

City of Port Townsend
DESIGN GUIDELINES
for
Exterior Mechanical System Elements
in the
Special Overlay Design Review District
and the
National Landmark Historic District

Purpose

These DESIGN GUIDELINES are established for the following purposes:

1. To supplement land use regulations which encourage and promote public health, safety and welfare of the citizens of Port Townsend.
2. To provide guidance to urban design decisions that will promote development of high environmental and visual quality throughout the City.
3. To assist applicants in the preparation of development applications.
4. To assist decision-making by the Historic Preservation Committee in the review of development applications.
5. To provide guidance on appropriate exterior mechanical system installations that maintain historical authenticity and character throughout the National Landmark Historic District.

Introduction

As buildings within Port Townsend's National Landmark Historic District undergo renovation and adaptive reuse, the replacement, upgrading and installation of new exterior mechanical system elements will be necessary. The careful siting of these elements, such as propane tanks and stove vents, gas and electrical meters, exterior pipes and conduit, is critical for maintaining the architectural integrity of the district. When the renovation or reuse project is small in scale, an administrative process can be used to adequately address concerns about aesthetic and visual impacts.

Exterior mechanical systems, for purposes of these guidelines, are defined as:
All mechanical, electrical, plumbing, gas and HVAC systems, including the tanks, pipes, wires, conduits, meters and service boxes appurtenant thereto, that are installed on or near a building's exterior and routed into the building to provide some form of utility service.

Proposed Tank Location

Guidelines

The Historic Preservation Commission has adopted the following level of review for exterior mechanical systems in the Special Overlay Design Review District:

The following shall be **exempt** from design review:

- Normal maintenance and repair of existing mechanical systems on the exterior of buildings. Included with this exemption is the replacement of mechanical system elements so long as they do not involve an increase in size or pipe length from what exists on the building.

Shall be subject to **administrative** review, *at the PCD Directors discretion*, when:

- New exterior mechanical elements comply with the guidelines stated below:

Installations that are not in public view from a dominant pedestrian sidewalk and/or street right-of-way;

Installations are done, or can be conditioned, in a manner that clearly minimizes disturbance of a building's significant architectural features. Efforts that minimized disturbance of such significant features include:

Underground placement of pipes, wires and conduit where possible;

Route selection of pipe, conduit or other mechanical system that avoids or minimizes disturbance to architectural features;

Such installations, where possible, can be painted, screened or otherwise camouflaged to minimize aesthetic impacts

Shall be subject to **HPC** review:

- Exterior mechanical element installations involving rooftop equipment that would extend above the parapet.