

CITY OF GRANBURY
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Historic Preservation
DESIGN GUIDELINES

13. MECHANICAL, ELECTRICAL AND PLUMBING SERVICES IN EXISTING BUILDINGS

Commentary:

In order to maintain the historic character of a building, install necessary building services such as mechanical, electrical, and plumbing systems in areas or spaces where they will not be visible and that will require the least possible alteration to the building's plan, materials, and appearance.

Install vertical runs of ducts, pipes and cables in closets, service rooms or wall cavities. Consider selecting a mechanical system that best suits the building, such as a heat pump, which requires no outside equipment like compressors. Heat pumps may be suspended above a ceiling in an attic, or installed in a closet or bathroom, or even under a stairway. Heat pumps are environmentally friendly, energy efficient, easily maintained and present no fire hazard.

Also consider rewiring early light fixtures and having exterior electrical and telephone/television cables installed underground.

Comply with all Granbury code requirements in such a manner that the essential character of a building is preserved intact. Investigate variances for historic properties under local codes to ensure building and safety issues are addressed and will have no impact on the historic building,

Install adequate fire prevention equipment in a manner that has minimal impact on the appearance or fabric of a property.

Provide access for the handicapped without damaging or altering the historic character of a building. Refer to the *Texas Accessibility Standards, Section 4.1.7, Accessibility Buildings: Historic Preservation* for rules, procedures, and exceptions for preventing damage and providing handicapped access to your historic building. You can also consult the Texas Historical Commission for information on handicapped accessibility in historic buildings.

Prohibited:

- *Causing unnecessary damage to the plan, materials and appearance of a building when installing mechanical, electrical, or plumbing service.*
- *Installing vertical runs of ducts, pipes, and cables where they will be visible.*
- *Cutting holes in important architectural features, such as cornices, decorative ceilings, and paneling.*

- *Installing "dropped" ceilings to hide inappropriate mechanical, electrical, or plumbing systems, which in turn destroy the proportions and character of the rooms.*
- *Having exterior electrical, telephone or television cables attached to the principal elevations of the building.*
- *Installing window air-conditioning units, television antennae, projection lights or lasers, internet nodes/antennae, or satellite dishes on primary building elevations.*