

OLD PARKLAND DALLAS

Multi-Story Fireplaces

THE CHALLENGE

When Crow Holdings began construction on Old Parkland, a historic hospital originally built in 1894 and virtually neglected from 1913 to 2008, it was a dilapidated dump. Crumbling walls and ceilings were covered with graffiti and signs of people who occupied the space while it was vacant. Real estate kingpin Harlan Crow wanted to transform the 500,000-sq-ft. property into a corporate office park reminiscent of a college campus, where tenants could enjoy winding pathways flanked with sculptures and lined by majestic, shady trees, plus a slew of top-notch amenities.

Harlan Crow maintained the entire front of the structure as it stood in the early 1900s. The property received a 10-year tax abatement on 90 percent of the real property improvement value resulting from its construction, plus a \$200,000 economic development incentive grant.

Earthcore/Isokern Fireplaces along with architects Good Fulton & Farrell engaged ENERVEX to put together a system that incorporated controls for multiple fireplaces on multiple floors. The challenging part was how to ensure proper draft throughout the operation of eight fireplaces.

THE SOLUTION

A total renovation of this size required deep domain expertise in [multi-story fireplaces](#). ENERVEX was specified as the only company that had the experience to pull off a project this large and complex. Our Multi-story Fireplace Exhaust System (MFES) had already been tested and listed for multi-story venting of multiple fireplaces.

Two ENERVEX MFES chimney systems were installed:

- The first Multi-story Fireplace Exhaust System has three fireplaces located on multiple floors throughout the building, tied into a common chimney. It uses an RSV400 [chimney fan](#), VFD ([Variable Frequency Drive](#)), an EBC30 [Modulating Controller](#), and ADFs ([Automatic Dampers](#)) for the connector of each fireplace.
- The second MFES has five fireplaces on multiple floors tied

JOB PROFILE

Location:

- Dallas, TX

Completion:

- October 2015

Owner:

- Old Parkland Office Campus

Architect:

- Good Fulton & Farrell

Contractor:

- Crow Holdings

ENERVEX Rep:

- Earthcore / Isokern Fireplaces and Chimneys



An old hospital transformed into an engaging corporate office park



ENERVEX's Automatic Damper (ADF) and Pressure Sensor (XTP)



Making it all happen: the venting behind the fireplaces

into a common chimney. It uses an RSV450 chimney fan, VFD, EBC30 controller and ADF automatic dampers for the connector of each multi-story fireplace.

In addition we installed XTP differential [pressure sensors](#) to monitor and send a signal to the corresponding fan control. This external pressure transducer converts measured pressure into a corresponding voltage, which is then relayed to the control to modulate the damper position and/or fan speed—thus maintaining pressure at the set-point.

THE RESULT

All of Old Parkland's building tenants can now use their [multi-story fireplaces](#) with a common shaft, which saves on materials and operating costs while making life more pleasant for the occupants. The architect was able to avoid multiple flues and penetrations while still providing tenants the ability to use their fireplaces in their own spaces independent of the other systems.

What used to be a historic hospital in shambles is now a highly desirable multi-story office park enriched by eight beautiful fireplaces delivering effortless draft control any time of day.

ENERVEX products installed:

- Two [Multi-story Freplace Exhaust Systems](#) consisting of:
 - o One RSV400 [chimney fan](#)
 - o One RSV450 chimney fan
 - o Two [Variable Frequency Drives](#)
 - o Two EBC30 [modulating controllers](#)
 - o XPT [Pressure Sensors](#)
 - o ADF [Automatic Dampers](#) for each fireplace

"ENERVEX has the best customer service in the whole wide world"
 - Wally Hallowes, National Sales Manager
 Earthcore Industries, LLC