

HISTORIC AND DESIGN REVIEW COMMISSION

January 20, 2021

HDRC CASE NO: 2020-578
ADDRESS: 320 BEAUREGARD
LEGAL DESCRIPTION: NCB 744 BLK 3 LOT NW IRR 103.7 FT OF 1
ZONING: C-3, H
CITY COUNCIL DIST.: 1
DISTRICT: King William Historic District
APPLICANT: Daniel Cruz/Design Coop
OWNER: SCB PROPERTIES LTD
TYPE OF WORK: ADA Modifications
APPLICATION RECEIVED: December 02, 2020
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Rachel Rettaliata

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install an ADA accessible ramp and front composite deck at 320 Beauregard.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)

- i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.
- v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

8. Americans with Disabilities Act (ADA) Compliance

A. HISTORIC FEATURES

- i. *Avoid damage*—Minimize the damage to the historic character and materials of the building and sidewalk while complying with all aspects of accessibility requirements.

ii. *Doors and door openings*—Avoid modifying historic doors or door openings that do not conform to the building and/or accessibility codes, particularly on the front façade. Consider using a discretely located addition as a means of providing accessibility.

B. ENTRANCES

i. *Grade changes*—Incorporate minor changes in grade to modify sidewalk or walkway elevation to provide an accessible entry when possible.

ii. *Residential entrances*—The preferred location of new ramps is at the side or rear of the building when convenient for the user.

iii. *Non-residential and mixed use entrances*—Provide an accessible entrance located as close to the primary entrance as possible when access to the front door is not feasible.

C. DESIGN

i. *Materials*—Design ramps and lifts to compliment the historic character of the building and be visually unobtrusive as to minimize the visual impact, especially when visible from the public right-of-way.

ii. *Screening*—Screen ramps, lifts, or other elements related to ADA compliance using appropriate landscape materials. Refer to Guidelines for Site Elements for additional guidance.

iii. *Curb cuts*—Install new ADA curb cuts on historic sidewalks to be consistent with the existing sidewalk color and texture while minimizing damage to the historical sidewalk.

FINDINGS:

- a. The primary structure at 320 Beauregard is a 1-story commercial structure featuring stucco cladding, a decorative front-facing parapet, a full-façade length metal awning, and storefront windows. The property is contributing to the King William Historic District.
- b. ADA ACCESSIBLE RAMP INSTALLATION – The applicant has proposed to install an ADA accessible ramp to improve accessibility to the front entrance. The ramp will consist of Azek decking and a guardrail of undisclosed material. Guideline 8.A.i for Site Elements states that applicants should minimize the damage to the historic character and materials of the building and sidewalk while complying with all aspects of accessibility requirements. The Guidelines on ADA compliance further state that applicants should avoid modifying historic door openings and that the preferred location of new ramps is at the side or rear of the building when convenient for the user. Staff finds that the proposed ramp installation is reversible and will not cause damage to the structure. Staff finds the proposal appropriate.
- c. FRONT DECK INSTALLATION – The applicant has proposed to install composite decking along the front façade. The proposed deck will be approximately 268 square feet and will be constructed from Azek decking. The property currently features a raised concrete sidewalk along the façade. Guideline 7.B.iv for Exterior Maintenance and Alterations states that replacement elements should be designed to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance. As the applicant is proposing a new deck and not replacing an existing deck, staff finds the proposal appropriate.
- d. REVERSIBILITY – The applicant has proposed to install composite decking along the front façade. Staff finds that the proposed deck can be constructed to be fully removable from the property, returning the primary structure to its pre-deck condition. Constructing a deck that floats or is structurally separate from the primary historic structure and is reversible will minimize the impact to the primary structure. Staff finds the proposal appropriate.
- e. ADMINISTRATIVE APPROVAL – The applicant has proposed to install a new 36” full lite door to improve ADA accessibility in place of an existing fixed window at the north side of the front façade and new round steel columns to replace existing and support the existing canopy to remain. These request items are eligible for administrative approval and do not require review by the Historic and Design Review Commission.

RECOMMENDATION:

Staff recommends approval based on findings a through e with the following stipulation:

- i. That the deck be constructed in a way that floats or is reversible and is structurally separate from the primary historic structure as to minimize the impact to the primary historic structure as noted in finding d.
- ii. That the applicant submits material specifications for the proposed guardrail for staff review and approval based on finding b.
- iii. That the proposed decking features a smooth finish based on finding c.

Google Maps 320 Beauregard St



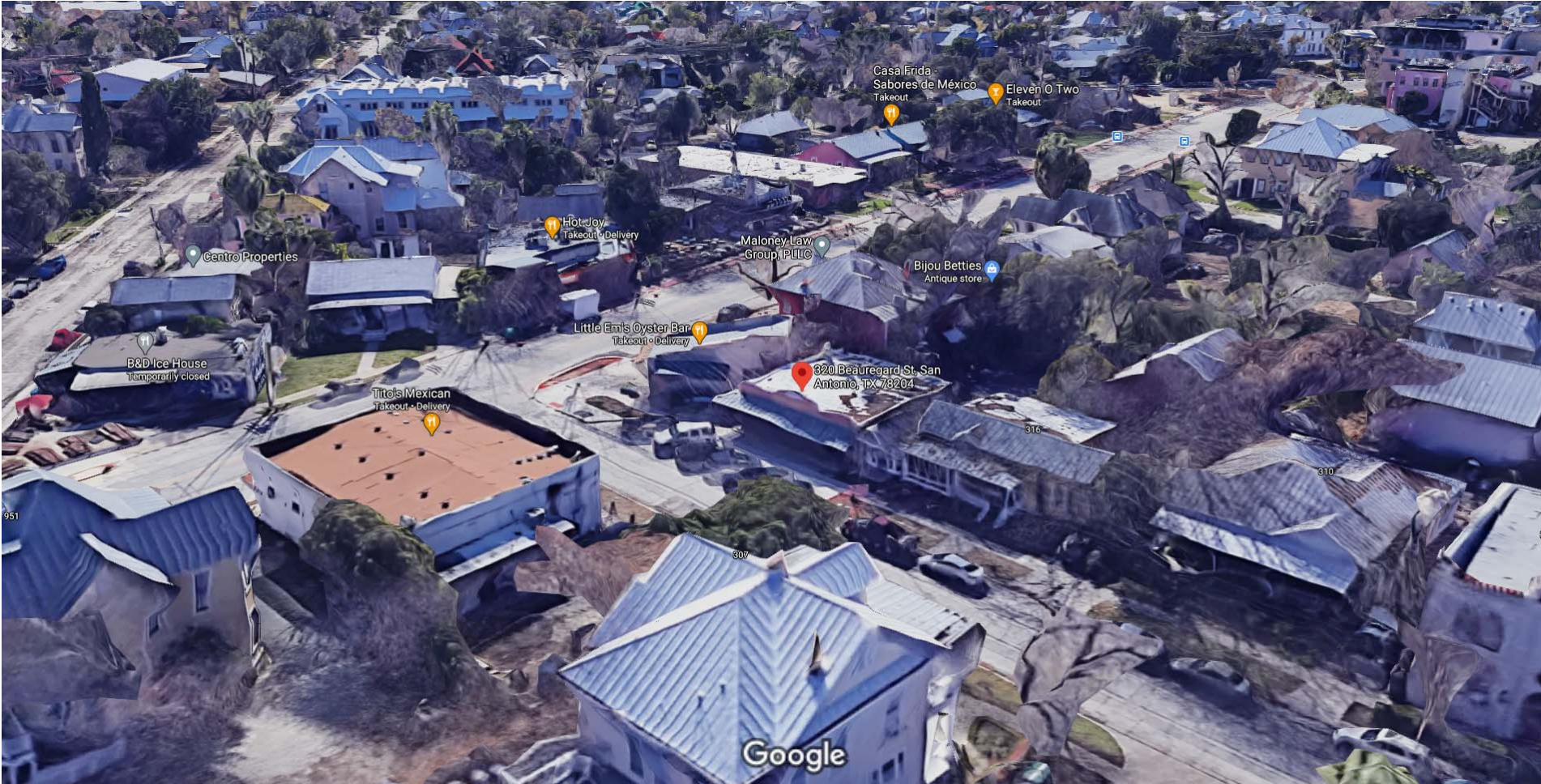
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Google Maps 320 Beauregard St

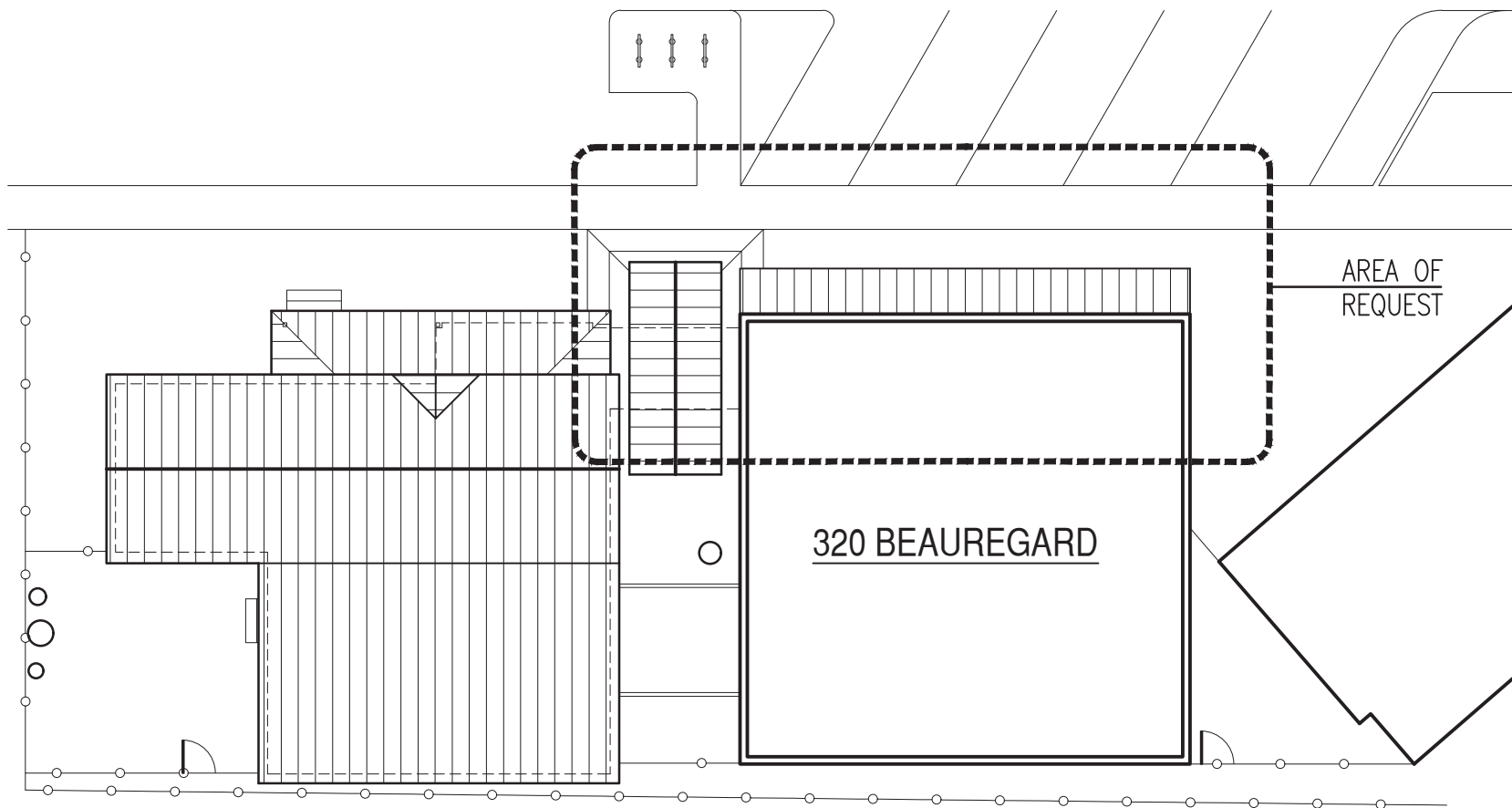


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EXISTING SITE PLAN:

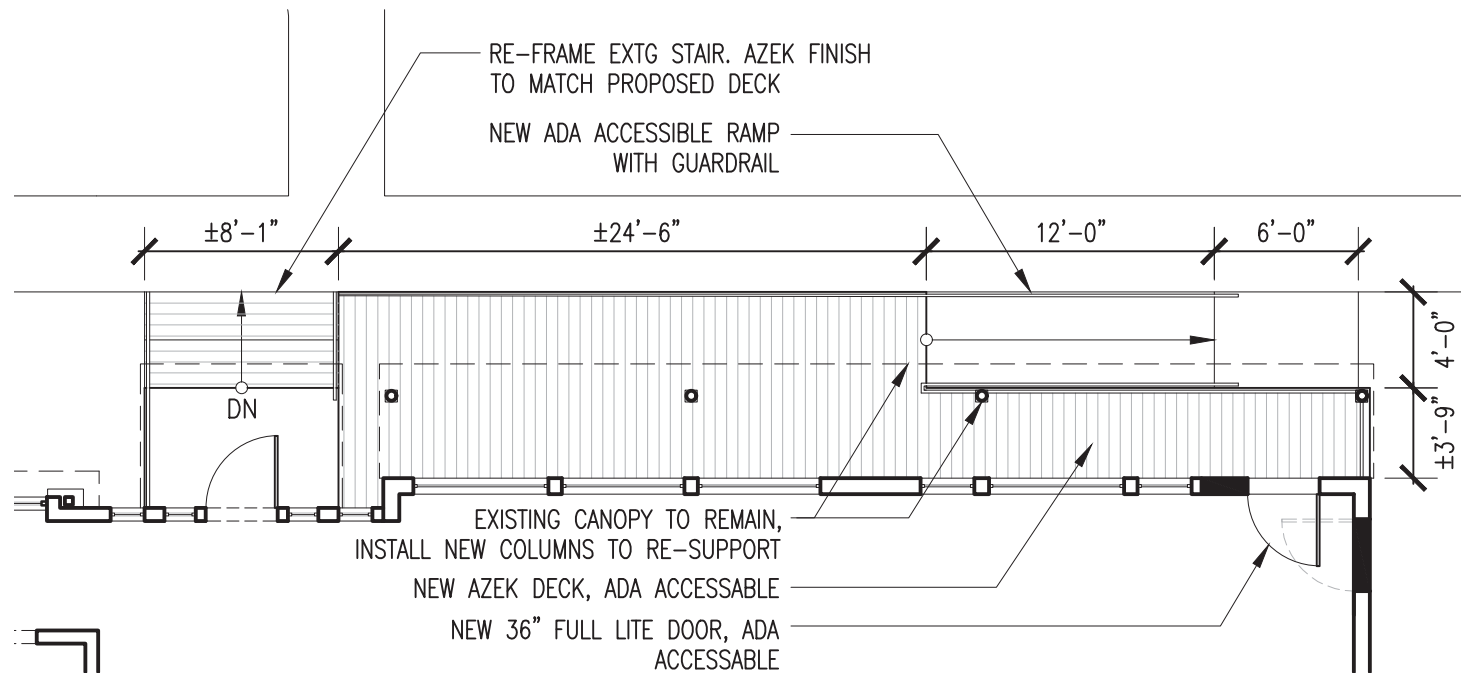
SCALE: 1/16" = 1'-0"



320 BEAUREGARD

DATE: NOVEMBER 2, 2020

DESIGN COOP



PARTIAL PLAN: PROPOSED LAYOUT

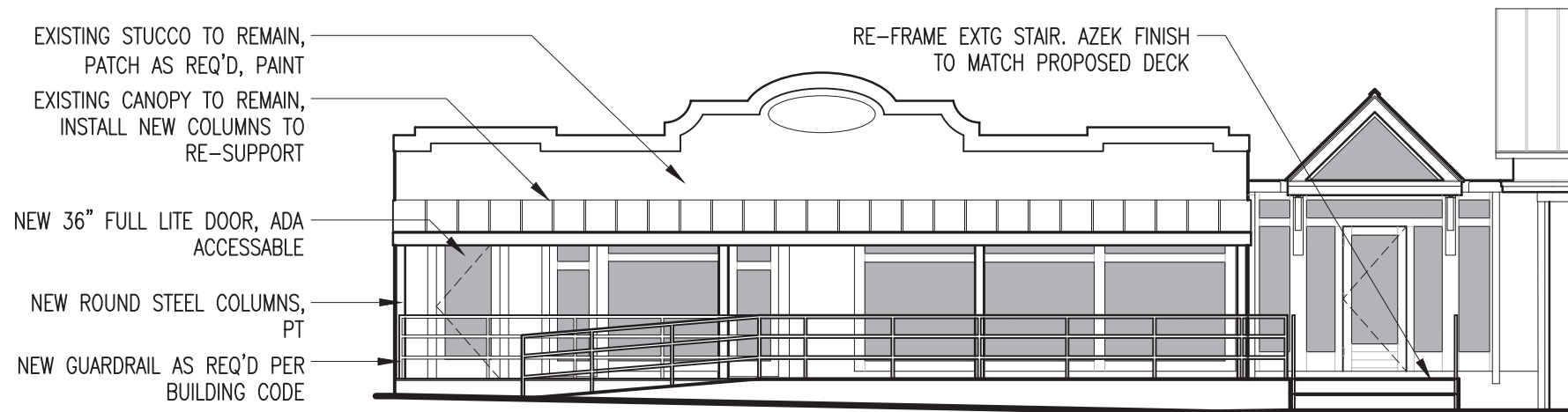
SCALE: $1/8" = 1'-0"$



320 BEAUREGARD

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DESIGN COOP



FRONT ELEVATION: PROPOSED LAYOUT

SCALE: 1/8" = 1'-0"

320 BEAUREGARD

DATE: NOVEMBER 2, 2020

DESIGN COOP



320 BEAUREGARD	HDRC
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