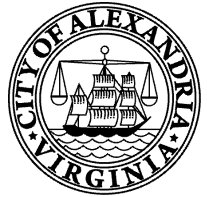


DECKS, ROOF DECKS, + BALCONIES

OLD AND HISTORIC DISTRICT
CITY OF ALEXANDRIA



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
Construction of decks not visible from the public right-of-way In-kind replacement of railings and posts on decks, roof decks, and balconies that comply with these guidelines	Installation of cable and glass railings on Later Buildings	Construction and replacement of decks, roof decks, and balconies visible from the public right-of-way Construction and replacement of penthouse and stair structures

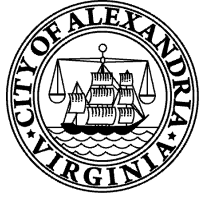
Introduction

Although small rooftop platforms, such as historic widow's walks, have existed since the 19th century, they were limited in size and designed as integral architectural features. By contrast, the expansive decks and roof decks found on residential buildings today are largely a mid- to late-20th century occurrence. Unlike porches, which are integrated into the overall design of a building, decks are often constructed at a later date and their utilitarian design reflects this. The Board is cognizant that open air decks create an amenity and has approved the construction of open decks and rooftop decks, particularly when a property dates from the mid-20th century or later, or when they are minimally visible from the public right-of-way.

Balconies are another solution to add a small amount of outdoor open space where ground level open space may not be feasible. While decks are self-supporting, balconies are supported by the building wall. There is precedent for balconies within the historic district and the BAR has approved them on historic buildings.

DECKS, ROOF DECKS, + BALCONIES

OLD AND HISTORIC DISTRICT
CITY OF ALEXANDRIA



Guidelines

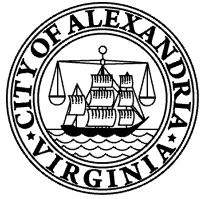
- o Deck, roof deck, and balcony materials should be sympathetic to the building materials generally found in the historic district, and the railing should be minimally visible.
- o Unpainted pressure treated wood or vinyl are strongly discouraged on all buildings.
- o Composite decking is not appropriate on Early Buildings.
- o The style of the deck, roof deck, or balcony, including railing and columns, should be compatible with the style of the building. Decks should be painted the predominant color of the building or the color of the trim.
- o Decks, roof decks, and balconies should be appropriately sized.
- o Access stairs to roof decks should be located in the least visible location.
- o Roof decks should not detract from the historic architecture of the structure.
- o Decks, roof decks, and balconies should not hide, obscure or cause the demolition or removal of historic architectural details.

Additional Information

- o A BAR Permit to Demolish is required when construction of a deck or roof deck involves the demolition or capsulation of over 25 square feet of building roof or wall material.
- o Decks, roof decks, and balconies must meet the Zoning Ordinance requirements for yard setbacks, open space and FAR. A plat of the property is required to evaluate compliance with applicable codes and ordinances.
- o The BAR reviews any fixed items, including stair enclosures, pergolas, and other roof structures, but does not review movable furniture.
- o Elevated decks not over two feet in height are permitted in any residential yard, except the front yard.

DECKS + ROOF DECKS

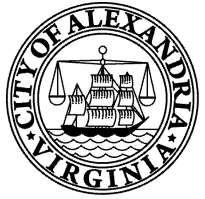
OLD AND HISTORIC DISTRICT
CITY OF ALEXANDRIA



These are examples of decks, roof decks, and balconies found in the historic districts.

DECKS, ROOF DECKS, + BALCONIES

EXTERIOR LIGHTING



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
Installation of externally mounted floodlights on non-street-facing sides	Installation of new wall-mounted exterior light fixtures	Freestanding light fixtures 12 inches or greater in height
In-kind replacement of architecturally appropriate exterior light fixtures		Externally mounted floodlights on street-facing sides
Installation of freestanding light fixtures less than 12 inches in height		

Introduction

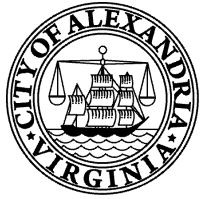
Exterior lighting is used to accentuate architectural and landscape elements of a property, or as a security feature. Lighting can create different spatial effects and call attention to different components of a property. Lighting and associated fixtures can have a significant effect on the architectural character of a structure in the historic districts. While a certain level of exterior illumination is necessary for safety reasons during nighttime hours, care should be taken so that nighttime lighting does not produce inappropriate glare or misdirected light. The Board discourages lighting which detracts from the appearance of the historic district.

Guidelines

- o The design, material, color, and scale of lighting fixtures should be sympathetic to and not detract from the architectural character of the building or structure.
- o Lighting fixtures should not hide, obscure, or cause the removal of historical architectural details.
- o Lighting colors should be between 2000 and 3000 Kelvin.

EXTERIOR LIGHTING

OLD AND HISTORIC DISTRICT CITY OF ALEXANDRIA



Additional Information

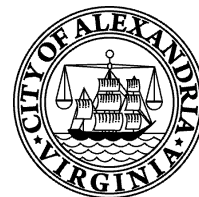
- o For guidelines on lighting for signs, refer to chapter on signs.



These are examples of different types of exterior lighting found in the historic districts. Common fixtures include gas lanterns, electric lanterns, and contemporary light fixtures, depending on the style of the building.

PORCHES + PORTICOS

OLD AND HISTORIC DISTRICT
CITY OF ALEXANDRIA



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
N/A	In-kind replacement of porch railings or posts	Construction or modification of porches or porticos Demolition or removal of porches or porticos Screening in or enclosing a porch

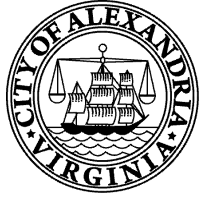
Introduction

Porches and porticos are important architectural elements where they can serve as a defining element of an architectural style and at the same time provide a covered outdoor space. A porch provides a transition area between the public streetscape and the private interior of a building. Porticos typically have the same elements as porches (such as a roof and columns) but are smaller in size and located at the entrance to a building. Canopies project from a building wall but do not have vertical supports (posts or columns).

Like decks, porches can be an important amenity in the historic district. Many historic structures in the district have had porch additions which were built later than the original structure. In some instances, these porch additions may have acquired historic significance. Occasionally the Board has approved the addition of screens to existing porches. The Board does not typically support permanently enclosing existing open porches to create additional living space, except on the rear.

PORCHES + PORTICOS

OLD AND HISTORIC DISTRICT CITY OF ALEXANDRIA



Guidelines

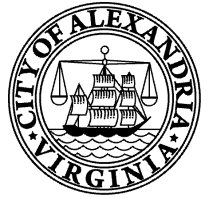
- o Porches and porticos should be appropriate to the architectural style of the structure.
- o Porches and porticos should be made of materials that are sympathetic to the building materials generally found in the historic district.
- o Porches and porticos should not hide, obscure, or cause the removal of historically significant architectural details.
- o Porches and porticos constructed of unpainted pressure treated wood or vinyl are not appropriate.

Additional Information

- o For guidelines on canopies, refer to chapter on awnings + canopies.
- o For guidelines on decks, refer to chapter on decks, roof decks, + balconies.
- o Porches more than 30" in height require a railing around the perimeter with baluster spacing no greater than 4" O.C. (USBC).
- o Enclosed porches create useable space and therefore must meet the Floor Area Ratio (FAR) requirements for the underlying zone.
- o Porches and porticos must meet the Zoning Ordinance requirements for yard setbacks, open space and floor area ratio (FAR). A plat of the property is required to evaluate compliance with applicable codes and ordinances.

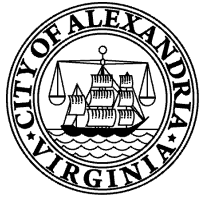
PORCHES + PORTICOS

OLD AND HISTORIC DISTRICT
CITY OF ALEXANDRIA



These are examples of different styles of porches and porticos found in the historic districts.

SECURITY FEATURES



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

Door hardware, cameras, and lockboxes

Security cameras measuring less than 1 cubic foot

ADMINISTRATIVE (STAFF) REVIEW

Replacement of window security bars

BOARD REVIEW

Installation of window or door security bars

Security cameras measuring 1 cubic foot or greater

Introduction

Security features are an important component of maintaining a safe historic district. Property owners are encouraged to select security features that are discreet and compatible with historic architectural contexts. Whenever possible, security features should be incorporated into existing building features or designed to complement, rather than detract from, the historic architecture.

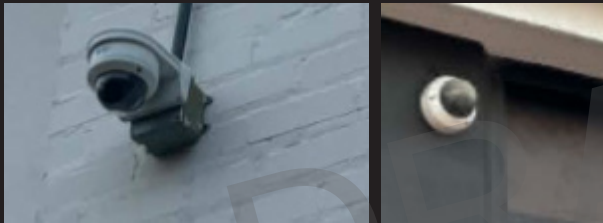
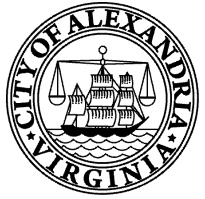
Guidelines

- o Security features should not detract from the architectural character of the building or structure to which they are attached.
- o Security features should be as minimally visible as possible while meeting necessary safety requirements.

Additional Information

- o For guidelines on related alterations, refer to chapters on exterior lighting, signs, windows + shutters, and doors.

SECURITY FEATURES

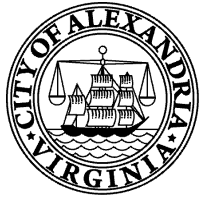


These are examples of wall-mounted security cameras.



This is an example of a minimally visible security light fixture.

PLANTERS



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
Installation of temporary, removable planter boxes	Installation of permanent planters 2 feet in height or greater on non-street-facing sides of Later Buildings	Installation of permanent planters 2 feet in height or greater on street-facing sides of Early Buildings
Installation of permanent planters less than 2 feet in height on Later Buildings	Installation of permanent planters less than 2 feet in height on Early Buildings	

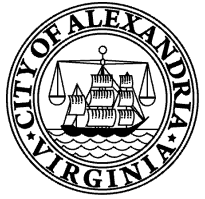
Introduction

Planters help to mitigate stormwater runoff and can contribute to a friendly and inviting streetscape. However, the proliferation of planters in the front of a building and on a sidewalk can create a cluttered visual appearance in the historic district. Only planters located on private property fall under the purview of the BAR. Planters entirely in the public right-of-way, such as tree wells, are under the purview of Transportation & Environmental Services.

Guidelines

- o Permanent brick and masonry planters are generally not appropriate in the front of Early Buildings.
- o Planters should be constructed in a material that is complementary to the existing structure.
- o Planters for unpainted masonry structures should not be painted.
- o Planters should not be installed so that they obscure, damage, or cause the removal of historic architectural details.
- o Planters should not be made of materials such as fiberglass, vinyl, or unpainted pressure treated wood.

PLANTERS



Additional Information

- o For guidelines on retaining walls, refer to chapter on Fences, Gates, + Walls.
- o If planters are installed adjacent to a building, they should be designed and installed to provide adequate waterproofing and drainage to prevent moisture damage to the existing structure.
- o Permanent planters must meet the requirements in the Virginia Uniform Statewide Building Code (USBC).
- o Planters cannot be located in a vision clearance area. Refer to [§ 7-800](#) of the Zoning Ordinance.
- o A survey plat is required to verify the location of the planter within the vision clearance area and public right-of-way.
- o Planters that project into the public right-of-way may require an encroachment permit from Transportation & Environmental Services or an encroachment ordinance from City Council.

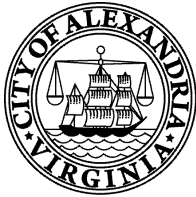


This is an example of a temporary window planter box.



These are examples of permanently attached planters that are painted to match the painted masonry buildings.

INFRASTRUCTURE IN THE PUBLIC RIGHT-OF-WAY



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
Temporary parklets, street furniture, and outdoor dining structures Temporary structures used for traffic, parking, and construction	Permanent bollards	Installation of bus shelters, street furniture, bicycle parking racks, light poles, and other permanent elements not previously approved by the Board

Introduction

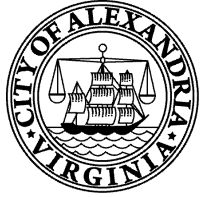
Infrastructure in the public right-of-way is part of the overall design of the streetscape in the historic districts and includes structures such as bus shelters, street furniture, bicycle parking racks, bollards, light poles, and small cell poles. These elements should not detract from or visually interfere with the architectural character of the street.

Guidelines

- o Permanent structures in the public right-of-way should be made of materials that are appropriate to the building materials in the historic districts. For example, benches should be made of metal and wood.
- o Permanent structures in the public right-of-way made of synthetic materials such as fiberglass or concrete are generally not appropriate in the historic districts.
- o Permanent structures in the public right-of-way should not be installed so that they obscure or cause the removal of historic architectural details.

INFRASTRUCTURE IN THE PUBLIC RIGHT-OF-WAY

OLD AND HISTORIC DISTRICT
CITY OF ALEXANDRIA



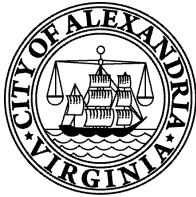
Additional Information

- o For guidelines on small cell poles and antennas, refer to chapter on small cell facilities.
- o Infrastructure in the public right-of-way may require an encroachment permit from Transportation & Environmental Services or an encroachment ordinance from City Council.



These are examples of different types of infrastructure found in the public right-of-way in the historic districts: temporary street furniture (top left), bollards (top right), temporary scooter corrals (bottom left) and permanently attached bicycle racks (bottom right).

SMALL CELL FACILITIES + ANTENNAS



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
Replacement in-kind of utility poles	Installation of penthouse wall mounted antennas	Installation of new small cell poles
Installation of dish antennas less than 2 feet in diameter on non-street-facing sides	Installation of flat roof mounted antennas set back a minimum of 10 feet from the building face	Installation of dish antennas 2 feet or greater in diameter
	Installation of dish antennas less than 2 feet in diameter on street-facing sides	

Introduction

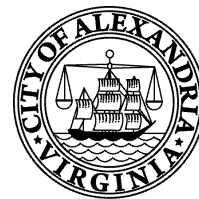
Small cell facilities are low-powered antennas that provide wireless service coverage to a limited geographic area (often with ranges of a few hundred feet), and are used to supplement and expand the coverage provided by the traditional, larger-scale network. Some small cell facilities are mounted on existing structures within the public right-of-way; such structures may include utility poles, streetlight poles, and traffic signal poles. Others are mounted on a building wall or roof.

Guidelines

- o Penthouse wall mounted antennas should not project above the wall on which they are mounted and should be painted to match the adjacent wall surface.
- o Flat roof mounted antennas should be on a freestanding tripod.
- o Co-located small cell facilities should be painted, coated with film, or otherwise shrouded with a color matching the utility pole.

SMALL CELL FACILITIES + ANTENNAS

OLD AND HISTORIC DISTRICT
CITY OF ALEXANDRIA



Additional Information

- o Co-located small cell facilities must comply with the Telecommunications Facility Franchise Agreement approved pole designs and materials.

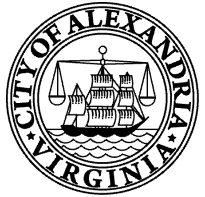


This is an example of penthouse wall mounted small cell antennas.



This is an example of a small cell pole installed in the public right-of-way.

ACCESSORY STRUCTURES



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
Construction of accessory structures not visible from the public right-of-way	Construction of accessory structures less than or equal to 65 square feet in area and 8 feet in height Construction of freestanding fireplaces and ovens	Construction of accessory structures over 65 square feet in area or 8 feet in height Demolition of accessory structures

Introduction

Freestanding accessory structures include sheds, garages, greenhouses, gazebos, pergolas, arbors, trellises, and other similar garden and yard structures. Historically, outbuildings have been an integral part of residential and commercial properties in the historic districts. Today, accessory structures or outbuildings serve decorative as well as functional needs.

Guidelines

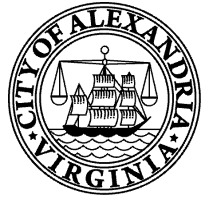
- o Accessory structures should be sympathetic to, and not detract from, the architecture of the main building.
- o The materials of accessory structures should follow the historic usage of materials. They should be constructed in a material that is complementary to the main building.

Additional Information

- o A survey plat is required to ensure the accessory structure is located on your property and not encroaching onto a neighboring property or into the public right-of-way, except when in compliance with [§ 5-2-29](#) of the City Code.
- o Accessory structures must meet all the building height, front, rear, and sideyard setback requirements of the Zoning Ordinance, as well as the permitted obstruction regulations in [§ 7-202](#).

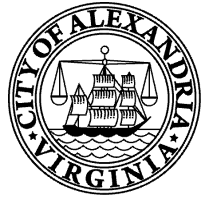
ACCESSORY STRUCTURES

OLD AND HISTORIC DISTRICT
CITY OF ALEXANDRIA



These examples of accessory structures found in the historic districts.

BUILDING ACCESSORIES



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

Installation or replacement of temporary, non-permanently attached building accessories

ADMINISTRATIVE (STAFF) REVIEW

Installation or replacement of permanently attached building accessories less than or equal to 4 square feet in area

BOARD REVIEW

Installation or replacement of permanently attached building accessories greater than 4 square feet in area

Introduction

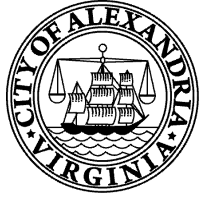
Building accessories include permanently attached ATMs, bank deposit boxes, and similar structures. The installation of ATMs and similar machines in the historic districts is subject to additional regulations in [§ 7-1800](#) of the Zoning Ordinance. This includes machines for dispensing money, tickets, postage, and similar paper records, and providing electronic transactions and services, but not to include the sale or provision of other products or merchandise or lottery tickets.

Guidelines

- o Building accessories should be installed on a minimally visible area of a building.
- o The installation of a building accessory should not obscure or damage any historic architectural features.
- o Exterior vending machines are generally not appropriate in the historic districts.

BUILDING ACCESSORIES

OLD AND HISTORIC DISTRICT CITY OF ALEXANDRIA



Zoning Requirements

- o The installation of ATMs and similar machines in the historic districts is subject to [§7-1800](#) of the Zoning Ordinance:
 - o No machine may be installed on the exterior of a contributing structure to the district as determined at the time of application using the Secretary of Interior's Guidelines.
 - o No more than one machine may be installed per individual building.
 - o No freestanding machine may be installed outside of a completely enclosed space within the interior of a building, unless located within an open court or similar area within the footprint of a noncontributing building.
 - o No machine shall face residentially zoned land.
 - o The exterior surface of the machine shall not exceed 8.0 square feet in size.
 - o One bank identification sign shall be allowed abutting the top of the machine. The width of the sign shall not exceed the width of the machine, and the height of the sign shall not exceed one-third of the width of the machine. Backlit signs shall not be permitted.
 - o No surround shall be permitted. Network logos may be displayed provided they are contained within the borders of the machine or the bank identification sign and a monochromatic (gray scale) color scheme is used.
 - o Lighting elements shall be the minimum possible to meet safety requirements, and shall not exceed 2.0 foot candles measured at a radius of five feet from the source.
 - o The building on or within the foot print of which the machine is located shall be located in a commercial zone.



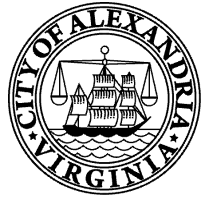
This ATM is inappropriate because it is located on a highly visible location on King Street.



This ATM is appropriate because it is located on a secondary elevation of a building.

UTILITY METERS + ELECTRIC VEHICLE CHARGERS

OLD AND HISTORIC DISTRICT
CITY OF ALEXANDRIA



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
In-kind replacement of electric and gas meters	Installation of new electric meters and electric vehicle charging stations on non-street-facing sides Installation of new gas meters that comply with these guidelines	Installation of new electric meters and electric vehicle charging stations on street-facing sides Installation of new gas meters that do not comply with these guidelines

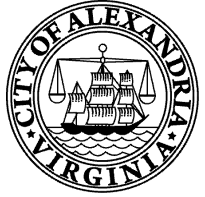
Introduction

Electric and gas utility meters are necessary for modern living. The Board strongly encourages the placement of utility meters in a location that has the least visual impact on a historic structure consistent with the public utility requirements for the location of such meters. The Board is cognizant of the constraints placed on the location of such meters by the local utility companies. However, within these constraints there are often a number of options for alternative locations that are available. In some instances, utility meters previously located in the interior of a building may be moved to the exterior.

The introduction of electric vehicle charging stations requires a careful balance between supporting modern transportation needs and preserving the architectural character of the historic districts. Thoughtful design can allow charging infrastructure to function as minimally intrusive elements within historic settings. Where feasible, electric vehicle charging stations should be located and designed to minimize visual impacts on historic buildings and structures.

UTILITY METERS + ELECTRIC VEHICLE CHARGERS

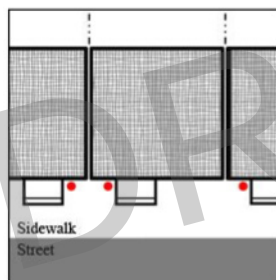
OLD AND HISTORIC DISTRICT
CITY OF ALEXANDRIA



BAR Gas Meter Approval Policy

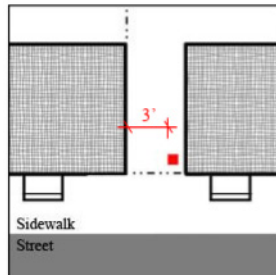
The BAR strongly recommends that all gas meters now located in a basement remain in the basement wherever they comply with the building code and public safety is ensured. On residential properties, BAR staff may administratively approve meters and vents that comply with one of the following four location types set forth below. Properties that staff determines do not comply with one of the four types below will require approval of a Certificate of Appropriateness from the BAR at a public hearing. On existing commercial properties where the gas meter may not safely be located inside the building, BAR staff may administratively approve the installation of a gas meter in the least conspicuous location possible.

TYPE I



Townhouse with no setback from the street-facing property line.

TYPE II

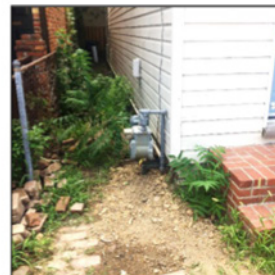


Townhouse with no setback from the property line but with a side yard or alley providing 3' clearance after installation of the meter.

Meter ■
Pressure Relief Vent ●



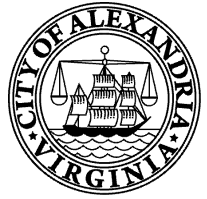
For existing structures, meter may be placed on front façade if it is a safety risk to be located elsewhere. A pressure relief vent may be located on the front or side façade. Paint all to match adjacent wall color.



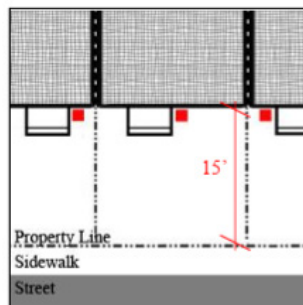
Meter may be located in the side yard behind the façade. Paint meter to match adjacent wall color and screen with landscaping or a fence.

UTILITY METERS + ELECTRIC VEHICLE CHARGERS

OLD AND HISTORIC DISTRICT
CITY OF ALEXANDRIA

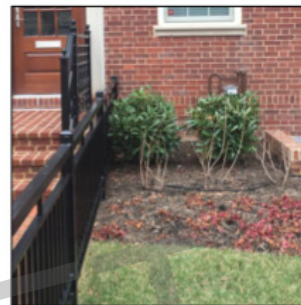


TYPE III



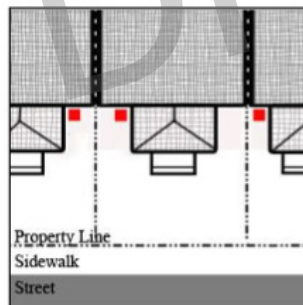
Townhouse with a minimum setback of 15' from the front property line

Meter ■



Meter may be located on the façade behind a landscape screen. Paint meter to match the adjacent wall color.

TYPE IV



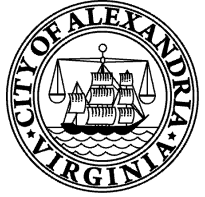
Townhouse with a front porch.



Meter may be located on the façade between porches. Paint meter to match the adjacent wall color.

UTILITY METERS + ELECTRIC VEHICLE CHARGERS

OLD AND HISTORIC DISTRICT
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Guidelines

- o Utility meters should be located in the most inconspicuous location on a building and should be painted to match the adjacent wall surface.
- o If a utility meter must be located in a visually conspicuous location, it should be screened.
- o Electrical conduit should not be installed on street-facing sides of a structure.
- o Electric vehicle charging stations should be minimally visible and located in the side or rear yard.
- o Electric vehicle charging stations should not exceed 48 inches to operable handle and all conduits should be painted to match the adjacent wall surface.

Additional Information

- o All utility meter and electric vehicle charging stations must comply with the setback requirements specified in the Zoning Ordinance.
- o The number of electric vehicle charging stations cannot exceed the number of parking spaces allowed by Zoning.
- o A survey plat may be required to ensure that the utility meter or electric vehicle charging station is located on your property and not encroaching onto a neighboring property or into the public right-of-way, except when in compliance with [§ 5-2-29](#) of the City Code.

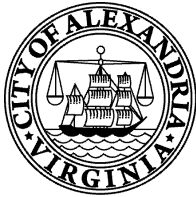


Example of an electric meter that has been appropriately painted to match the adjacent facade.



Example of an electric vehicle charging station.

MECHANICAL EQUIPMENT, HVAC, + VENTS



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
Installation of replacement of ground-mounted HVAC on non-street-facing sides	Installation or replacement of ground-mounted HVAC on street-facing sides	Installation of roof-mounted HVAC
Installation of window HVAC units	Installation of vents and exhaust/supply fans measuring less than 12 inches in diameter and projecting less than 6 inches from the wall or roof	Rooftop screening and waivers
In-kind replacement of existing rooftop HVAC equipment		Installation of vents and exhaust/supply fans measuring greater than or equal to 1 foot in diameter or projecting 6 inches or more from the wall or roof
In-kind replacement of existing vents and exhaust/supply fans		

Introduction

HVAC equipment is an important contemporary functional element of a structure. At the same time, such equipment can have an adverse effect on the overall visual composition of a historic building and, if not appropriately located, may visually disrupt the roofline and a unified building design. To the extent possible, HVAC equipment should be hidden from public view.

MECHANICAL EQUIPMENT, HVAC, + VENTS

OLD AND HISTORIC DISTRICT CITY OF ALEXANDRIA



In some instances it may be necessary or preferred to locate HVAC units on a roof instead of on the ground. The Zoning Ordinance requires that all rooftop mechanical equipment throughout the city be concealed. The Zoning Ordinance permits the Board to waive the screening requirement for rooftop mechanical equipment, should the Board find the screening would be architecturally inappropriate.

Mechanical ventilation elements, including vents, exhaust and supply fans, and similar equipment, are often necessary functional components of commercial and residential buildings. When located on the exterior of a building, these elements should be placed and designed to minimize their visual impact so they do not detract from the architectural character of the building.

Guidelines

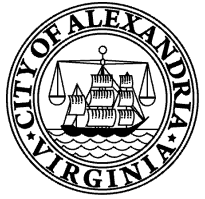
- o HVAC coolant, condensation, and power lines should not be installed on the building exterior unless concealed.
- o HVAC equipment should be located in a visually inconspicuous area of a property.
- o HVAC equipment that is visible from a public right-of-way should be screened.
- o HVAC screening should be painted to match the adjacent surface and should be made of an appropriate design and material such as wood or metal (no vinyl).
- o Rooftop HVAC equipment should not be located on small-scale structures or the front portion of buildings because they create visual disruption of the historic streetscape and are difficult to screen effectively.
- o Vents and exhaust/supply fans should be located in visually inconspicuous sections of a building.
- o Vents and exhaust/supply fans installed on buildings should be painted the predominant color of the building wall or the roof color so that they do not form prominent visual components of a facade.
- o Vents and exhaust/supply fans should not hide, obscure or cause the removal of historic architectural details.

Additional Information

- o A survey plat may be required to ensure that the HVAC equipment is located on your property and not encroaching onto a neighboring property or into the public right-of-way, except when in compliance with [§ 5-2-29](#) of the City Code.
- o Per [§6-403\(B\)\(1\)](#) of the Zoning Ordinance, mechanical equipment must be concealed by or constructed of exterior architectural materials or features of the same type of quality used on the exterior walls of the main building in question.
- o The Board may waive or modify the requirements of [§6-403\(B\)\(1\)](#) if the Board finds such requirement to be architecturally inappropriate.

MECHANICAL EQUIPMENT, HVAC, + VENTS

OLD AND HISTORIC DISTRICT
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Example of appropriate ground-mounted HVAC screening.



Example of inappropriate piping installed on a visible facade.



Example of appropriate roof-mounted HVAC screening.



Example of inappropriate unscreened roof-mounted HVAC.