

8.8 Mechanicals

PURPOSE AND INTENT

The usefulness of historic structures in the modern world is often increased by updating these structures with modern heating and cooling systems, electrical systems, satellite television or broadband internet systems, and other mechanical appurtenances that require the location of equipment outside of the historic structure itself. While the location of one of these elements may not seem to make a significant negative impact on a structure or neighborhood, the visible location of many of these elements along the streetscape can have a significant negative effect on the historic character of a neighborhood.

GUIDELINES

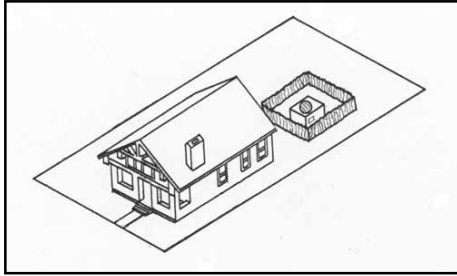
1. Satellite television dishes and other mechanical appurtenances should be located in the rear yard, in a location not visible from the public way, whenever possible. Small dishes or other appurtenances (under 2' in diameter) may be located on lower rear roof surfaces, on rear yard accessory structures, on rear facades, or in the rear yard.
2. Satellite dishes and other appurtenances that are mounted on the fabric of an historic structure should be attached in a manner that is reversible and without damaging significant architectural features.
3. Mechanical apparatus not mounted on the structure should be located in rear or side yard areas not visible from the public way whenever possible. In addition, consider placing such apparatus out of sight and sound of neighboring homes, if at all possible.
4. Mechanical apparatus not mounted on the structure may be installed in areas visible from the public way if there is no other technically and economically feasible location for installation. If this is necessary, the mechanical apparatus should be obscured from view, including the use of landscape screening and the use of paint colors to match the surrounding environment.
5. Utilities should be placed underground where feasible.
6. Electrical masts, headers, and fuse boxes should be located at the rear of a structure where possible.



Mechanical apparatus may be installed in areas visible from the public way if there is no other technically feasible location for installation.



Satellite television dishes and other mechanical appurtenances should be located to the rear of a structure.



Air conditioning units and other mechanicals should be screened from view whenever practical.

ADMINISTRATIVE PROCEDURES

EXEMPTIONS

NONE

DELEGATED AUTHORITY TO THE PLANNING STAFF

NONE

GENERAL BACKGROUND AND ADVICE TO THE APPLICANT

With careful planning, many mechanical appurtanances can be located where they cannot be seen from the public way. Air conditioning units can be placed in the rear yard or through rear windows. Attic vents can be placed on the rear elevations of a roof, or in a rear dormer. Satellite television dishes can usually be placed in the rear yard or on a rear elevation of the roof. Junction boxes can be placed on rear facades. Wiring for cable or telephone equipment or electrical lines can be run through the interior walls of a structure instead of along visible facades.

Even when mechanical equipment must be placed in a visible location in the side or front yards, landscaping or paint treatments can help to conceal these incompatible elements.

Please refer to the Appendix for additional assistance and resources.