



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 must be reviewed by the Board. Contact Staff at 703.746.3833 to confirm which level of review is required for your project.

NO BAR REVIEW

Construction or modification of chimneys and flues on non-street facing sides

Demolition of chimneys and flues less than 25 square feet in wall area

ADMINISTRATIVE (STAFF) REVIEW

Construction or modification of chimneys and flues on street-facing sides

BOARD REVIEW

Demolition of chimneys and flues greater than or equal to 25 square feet in wall area

Introduction

Chimneys were historically constructed with masonry to vent smoke from wood burning or coal burning fireplaces, and were often a prominent architectural feature. Flues generally describe utilitarian vents for oil or gas fired furnaces or water heaters, and were located toward the rear of the structure and could be made of masonry or metal. Chimneys and flues can have an important impact on the overall visual composition of a building and, if not appropriately located or the wrong style of material, may disrupt the historic architectural character. The vast majority of structures in the historic districts have interior chimneys and flues, where the only expression of the chimney is through the roof of a structure. Exterior chimneys are found primarily on buildings dating from the late 18th and early 19th Centuries.

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 style 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.

CHIMNEYS + FLUES



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.