

City of Alexandria, Virginia

MEMORANDUM

DATE: APRIL 4, 2018

TO: CHAIR AND MEMBERS OF THE OLD AND HISTORIC ALEXANDRIA
DISTRICT BOARD OF ARCHITECTURAL REVIEW

FROM: HISTORIC PRESERVATION STAFF

SUBJECT: REVISIONS TO THE OHAD BAR ADMINISTRATIVE APPROVAL POLICY
TO INCLUDE WINDOWS AND GAS METERS

Please find attached a revision to the recently adopted OHAD Administrative Approval Policy to include a section on windows and a stand-alone document on Gas Meters. These will be considered under Other Business at the April 4, 2018 hearing.

Based on recent OHAD BAR action to permit modern windows on buildings constructed after 1935, staff was able to significantly condense the existing policy, dated 1/3/18, and include it in the chart. The window policy is the last section in the chart and the new text is shown underlined. There are no changes to the use of various materials and the revisions are primarily related to the simplifications allowed by the new “period-of-significance” based date rather than the old “when these materials became commercially available” date. The Performance Specifications of the old ordinance are unchanged. They are generally of interest only to the trade and will become a stand-alone document that is linked in the policy to the preservation web page.

The draft Administrative Approval of Gas meters policy was provided to the board for comment at the March 7 OHAD BAR hearing and staff recommends approval of this document if there are no comments. It will also be a stand-alone document that is simply referenced and linked in the Administrative Approval Policy. Proposals for meters that do not comply with these four types will be brought to the BAR for review.

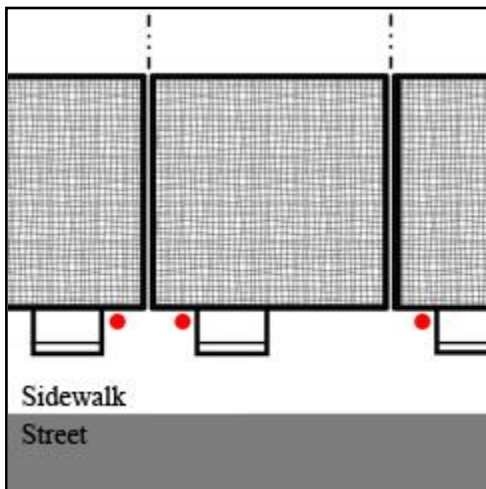
BAR POLICY for ADMINISTRATIVE APPROVAL of GAS METERS

Adopted: DATE

Draft: 02/28/2018

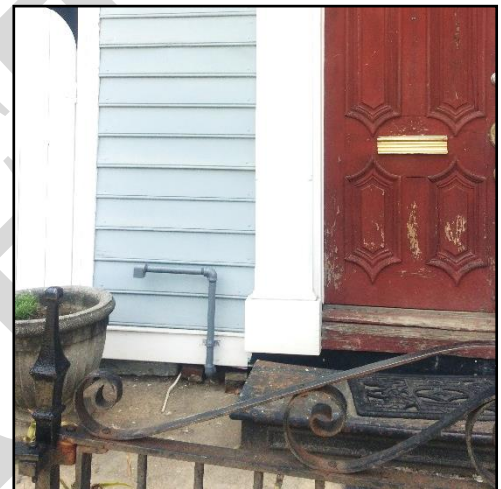
Exterior alterations that are visible from a public way within the two local historic districts in Alexandria require a Certificate of Appropriateness from the Boards of Architectural Review (BAR). The BAR's *Design Guidelines* require that all utility meters be "...located in the most inconspicuous location on a building." 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. 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.

TYPE I



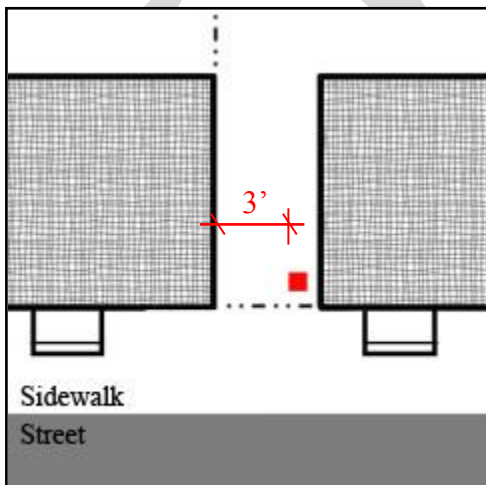
Townhouse with no setback from the street-facing property line.

Meter ■
Pressure Relief Vent ●

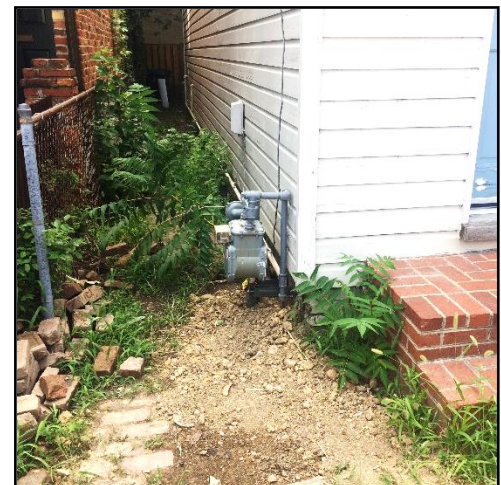


Meter must remain in the basement but a pressure relief valve may be located on the front or side façade. Paint valve and pipe to match adjacent wall color.

TYPE II



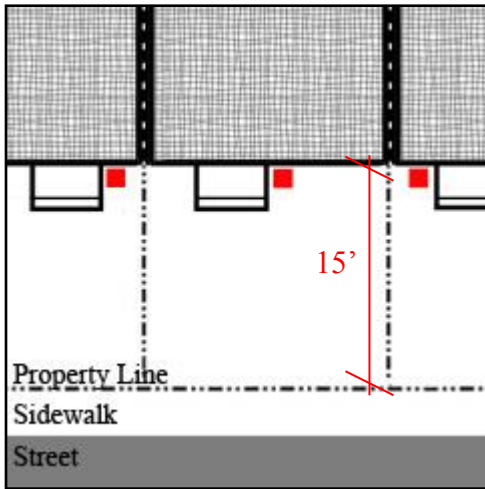
Townhouse with no setback from property line but with a side yard or alley providing 3' clearance after installation of meter.



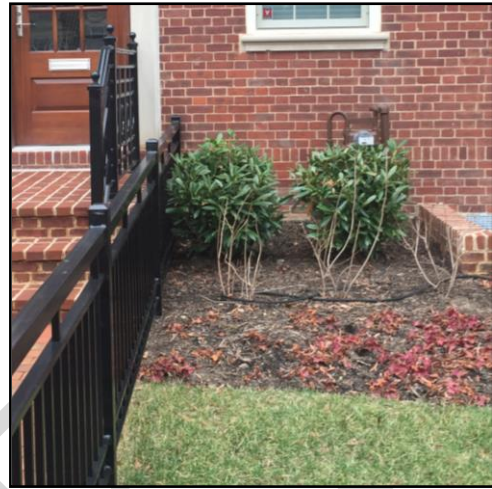
Meter may be located in the side yard behind the façade. Paint meter to match adjacent wall color and screen with landscaping or fence.

TYPE III

Meter ■

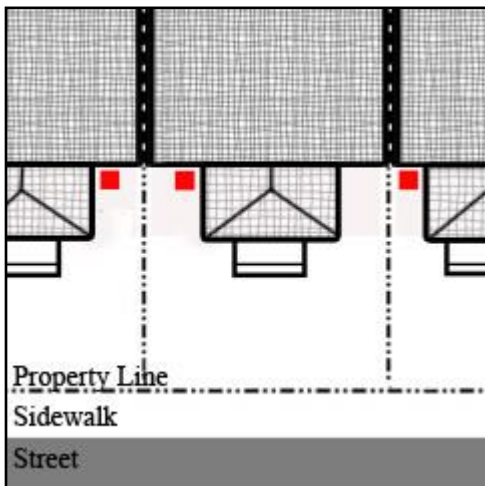


Townhouse with a minimum setback of 15' from the front property line



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 façade between porches. Paint meter to match the adjacent wall color.