



The City of Seattle

Ballard Avenue Landmark District Board

Mailing Address: PO Box 94649 Seattle WA 98124-4649
Street Address: 700 5th Ave Suite 1700

MINUTES OF THE May 7, 2015 MEETING

TIME: 9:00 A.M.
PLACE: Ballard Neighborhood Service Center
5604 22nd Avenue NW

BOARD MEMBERS

Kathleen Durham
Joseph Herrin, Chair
Richard Hiner
Gene Morris
Brandon Peterson
Brian van Stipdonk

STAFF

Heather McAuliffe

Absent:

Abby Inpanbutr, Vice Chair

As a quorum was present, the meeting was called to order at 9:05 a.m. by Board Chair, Joe Herrin.

050715.1 APPLICATIONS FOR CERTIFICATES OF APPROVAL

050715.11 Ballard Space LLC
5333 Ballard Ave NW
Tracy Ronaldson

Application: Restoration of façade, door and windows; remove step in doorway; exterior painting; replace stair treads/risers; install seismic bracing and rosettes.

Staff Report: Staff distributed materials from the application. The relevant guidelines were 2 and 5.

Applicant Comment: Alexandra Immel, architect, explained the details of the restoration project. She explained that they used old photos and physical evidence as references in their plan to restore the soffit and transom windows. The only

change will be removal of a step into the shop. She noted that the other buildings along Ballard Avenue did not have a step. A piece will be added to the existing door to extend it.

9:10 a.m. Gene Morris arrived.

Public Comment: Phil Suetens, district property owner, spoke in support of the project.

Board Discussion: Brian van Stipdonk asked about the condition of the bay windows. Mike Peck confirmed that the windows are restorable, and just needed to be straightened. In response to Board questions, Ms. Immel explained that the cap flashing will be painted to match the building paint color, and that exterior rosettes will be installed every four feet.

Motion: Brandon Peterson made a motion to approve the application as presented.

MM/SC/BP/BVS
5-0-1 (Morris abstained)

050715.12

Ohana 5221, LLC
5219-5221 Ballard Ave NW
Kevin Richards, Amy Klet

Application: Remove stucco and restore brick wall along parking lot; proposed change to design of approved storefronts; proposed addition, entry portal and garage.

Staff Report: Staff distributed exhibits from the application. The relevant guidelines were 2, 3, 4, 5, 11, 14 and 15.

Applicant Comment: Kevin Richards, architect, explained that they want to remove the stucco on the wall facing the parking lot, repair/replace the brick underneath, and seal it. He said they were able to raise the moment frames in the storefront areas, which provided an opportunity to restore the storefronts to their original design. He showed the Board perspective drawings, elevations, renderings and color/material samples for the proposed addition.

Public Comment: There were no comments from the public.

Board Discussion: Board members concurred that the restoration of the brick and storefronts met the guidelines. They were concerned about the proposed use of metal on the soffit and south elevation, and the proportions of the windows, requesting changes and additional details. The applicants were willing to work on the finishes and window details further.

Brandon Peterson left at 10:40 a.m.

Motion: Brian van Stipdonk made a motion to approve the removal of stucco from the wall/restoration of the brick and change to the design of the storefronts as presented.

MM/SC/BVS/JH
5-0-0

Motion: Brian van Stipdonk made a motion to table review of the proposed addition, entry portal and garage.

MM/SC/BVS/KD
5-0-0

050715.2 BOARD BUSINESS: No items were discussed.

050715.3 APPROVAL OF MINUTES

The Board members reviewed the minutes of the April 2, 2015 meeting.

Motion: Joe Herrin made a motion to approve the minutes as written.

MM/SC/JH/KD
2-0-3 (Hiner, Morris and van Stipdonk abstained)

050715.4 REPORT OF THE CHAIR

050715.5 STAFF REPORT

Joe Herrin made a motion to adjourn the meeting. Brian van Stipdonk seconded the motion.

10:48 a.m. The meeting was adjourned.

Respectfully submitted,

Heather McAuliffe
Board Coordinator