

MECHANICAL EQUIPMENT

30-72.10 UDO Design Principle: Mechanical and weather protection devices shall be placed and installed in a manner that is unobtrusive.

The installation of necessary mechanical systems should not harm the physical or historic character of the structure, and should not create a negative visual impact.

Recommended

Air conditioner units should be installed at the rear of the historic structure, if possible. Landscaping and fencing material may be used to shield them from view.

Portable window air conditioner units are allowed in street-facing windows, as they are considered temporary elements. However, any window AC units that are to be installed permanently, or that have been in place more than 12 months, shall be subject to review by the HDRC. Of greatest concern is that the window frame is not damaged, and that the unit does not allow water to enter the structure or stand in any area.

Exterior electrical, telephone, and television cables and boxes should not be attached to the principal elevations.

Adequate ventilation of attics and crawl spaces is encouraged, but should be installed on elevations not visible from public streets.



This AC unit is located discreetly in its own niche.

Safety and Fire Code Requirements

Fire escapes and access ramps should be placed in the rear or on a side that is not highly visible. Installation of these structures should not damage the building.

New stairs or elevators should be installed within existing walls, or in new additions, not on the exterior. If this is not possible, they should be installed on an elevation that is not visible from the public street. They should not alter existing openings or means of egress. If it is necessary for an elevator tower to extend above the roofline, it should not be visible from the street.

Adequate fire prevention equipment should be installed with minimal damage to the structure.

Some variances from local codes may be permitted for historic buildings. If your plans generally follow the intent of the guidelines, and take into consideration the safety of the occupants, the HDRC and staff will work with the Building & Codes Division to recommend safety measures that also preserve the significant and defining features of your building.



This stairway obscures the front facade and is not appropriate.