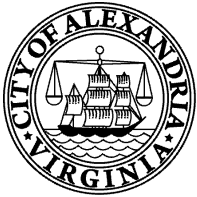


CHIMNEYS + FLUES



BAR Review Levels

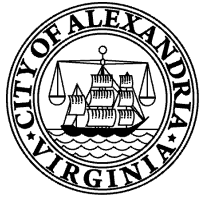
These levels of review are applicable in most cases. Please note that during the administrative review process, Staff may determine that a project requires Board review. Contact Staff at 703.746.3833 to confirm which level of review is required for your project. Also, contact Code Administration at 703.746.4200 to confirm building permit requirements.

NO BAR REVIEW	ADMINISTRATIVE (STAFF) REVIEW	BOARD REVIEW
Removal of non-masonry flues	Construction or modification of chimneys or flues	Demolition of chimneys or masonry flues visible from the public right-of- way
Installation of chimney liners		
Demolition of chimneys or masonry flues less than 25 square feet in area and not visible from the public right-of-way		

Introduction

Chimneys were historically constructed of masonry to vent smoke from wood- or coal-burning fireplaces and were often prominent architectural features. Flues, which vent oil- or gas-fired furnaces or water heaters, were usually located at the rear of a structure and could be made of masonry or metal. Chimneys and flues can significantly affect a building’s overall visual composition and, if inappropriately located or constructed of incompatible materials, may disrupt its historic architectural character. The vast majority of structures in the historic districts have interior chimneys and flues, where the only visible portion of the chimney is through the roof. Exterior chimneys are primarily found on buildings dating from the late 18th and early 19th centuries.

CHIMNEYS + FLUES



Guidelines

- o Existing chimneys should not be removed or reduced in size.
- o New chimneys should be appropriate to the architectural style of the structure.
- o Brick and brick-clad chimneys are appropriate for buildings constructed in the late 18th and 19th centuries.
- o The Board discourages exposed metal flue chimneys. Metal chimneys on Later (post-1931) commercial and industrial structures may be appropriate in certain instances.
- o Chimneys should not be clad in siding.
- o Unpainted masonry chimneys on unpainted masonry houses should not be painted.



The corbelled brick chimney is a character-defining feature of this Queen Anne-style residence.



Example of an inappropriate exterior metal flue chimney on a historic building.



Example of brick chimneys commonly found on historic Old Town residences.