



CERTIFICATE OF APPROPRIATENESS STAFF REPORT

TO: HALRB
FROM: Rebecca Ballo, Historic Preservation Planner
DATE: November 12, 2013
SUBJECT: 4300 Block of North Pershing Drive, CoA 13-31,
Buckingham Village 3 Historic District

As part of the revitalization of Buckingham Village 3, the HALRB has reviewed and approved a Certificate of Appropriateness for the majority of the work for both parcels as part of CoA 09-04 and CoA 10-06. During County permit review for the Parcel B portion of the complex (4301 – 4327 North Pershing Drive), several revisions were required to achieve Code compliance. Those changes also will require HALRB review and approval. In addition, it was determined that the number of accessible units should be increased from one to five. This has created changes to the entryways in order to make them handicapped accessible, and this alteration also requires HALRB review. All previously approved iterations are shown in the submission set.

Alterations to Building #13, 4317 – 4319 North Pershing Drive

The proposed alterations to this building include changes to the handicapped accessible ramp in the rear of the building, and associated changes to the location of the trash enclosure and A/C units. The original ramp was to be constructed with only one slope, but upon further review it was determined that a switchback slope was necessary. The design and materials will match the ramp constructed in other BVIII locations. This change creates a wider ramp area, and the A/C units have now been moved to either side of the bumpout in the rear of the building. Originally, they were all located on the east side of the bumpout. The trash enclosures are the same as the others designed for BVIII, except they are shorter and do not have the pergola on the top. This will help to make them less visually obtrusive.

Alterations to Building #16, 4301-4305 North Pershing Drive

The proposed alterations to Building #16 are meant to accommodate the new accessible units. All the proposed changes are on the rear and side elevations. There will be four new handicapped accessible unit doors on the rear, and one on the east elevation. The four rear doors will match other handicapped accessible doors approved as part of the Parcel A renovations. The doors will have 4-lite flanking sidelights and a 1-lite transom, and will be slightly wider than the existing doors. The new side elevation door will only have the transom and no sidelights. The sidelights were recommended for new doors that were located underneath ganged windows as part of the original renovation of Parcel A in order to preserve the symmetry of the elevation. The side entry door does not require the sidelights as it is located under a single window.

Recommendation

Neither staff nor DRC had any issues with the proposed alterations. The DRC recommended approval of this application and asked that this case be placed on the consent agenda for the November

20, 2013, HALRB meeting. Staff concurs with the recommendation and finds that the application meets the intent of the *Buckingham Village Design Guidelines*.