

Note: Guidance for structures within Farmer's Market area only: All others should follow guidelines provided in SDOT Director's Rule 03_2023.

Ballard Avenue Landmark District: pergola design guidance

- Pergolas allowed when meeting Directors Rule requirements, SDOT requirements, District guidelines and established street parking minimums.
- It is recommended that applicant receive landlord approval for pergola.
- 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.
- Pergola appropriateness for any given location will be evaluated based upon visual relief, loading/drop-off availability, emergency egress, adjacencies, etc.
- Existing historic granite curbs and brick paving to be un-impacted by application.
- Pergola recommended to be placed 2.5ft from projected property line - see suggested placement guidance.
- Pergola structure design is recommended to follow established District design guidance.
- Materials and finishes to be appearance-grade – see materials guidance.
- Pergola should be properly maintained at all times (structurally and visually), and in regular use, per Board conditions of approval.
- It is recommended that Pergolas located within the 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.

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):

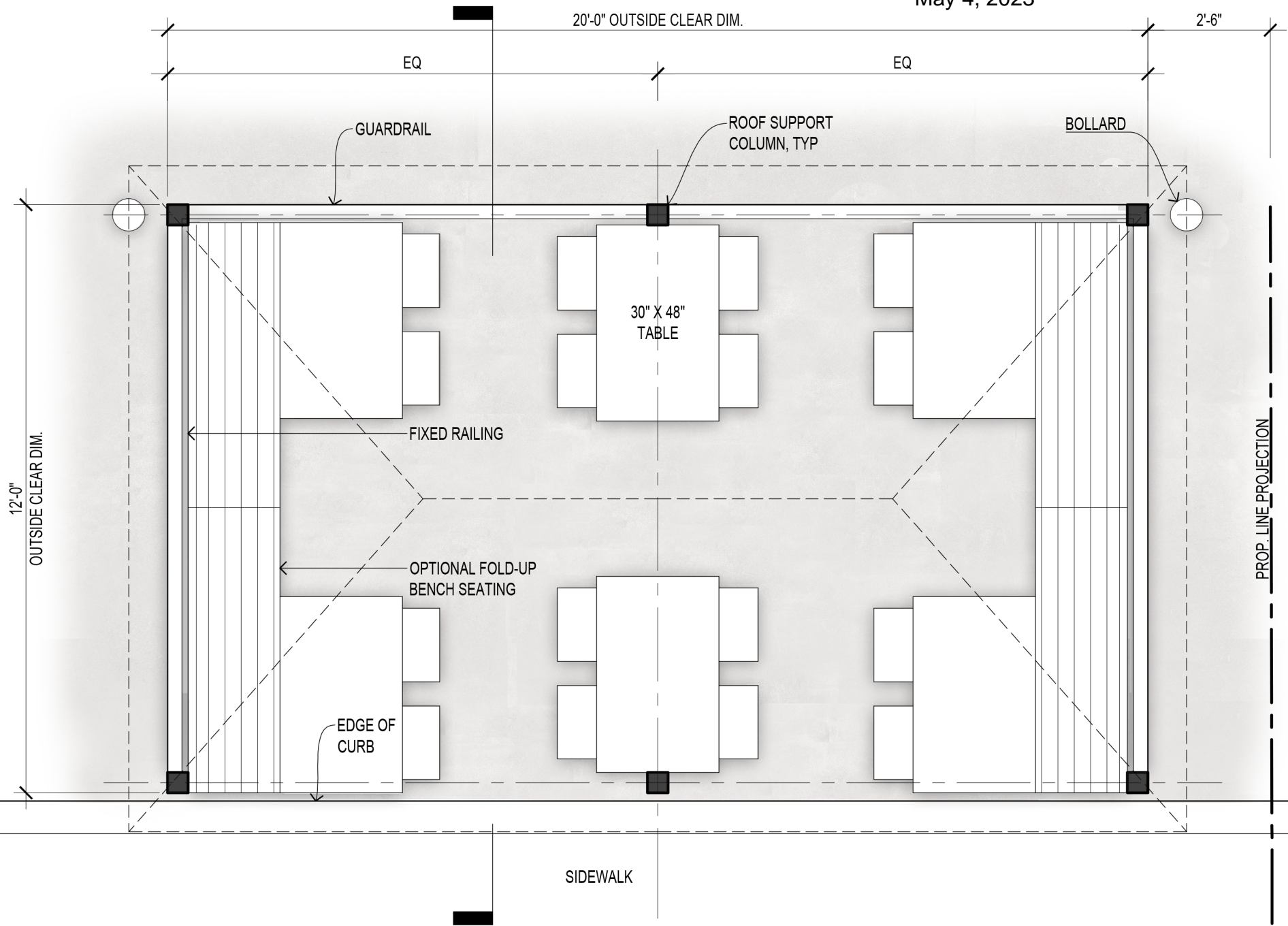
- Clear glass
- Clear plexiglass
- Clear rigid acrylic

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.

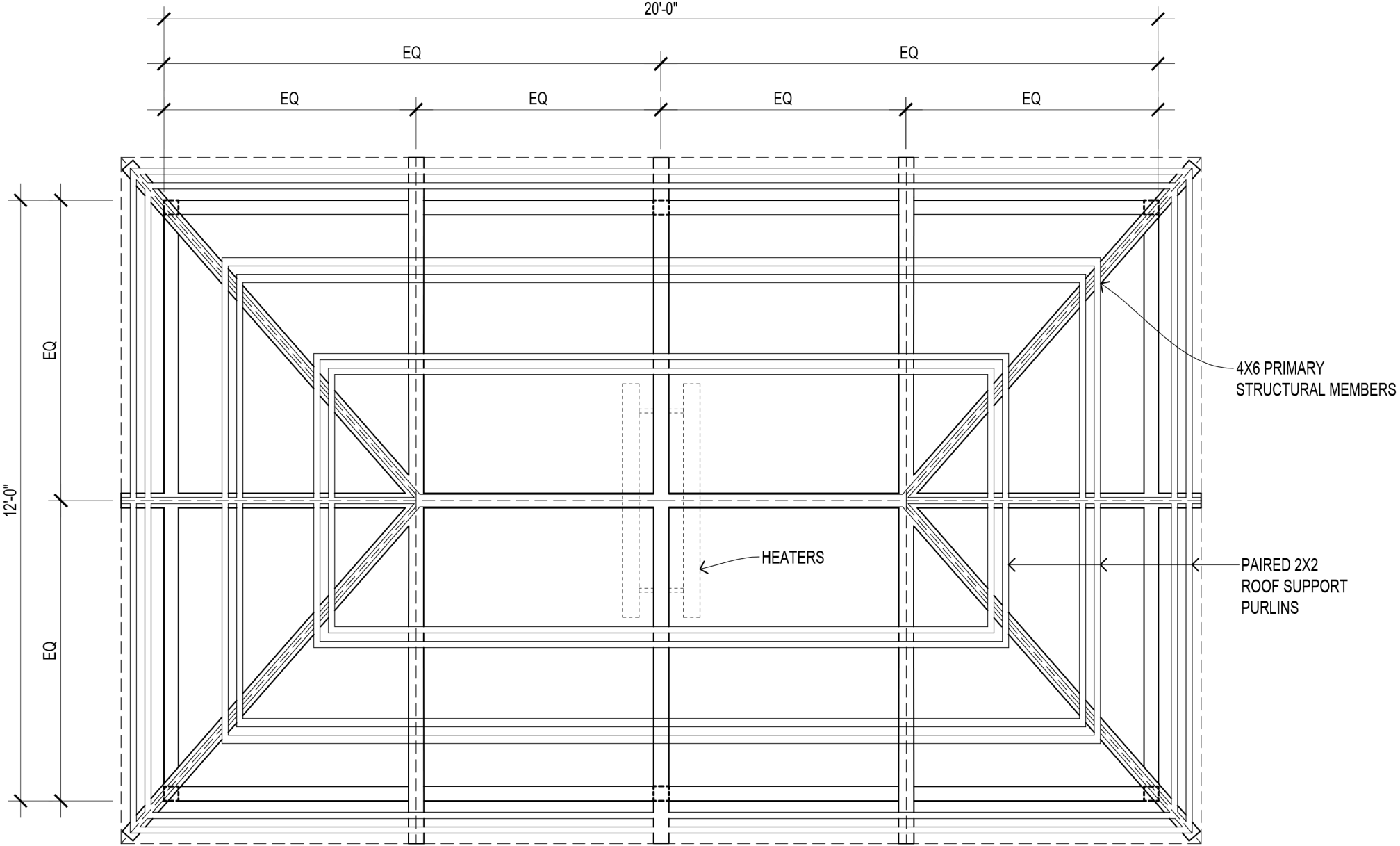
Furnishings:

- Selections to meet district standards.



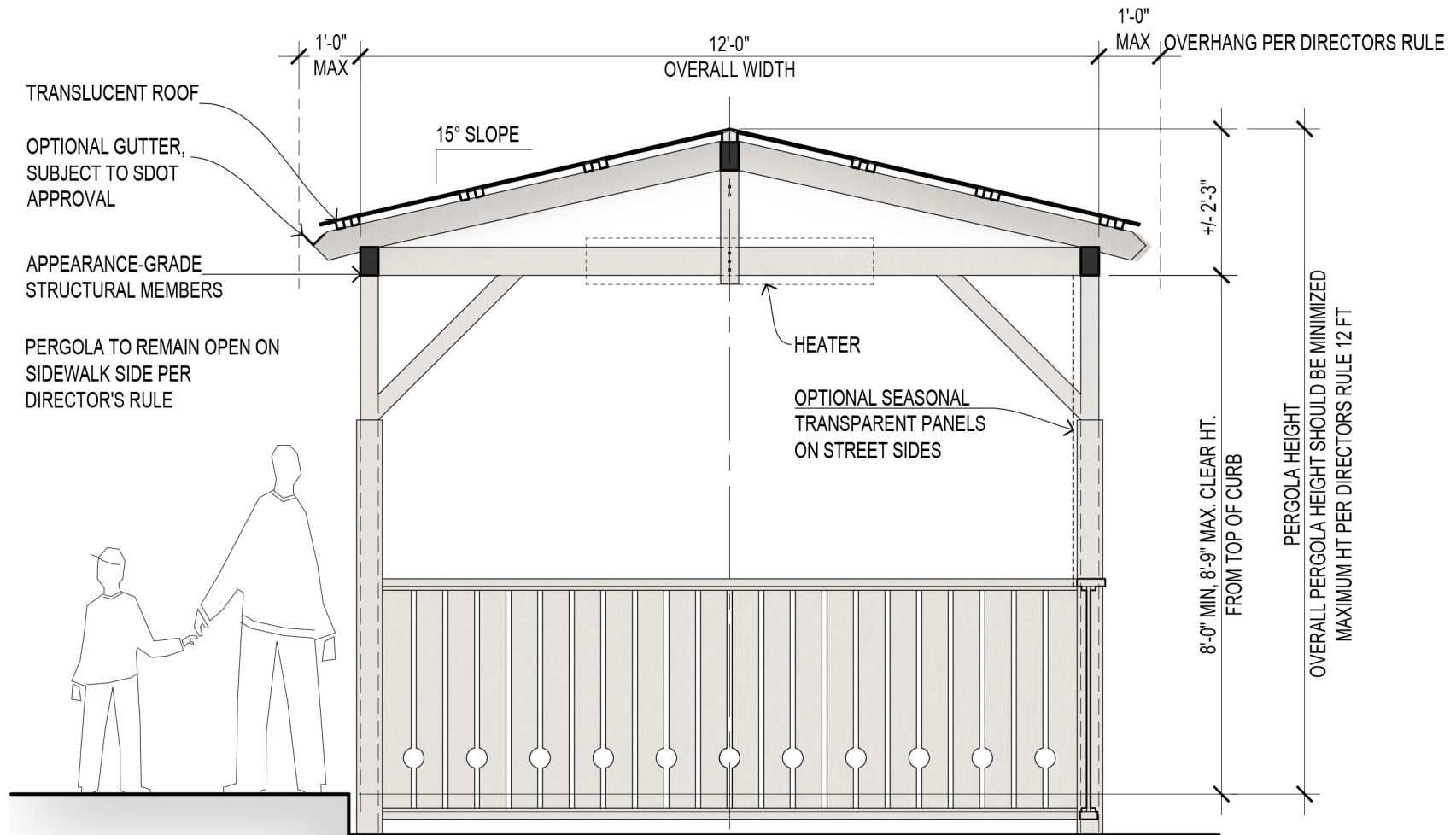
PERGOLA PLAN - FARMERS MARKET ZONE

SCALE 3/8" = 1'-0"



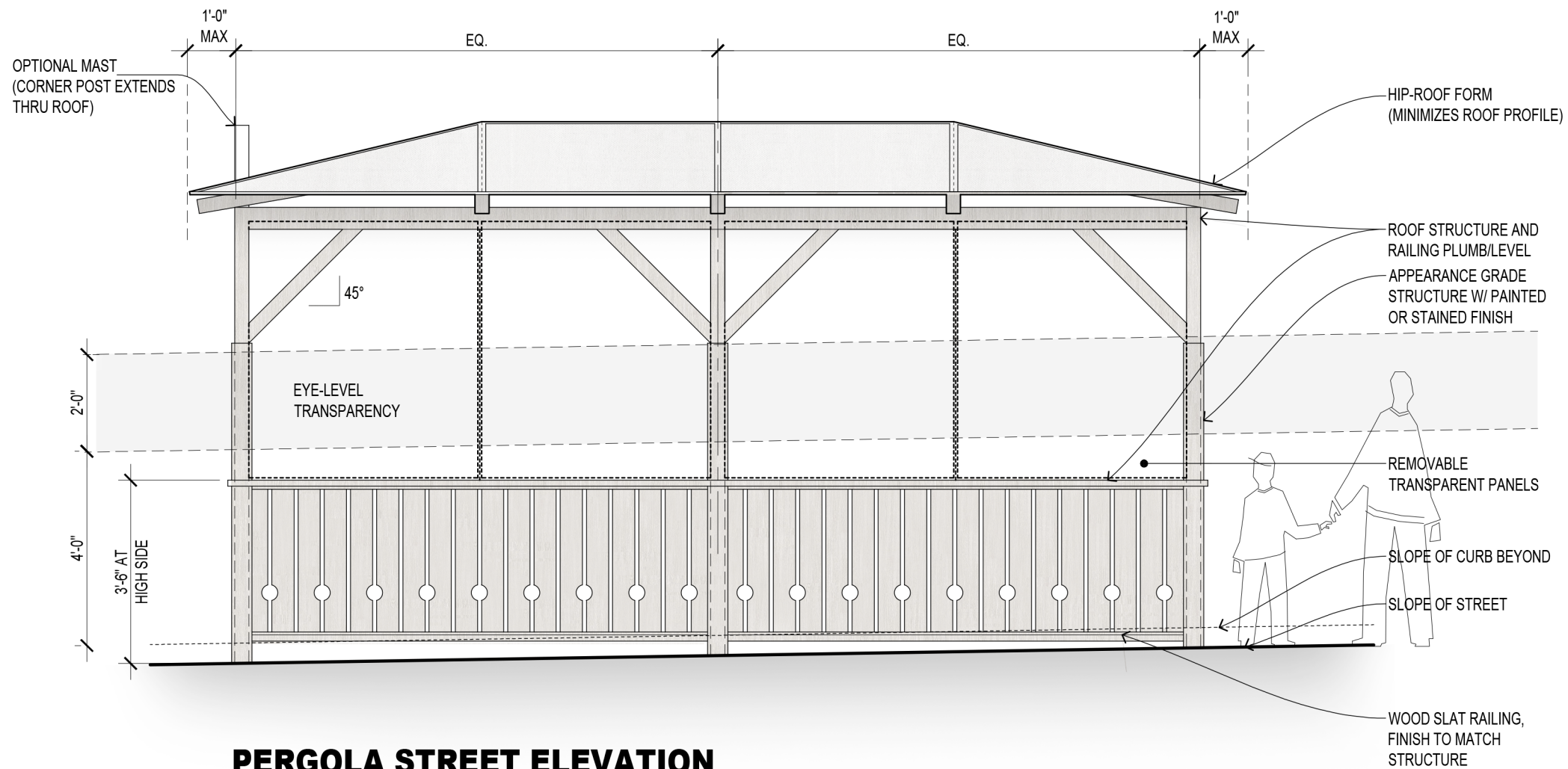
PERGOLA FRAMING PLAN

SCALE 3/8" = 1'- 0"



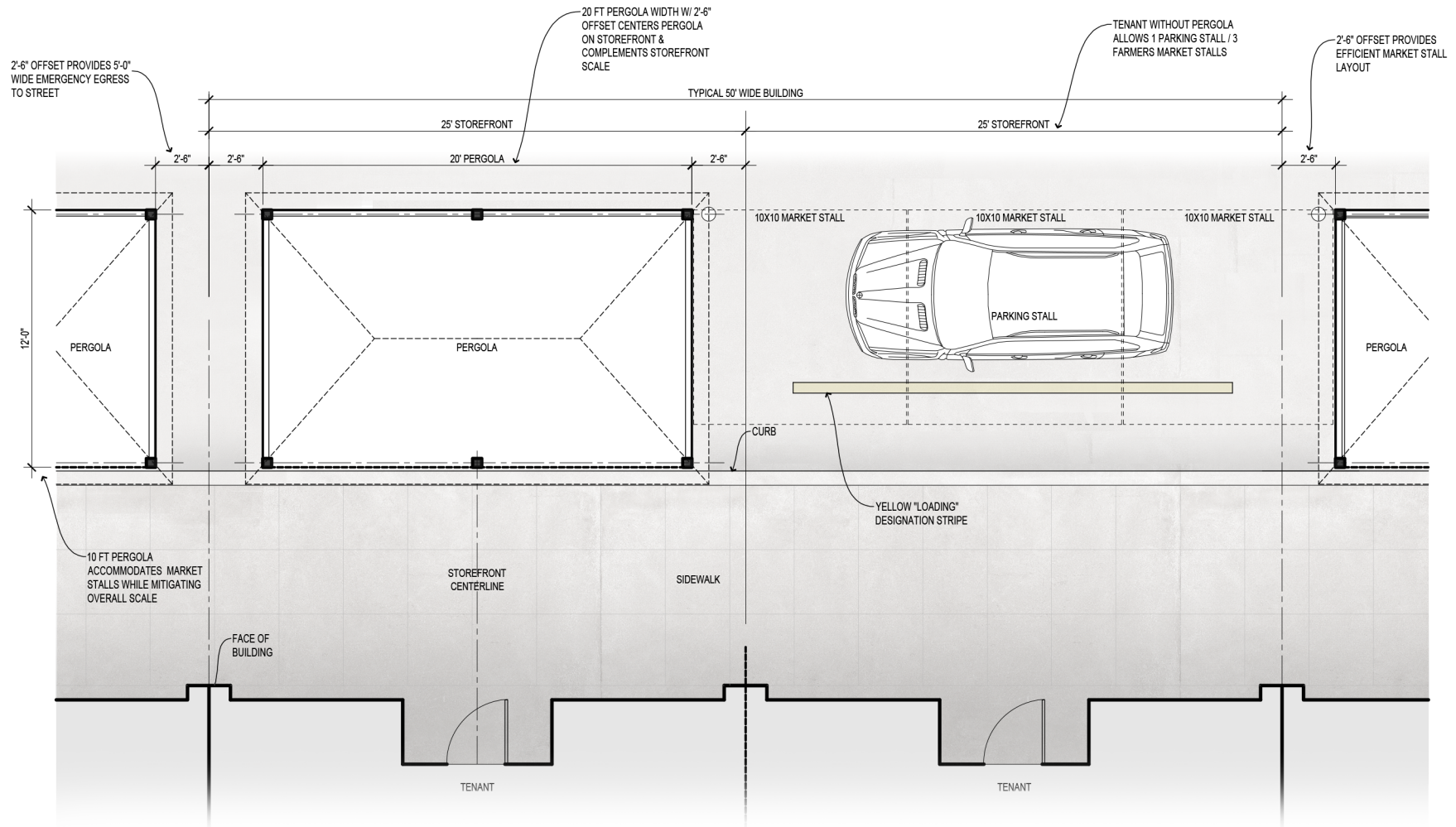
PERGOLA SECTION

SCALE 3/8" = 1'-0"



PERGOLA STREET ELEVATION

NOT TO SCALE



PERGOLA PLACEMENT ILLUSTRATION - FARMERS MARKET ZONE

NOT TO SCALE