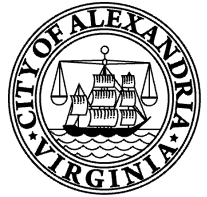


CHIMNEYS + FLUES

OLD AND HISTORIC DISTRICT CITY OF ALEXANDRIA



Docket Item #17

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

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

Removal of non-masonry flues

Installation of chimney liners

ADMINISTRATIVE (STAFF) REVIEW

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

BOARD REVIEW

Demolition of masonry chimneys and flues

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.

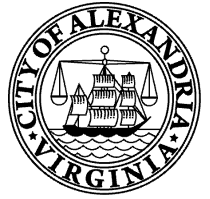
Guidelines

- 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.

Old and Historic District

Adopted xx/xx/xx

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.