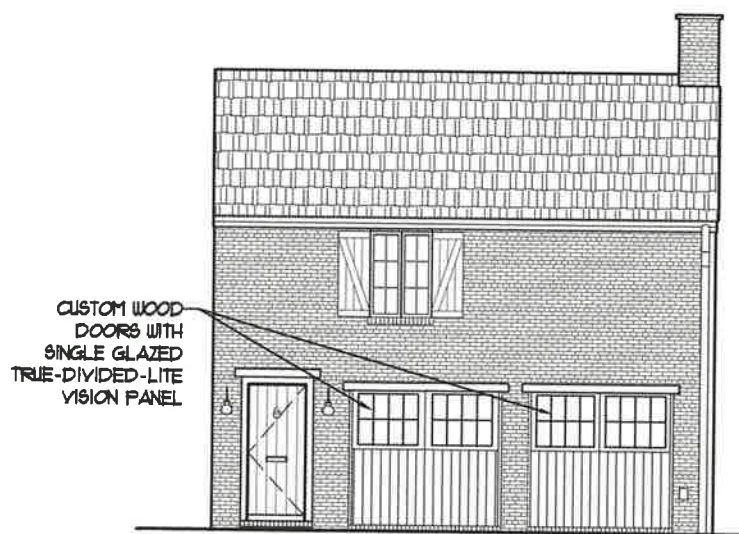


2 PROPOSED GARAGE NORTH ELEVATION
SCALE: 3/32" = 1'-0"

PROPOSED CARRIAGE HOUSE ELEVATIONS & ROOF PLAN
619 S LEE STREET | ALEXANDRIA, VA



4 PROPOSED CARRIAGE HOUSE ROOF PLAN
SCALE: 3/32" = 1'-0"



1 PROPOSED CARRIAGE HOUSE SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



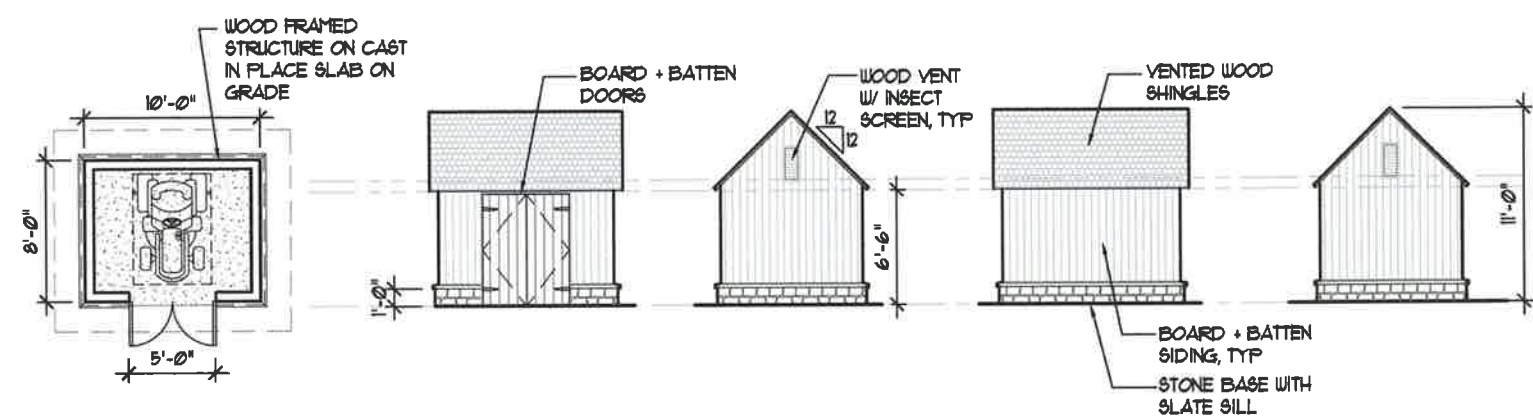
2 PROPOSED CARRIAGE HOUSE EAST ELEVATION
SCALE: 3/32" = 1'-0"



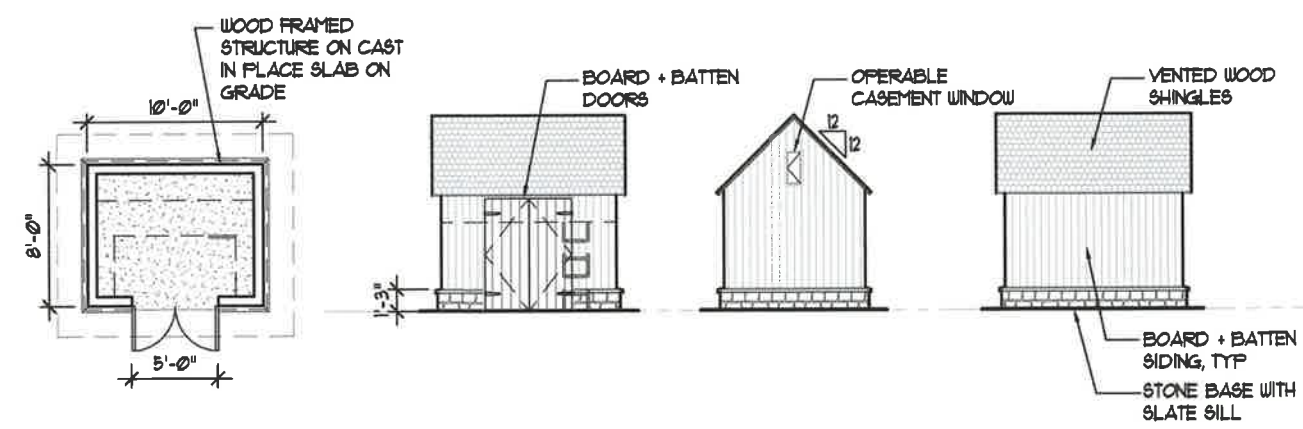
3 PROPOSED CARRIAGE HOUSE NORTH ELEVATION
SCALE: 3/32" = 1'-0"

PROPOSED ACCESSORY STRUCTURES

619 S LEE STREET | ALEXANDRIA, VA



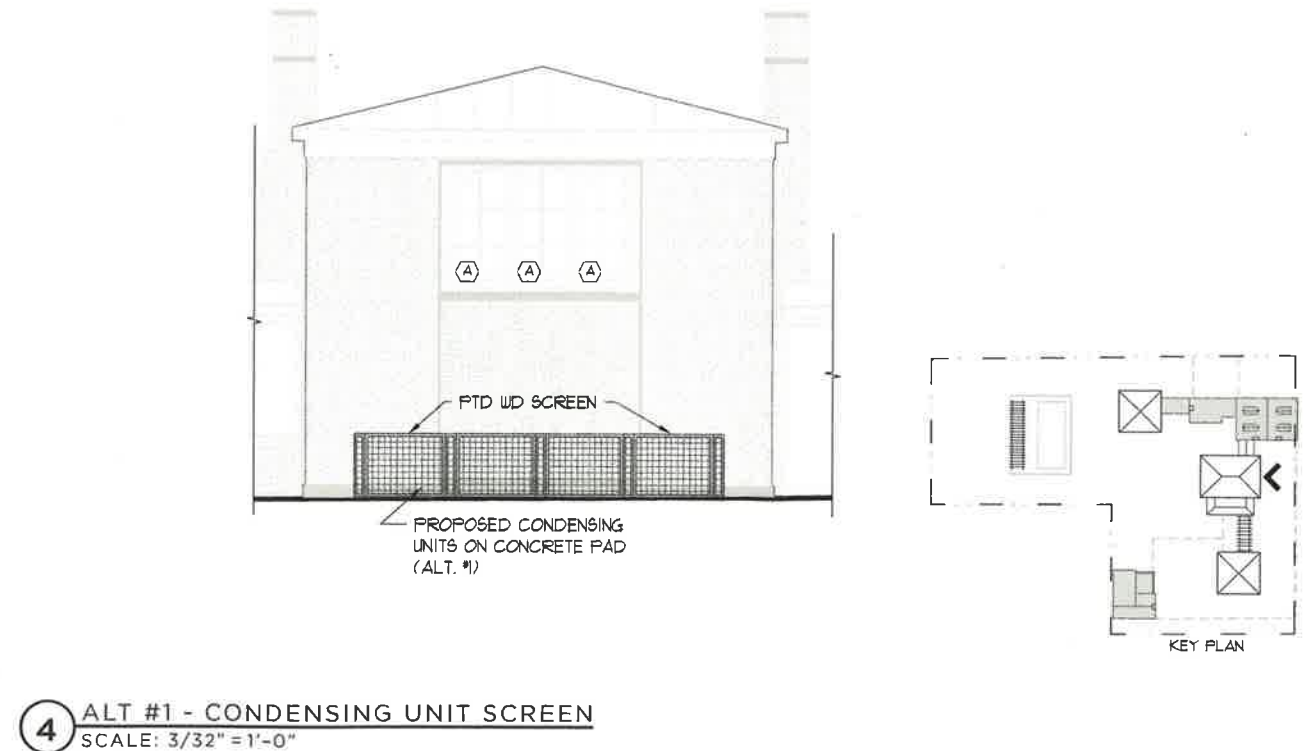
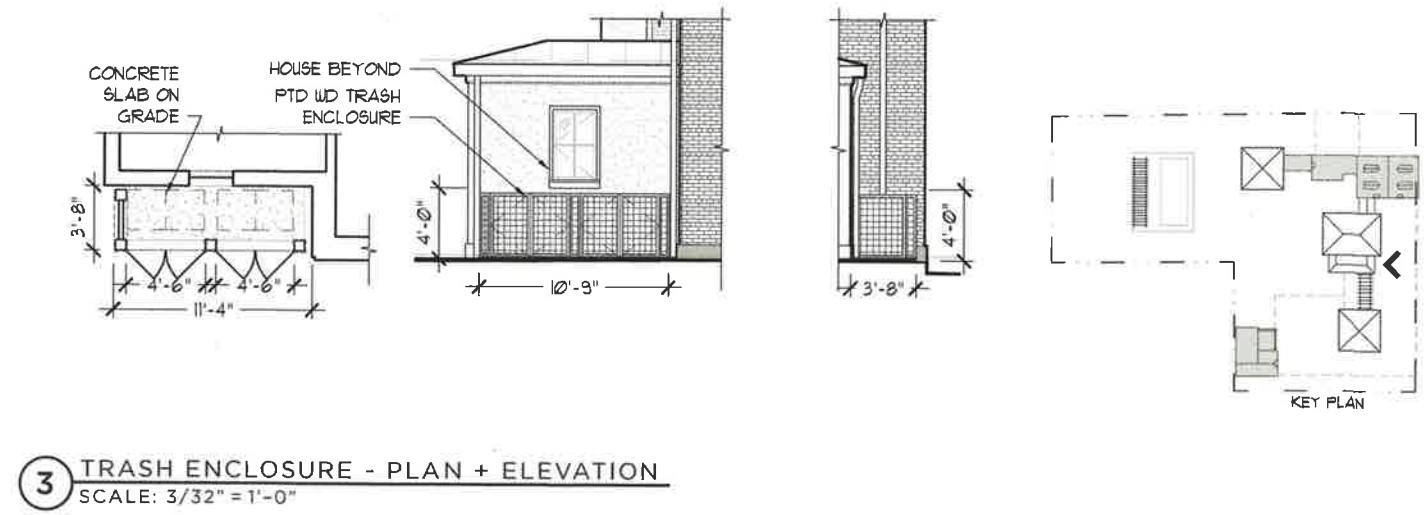
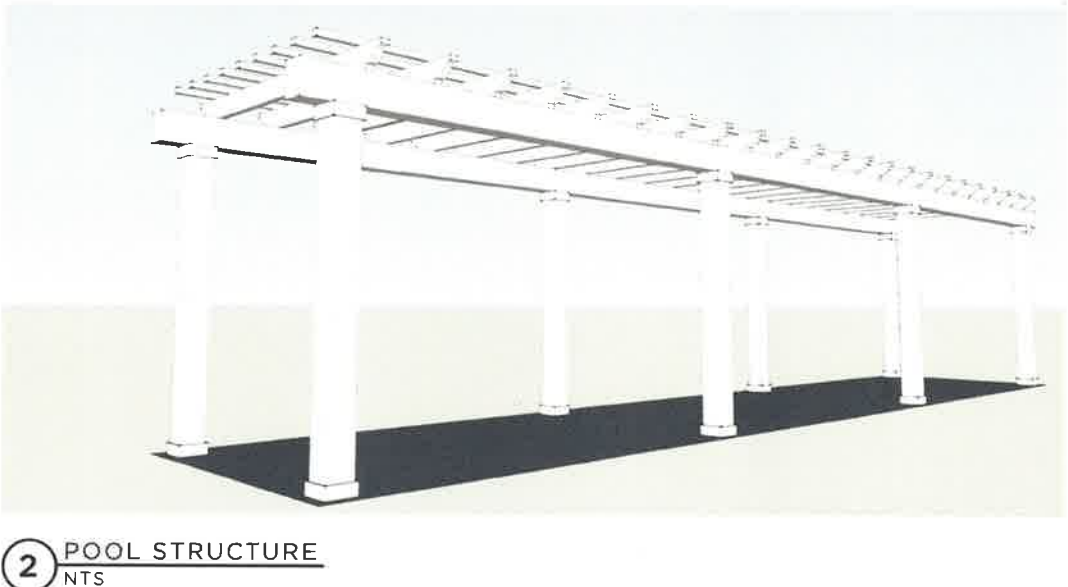
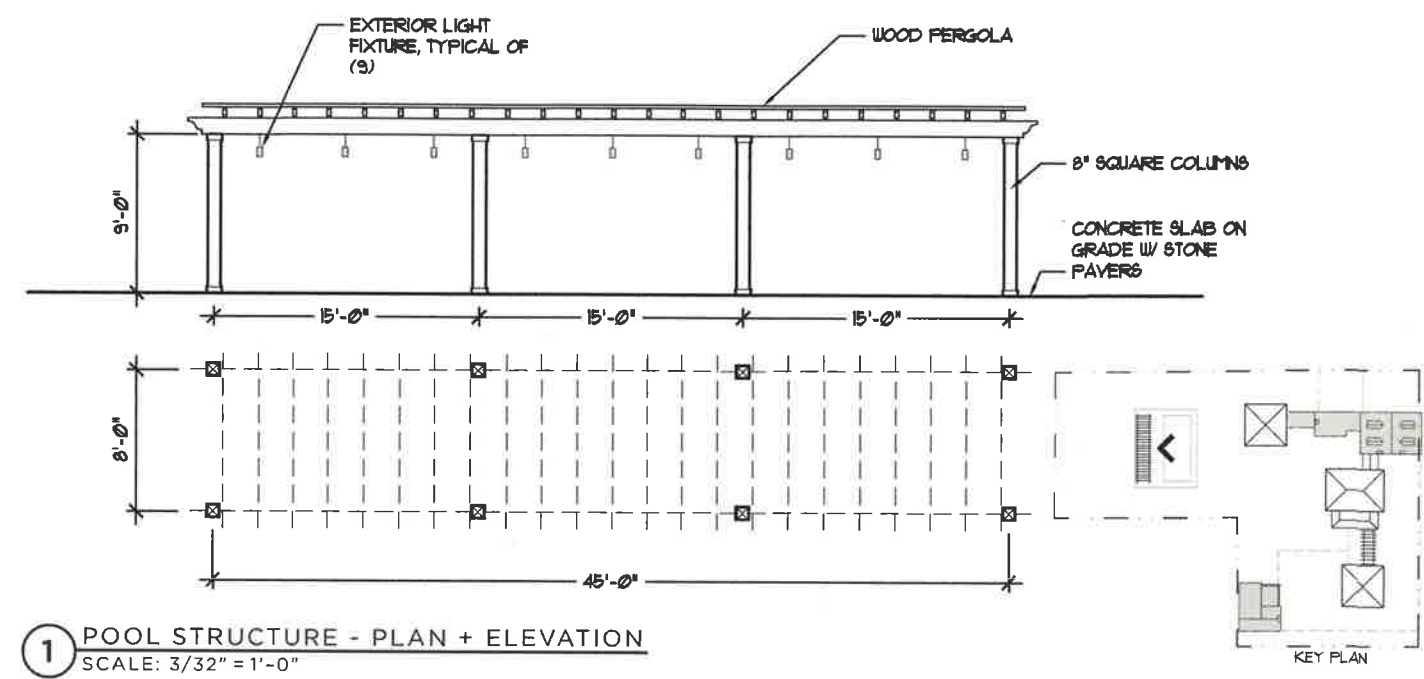
1 GARDEN STRUCTURE #1
SCALE: 3/32" = 1'-0"



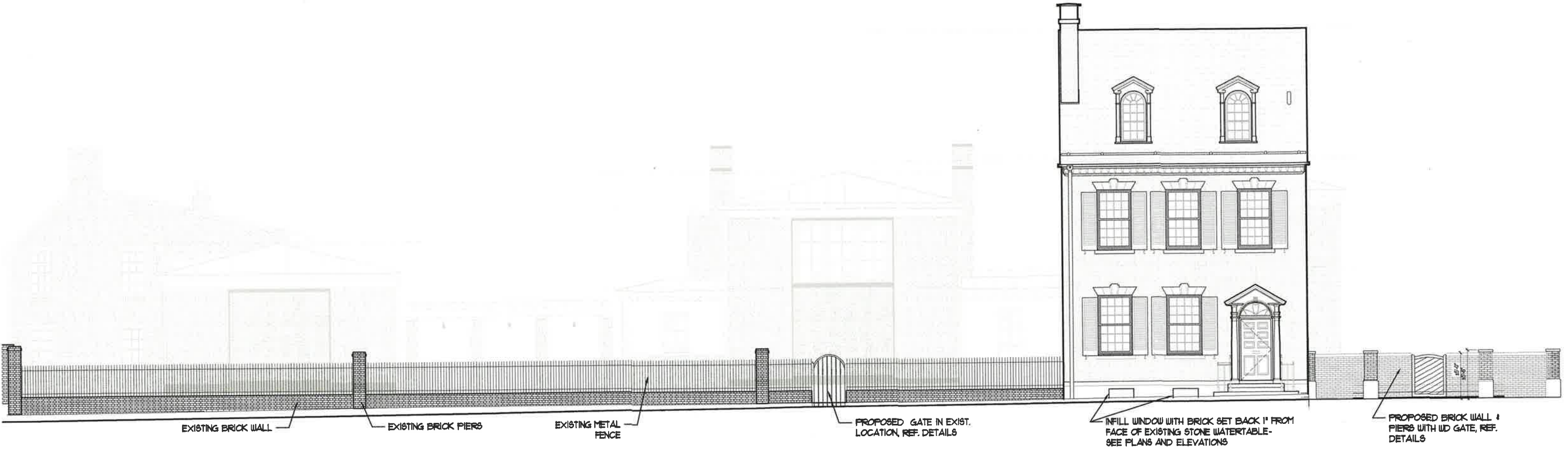
2 GARDEN STRUCTURE #2
SCALE: 3/32" = 1'-0"

PROPOSED ACCESSORY STRUCTURES

619 S LEE STREET | ALEXANDRIA, VA



STREET ELEVATIONS
619 S LEE STREET | ALEXANDRIA, VA

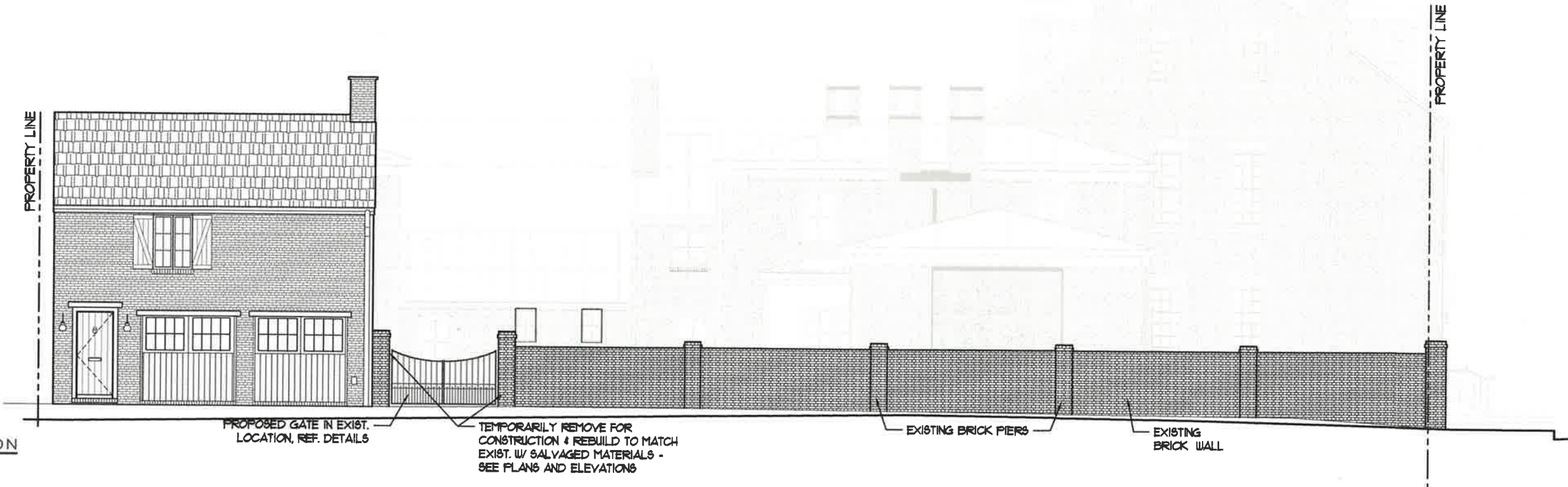


1 S. LEE STREET ELEVATION
SCALE: 3/32" = 1'-0"

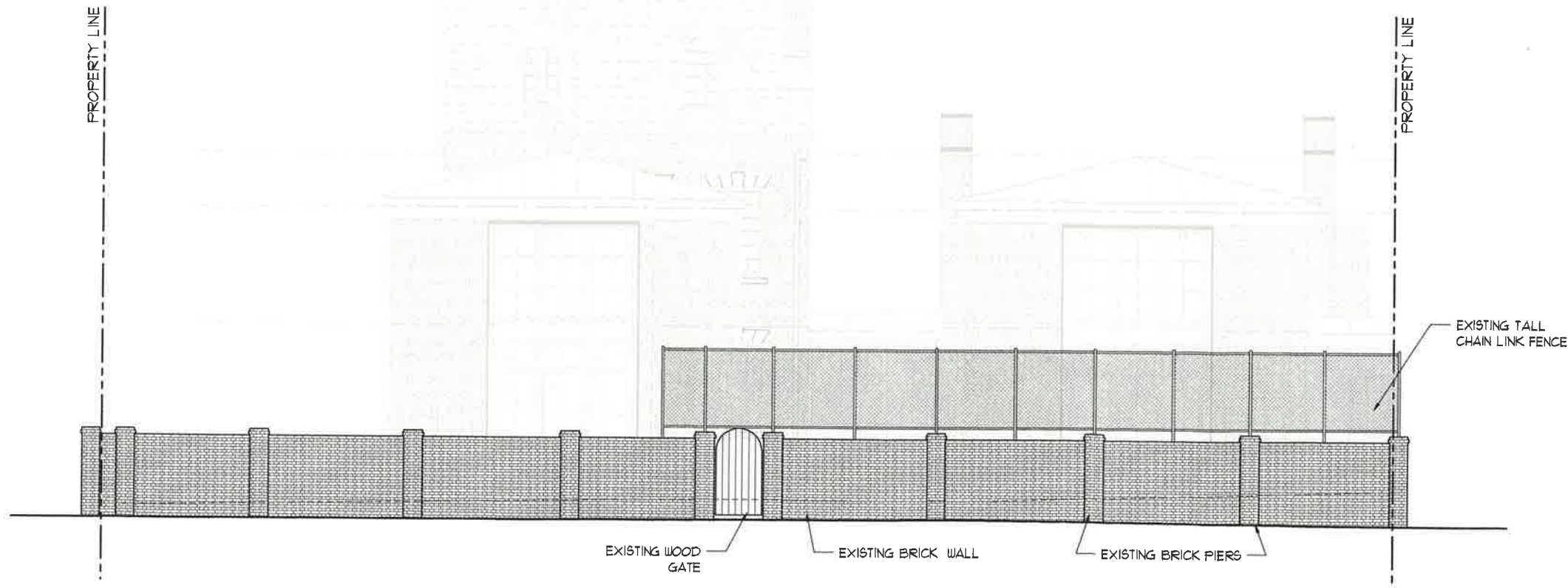
STREET ELEVATIONS

619 S LEE STREET | ALEXANDRIA, VA

1 FRANKLIN STREET ELEVATION
SCALE: 3/32" = 1'-0"



2 FAIRFAX STREET ELEVATION
SCALE: 3/32" = 1'-0"

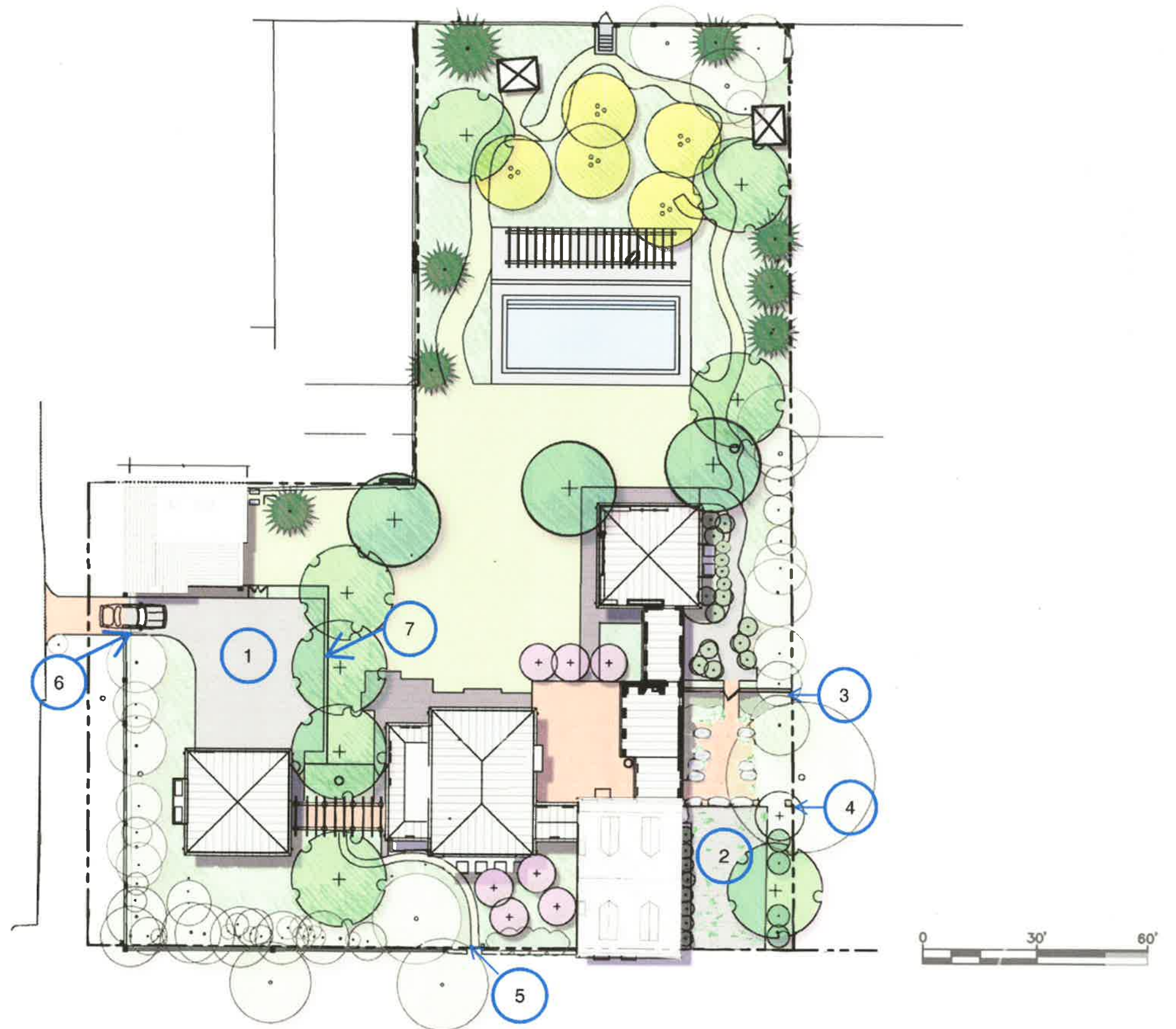


PROPOSED LANDSCAPE SITE PLAN

619 S LEE STREET | ALEXANDRIA, VA

KEY

- ① Garage Court with Granite Cobble
- ② Entry Court with Granite Cobble and Planting Pockets
- ③ Brick Garden Wall with Wood Gate
- ④ Garden Edge with Brick and Stone Piers
- ⑤ Wood Replacement Gate
- ⑥ Metal Automatic Vehicular Gate
- ⑦ Metal Pool Fence



RENDERED STREET ELEVATIONS

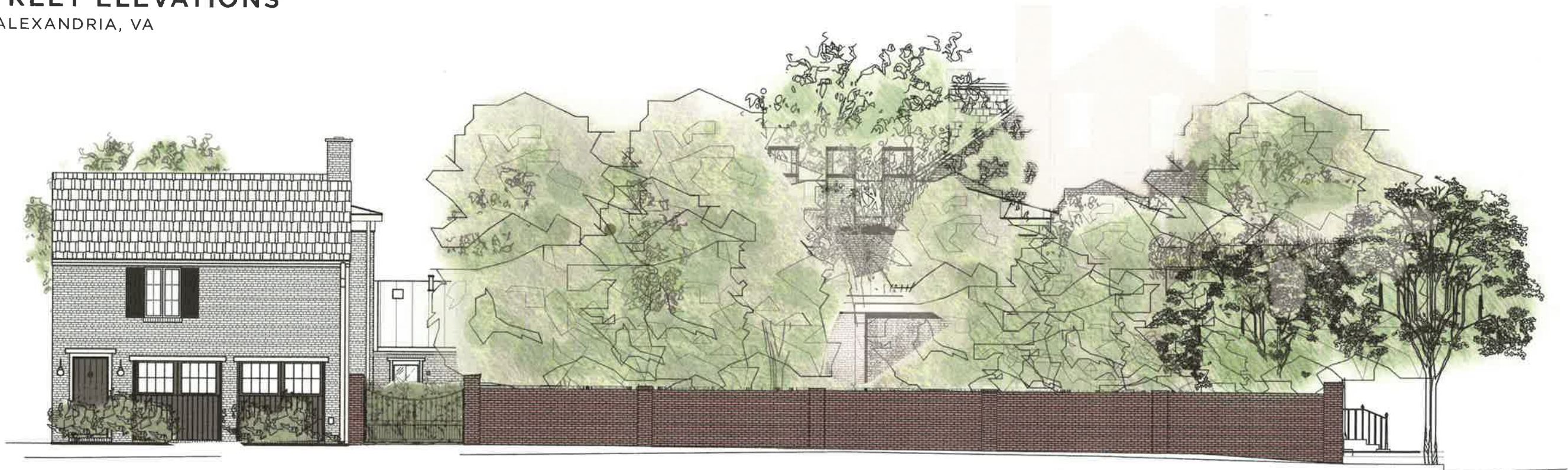
619 S LEE STREET | ALEXANDRIA, VA



1 S. LEE STREET ELEVATION
SCALE: 3/32" = 1'-0"

RENDERED STREET ELEVATIONS

619 S LEE STREET | ALEXANDRIA, VA



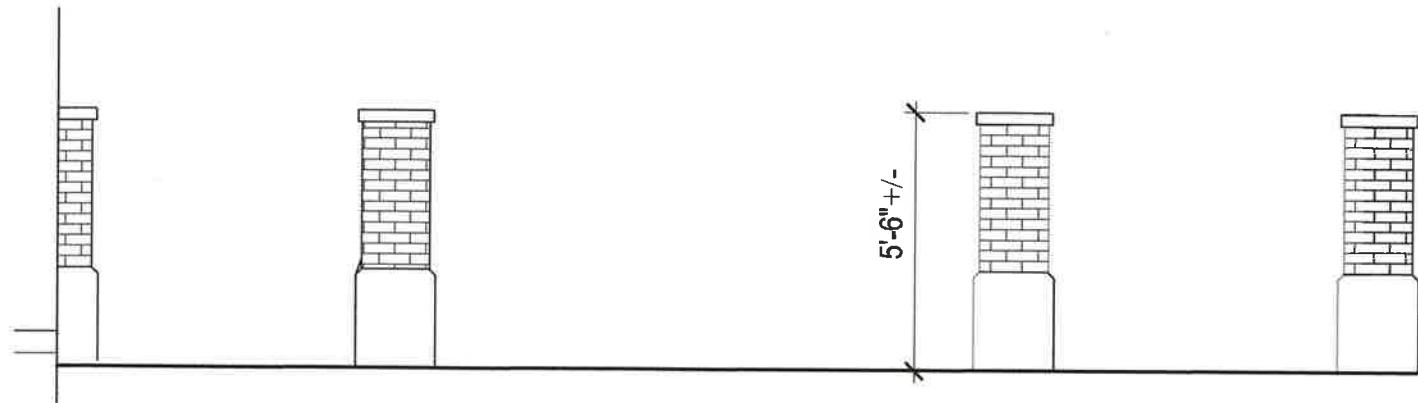
1 FRANKLIN STREET ELEVATION
SCALE: 3/32" = 1'-0"



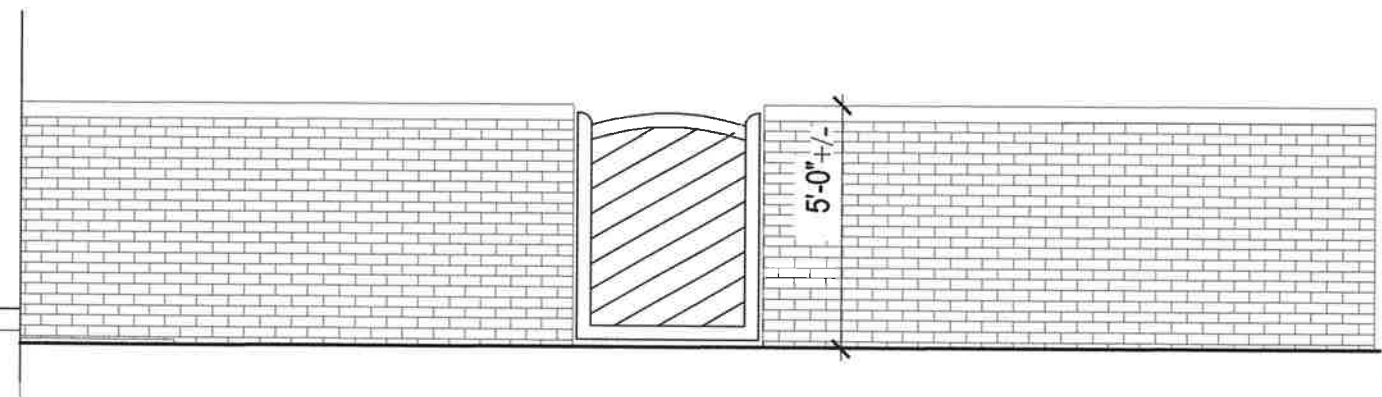
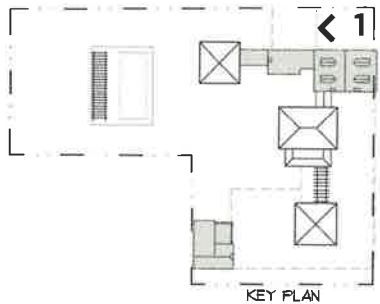
2 FAIRFAX STREET ELEVATION
SCALE: 3/32" = 1'-0"

PROPOSED GATES, FENCE & WALL DETAILS

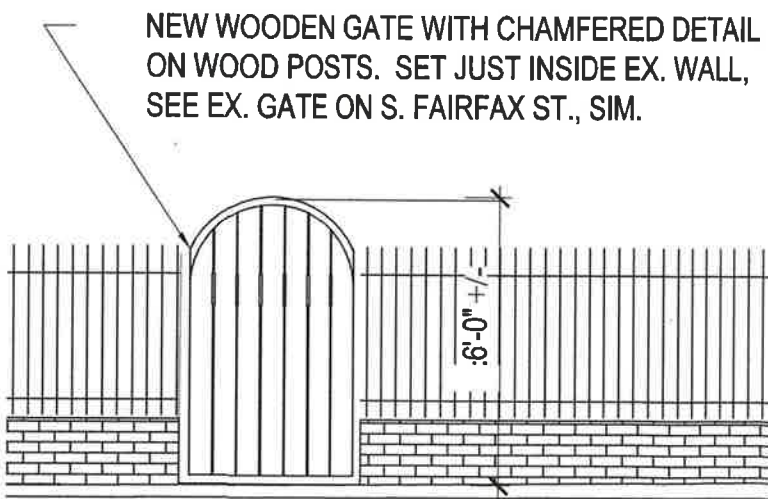
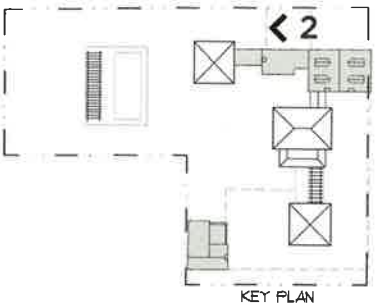
619 S LEE STREET | ALEXANDRIA, VA



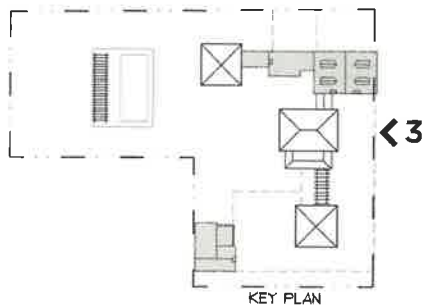
1 BRICK PIERS W/ STONE BASE (S. LEE STREET)
SCALE: 1/4" = 1'-0"



2 BRICK GARDEN WALL & WOODEN GATE (S. LEE STREET)
SCALE: 1/4" = 1'-0"

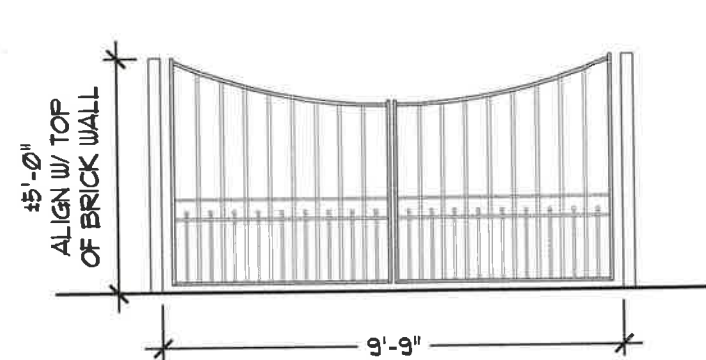


3 WOOD GATE (S. LEE STREET)
SCALE: 1/4" = 1'-0"

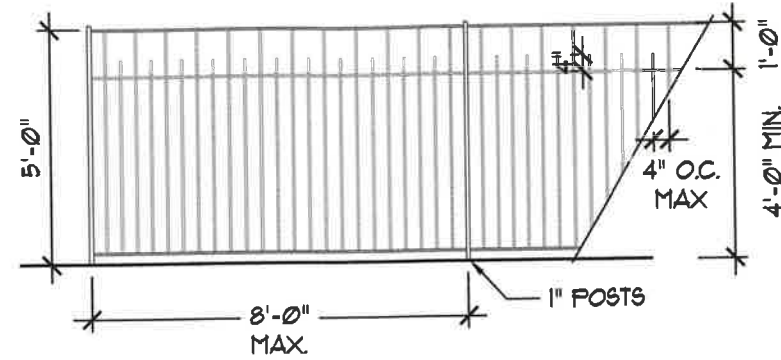
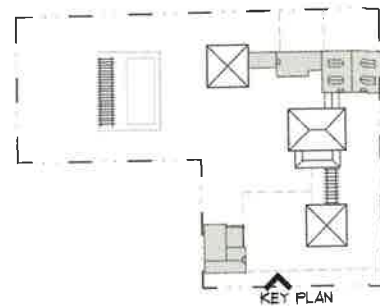


PROPOSED GATES, FENCES & WALL DETAILS

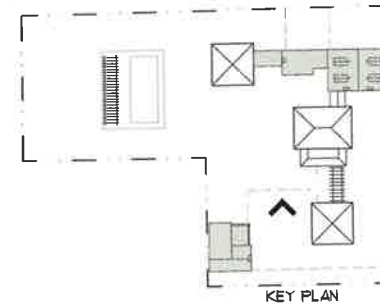
619 S LEE STREET | ALEXANDRIA, VA



1 AUTOMATIC DRIVEWAY GATE (FRANKLIN STREET)
SCALE: 1/4" = 1'-0"



2 METAL FENCE & METAL GATES (AT GARAGE COURT)
SCALE: 1/4" = 1'-0"



Vowell-Snowden-Black House
619 S. Lee Street
Alexandria, Virginia

July 4th 2014

Photographs
&
A written report on the condition of the slate roof and metal roofs

Report written by Mr. Michael J Hughes
Cornerstone Restoration Inc
PO Box 4729 New Windsor NY 12553
www.cornerstonerestorationinc.com

The Metal Standing Seam Roof

While there is no way to accurately date the standing seam metal roof over the kitchen we do know from the 1936 photograph that the roof was on back then. The size of the pans 17 ¼ inches by 26 ¾ inches does, however, provide us with some clues.

“Prior to electroplating in the early 20th century, sheets of steel were hand dipped into vats of molten tin. The size of the finished sheets was limited by the dimensions of the vats holding the molten tin and by the amount of material workers could easily hand dip. By the 1870s, technological improvements in production made possible, plates 20 inches by 28 inches. Each time the size of the plates was increased, the number of seams was reduced.”

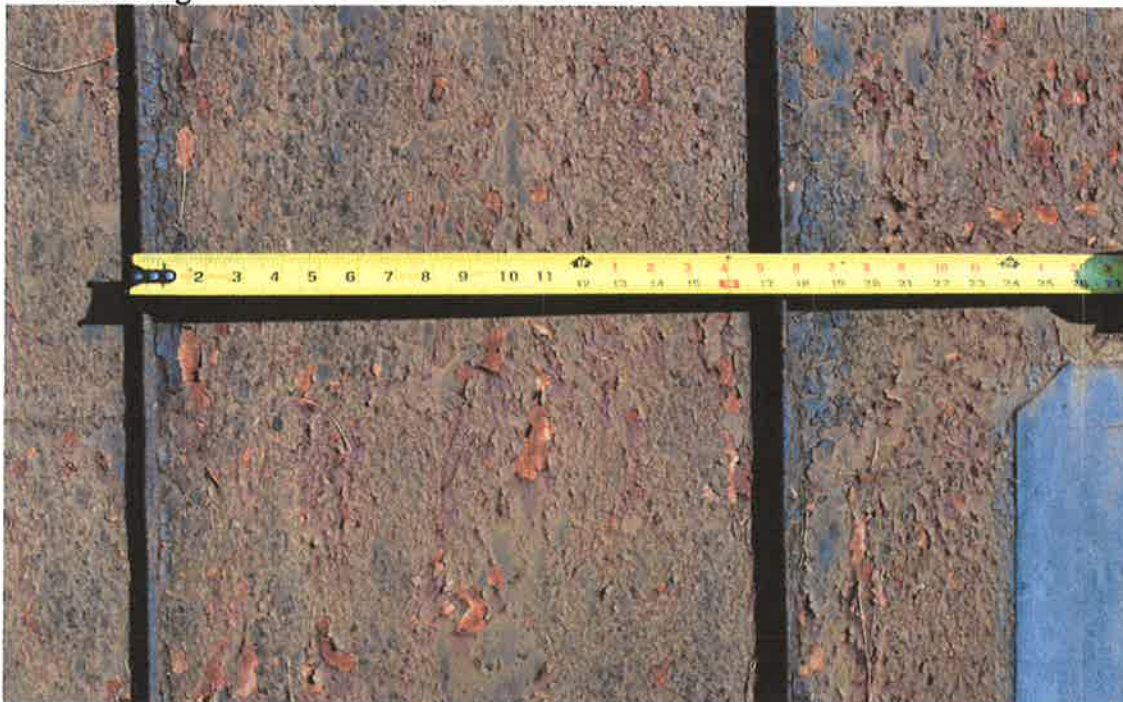
*Metals in American Historical Buildings
U.S. Department of the Interior*

If we allow for the overlapping of seams, the pans on the roof would have been originally 20 inches by 28 inches and thus dating the roof post 1870. This tells us that the roof is approximately 140 years old plus or minus. Most well-maintained “Tin or Terne Metal” roofs have a life span of between 100 to 150 years. This roof, while initially being well maintained ie: painted with “Tinnings Red” paint, has clearly suffered from neglect over these past 50 years. The metal is showing substantial signs of rust and there are several broken solder joints at the base of the chimney. The rounded corner portion of the roof has been face nailed and tarred. There are two large patches to the roof, one where the old chimney was removed and another patch, the reason for which is unknown to me. In an otherwise mechanically well installed roof, the flashing around the chimney was not well executed. In addition to the cracked solder joints, the counter flashing does not adequately overlap itself. This allows water to be wind driven under it and may be leading to some structural issues with the chimney. The chimney is showing signs of deterioration due to “spalling”, a condition that if left untreated will cause major structural problems. The brick have been coated with what appears to be a non-breathable wall sealer which is preventing the brick from breathing.

Rust as well as a patch on the roof. Pans measures 26 3/4 inches



619 S. Lee Street image 13.
Pan measuring 17 1/4 to 17 1/2 inches wide



619 S. South Lee Street image 14.

One of the cracked seams, with a hole in it at the corner of the chimney.



619 S. Lee Street image 15.

This image shows the chimney counter flashing and lack of overlapping.



619 S. Lee Street image 16.

Brick chimney showing staining and deterioration due to spalling



619 S. Lee Street image 17

Conclusion and Recommendations

Metal Roof:

I recommend replacing the standing seam roof with custom sized pans that should be cut from sheet steel and not machine extruded. It is important to maintain the look of the old size pans. Old "Terne Metal" was made of sheet steel coated with an alloy consisting of tin and lead. The new "Terne Metal" is TCSII or TCS2 -- Terne Coated Stainless Steel sheet metal is basically type 304 stainless steel coated in both sides with terne alloy (50% tin, 50% zinc). Highly corrosion resistant, which makes it an ideal roofing material. It offers a soft-looking protective patina that develops after exposure to the elements. It will not require painting and can be soldered with a 50% tin – 50% lead solder. One supplier would be Riverside Sheet Metal 15 Reardon Road - Medford, MA
Tel.: (781) 396-0070 Fax: (781) 396-8890

Chimney:

The chimney should be removed down to the roof line and rebuilt. Proper thru flashings should be installed along with new flue liner and cap. The brick should then be treated with a breathable sealer such as, "Klear Treat Water Repellant" from Chargar Corporation; 299 Welton Street; Hamden, CT 06517 Tel: (203) 562-9948