

Ballard Avenue Historic District - pergola design guidance

- Pergolas allowed when meeting Directors Rule requirements, SDOT requirements, District guidelines and established street parking minimums
(no new pergola's allowed once SDOT established per-block parking minimum is reached – SDOT must establish this minimum and equitably distribute through the district)
- It is recommended that applicant receive landlord approval for pergola
(economic vitality/property values)
- One structure per applicant/business/storefront. Pergola should front on storefront of applying business. Structures are discouraged from 'overlapping' adjacent storefronts, however it may overlap an adjacent storefront within same structure with tenant's written permission. Should adjacent tenant vacate, and new tenant object to overlap, the pergola must be removed
(15a new construction design, 3, scale of buildings, 7 transparency and economic vitality for adjacent businesses)
- Pergola appropriateness for any given location will be evaluated based upon visual relief, loading/drop-off availability, emergency egress, adjacencies, etc.
(7 transparency and 3 building scale, however should be SDOT requirement – not requiring board action)
- Existing historic granite curbs and brick paving to be un-impacted by application
(2 secretary of interior standards)
- Pergola recommended to be placed 2.5ft from projected property line - see suggested placement guidance
in market zone: coordinates with farmers market stall size (economic vitality). Outside market zone this relates to rhythm/scale/proportion = secretary of interior standards. additionally, acknowledges need for ample emergency egress from URM buildings in earthquake
- Pergola structure design is recommended to follow established District design guidance
- Materials and finishes to be appearance-grade – see materials guidance
(15 new construction)
- Pergola should be properly maintained at all times (structurally and visually), and in regular use, per Board conditions of approval
(7 transparency, secretary of interior standards, economic vitality)
- It is recommended that Pergolas located within farmers market zone be sized appropriately for market use (as illustrated in design guidance). Proposals that impede efficient farmers market function may not be approved
(economic vitality, SDOT could require it, or we could change the guidelines to require it)

District pergola design guidance content:

- Materials guidance
- Plan
- Section
- Elevation
- Placement plan diagrams

Materials Guidance:

Structure materials:

- Exterior appearance grade structural wood members, such as sanded #1 doug fir or better, clear, finger-jointed or select tight-knot cedar, etc. Members to be free of knot-holes, checks, cracks bowing or warping. (If the structure is the finish then it must be appropriate for a visible finish.)
- Steel

Finishes:

- Wood structure finish to be appearance grade (paint, stain, etc.) in subdued colors
- Steel finish to be appearance grade in subdued colors
- Railing elements may be painted steel or paint or stain grade wood, suitable for exterior appearance-grade application

Roof:

- Clear glass (preferred)
- Clear polycarbonate panels, 10mm thickness
- Clear plexiglass or similar
- Battens/weather protective joints in wood or metal - subdued color required
- Gutter, if necessary on sidewalk-side, to harmonize with structure (color/finish)

Transparent side enclosure materials at eye level (allowed on 3 sides, not allowed on sidewalk side per directors rule):

Fixed/operable options (in order of preference):

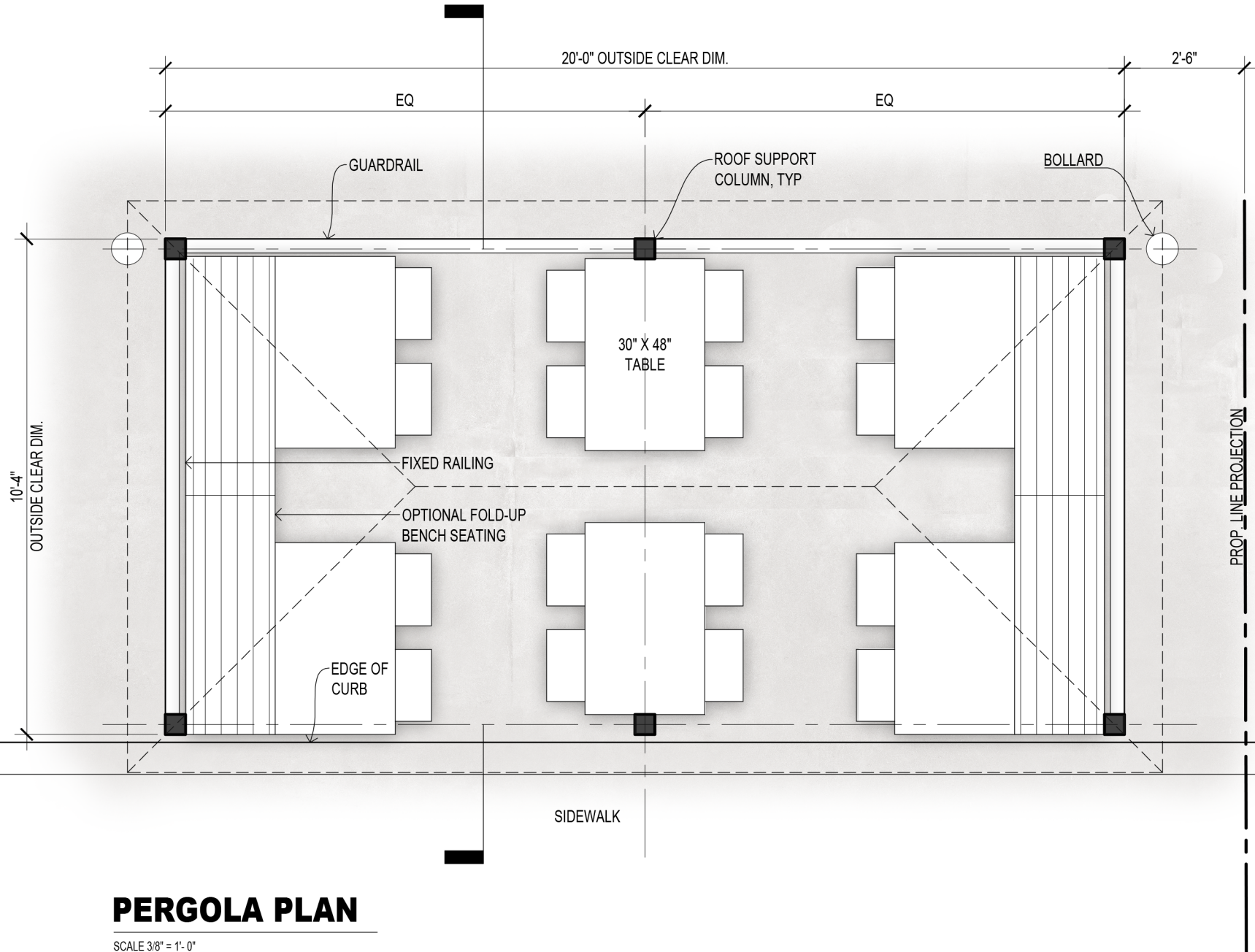
- Clear glass
- Clear plexiglass
- Clear rigid acrylic

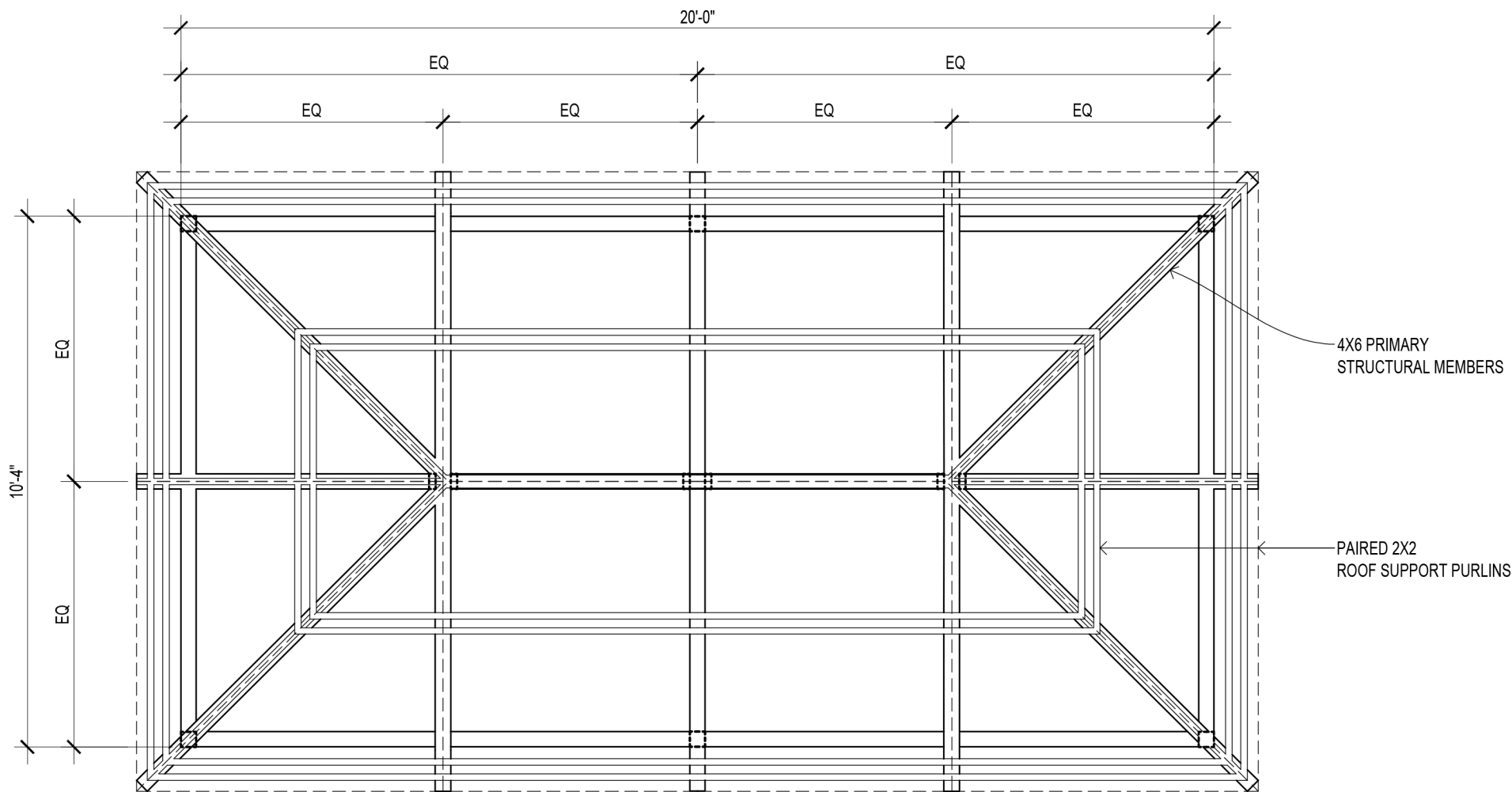
Removable options for seasonal use:

- Clear .030 minimum thickness vinyl with appropriate hemmed edging
- Method of attachment for options above, including attachment materials, cut and fit all to be carefully considered for quality application, suitable non-temporary appearance

Furnishings:

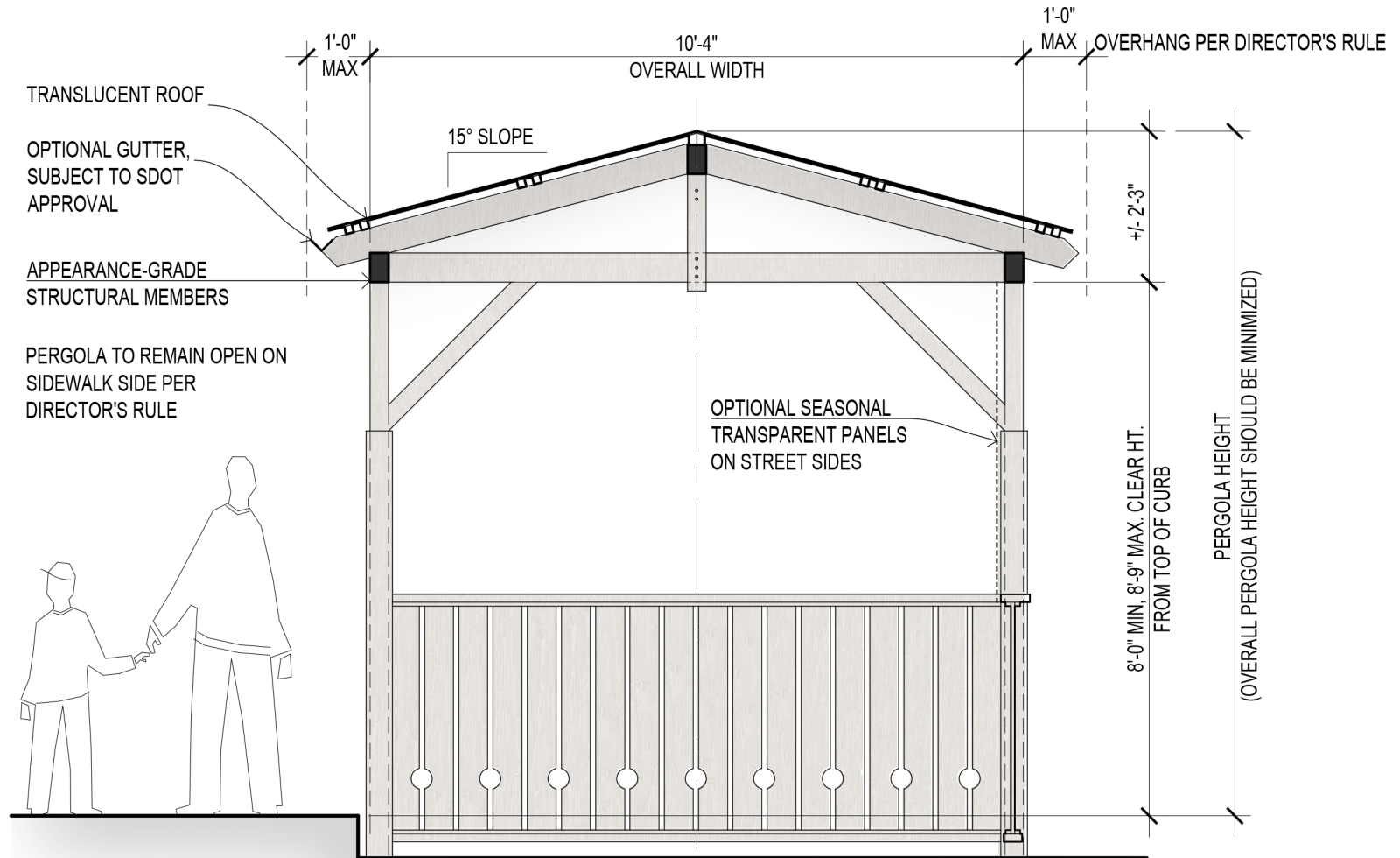
- Selections to meet district standards





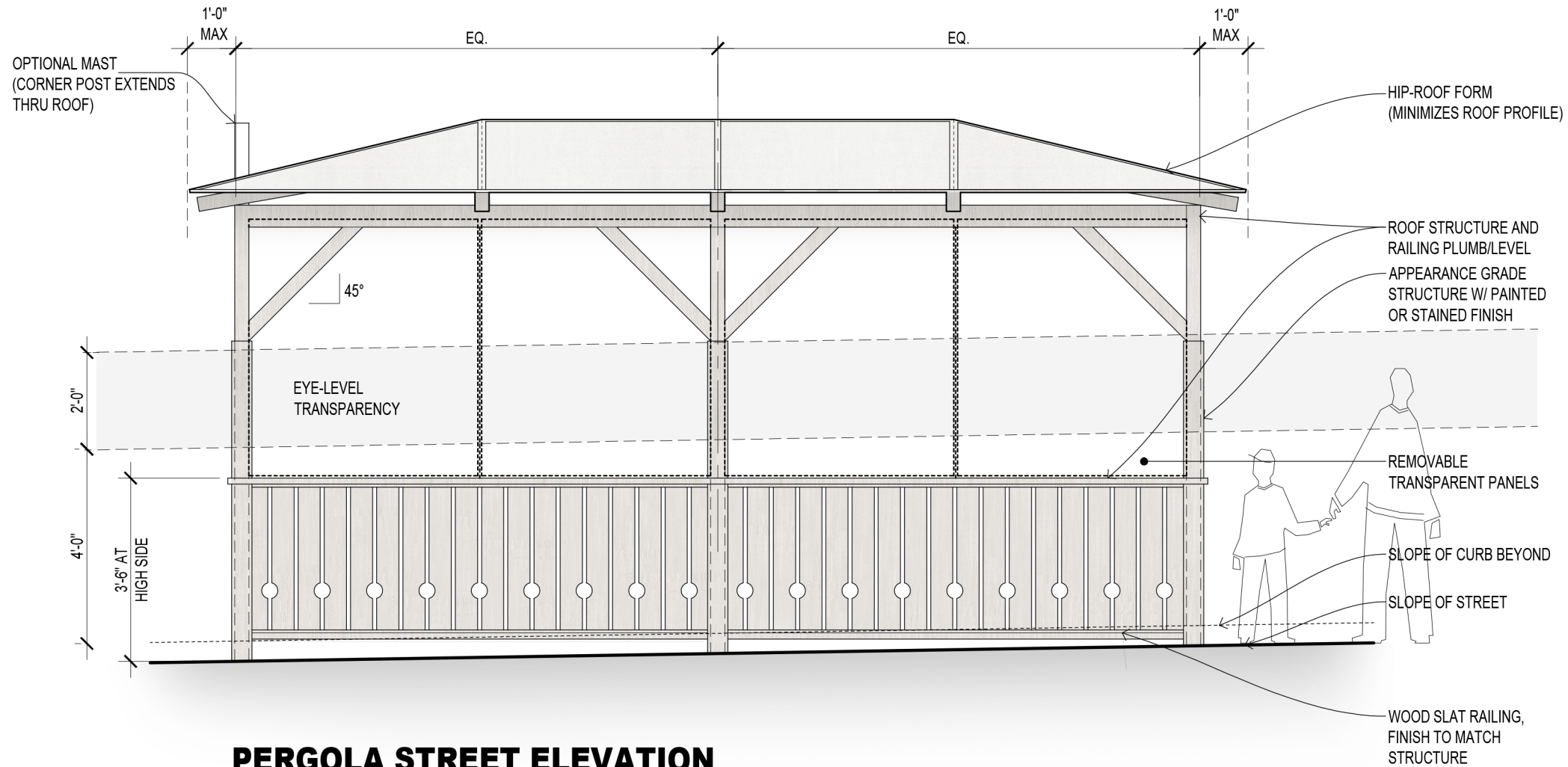
PERGOLA FRAMING PLAN

SCALE 3/8" = 1'- 0"



PERGOLA SECTION

SCALE 3/8" = 1'-0"



PERGOLA STREET ELEVATION

NOT TO SCALE

