



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

BLD 35/15

MINUTES OF THE July 2, 2015 MEETING

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

BOARD MEMBERS

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

STAFF

Heather McAuliffe

Absent:

Kathleen Durham
Meghan Griswold

As a quorum was present, the meeting was called to order at 9:06 a.m. by senior Board member Brian van Stipdonk.

070215.1 APPLICATIONS FOR CERTIFICATES OF APPROVAL

070215.11 Macleod's Fish & Chips
5200 Ballard Ave NW
Amoreena Miller

Application: Install projecting sign over main entrance door. Install vinyl signs in windows and entry door.

Staff Report: Heather McAuliffe distributed exhibits from the application. The relevant guideline was 13.

Applicant Comment: Amoreena Miller, architect, explained the business's plans to install a three-sided lantern sign and window signs. She explained that the lantern would include wire safety glass with a light inside.

Public Comment: There were no comments from the public.

Board Discussion: Brandon Peterson noted that the lantern sign met Guideline 13 d. Brian van Stipdonk cited Guideline 13 a, noting that vinyl lettering is allowed. Board members concurred that the storefront signs met Guideline 13 b.

Motion: Brian van Stipdonk made a motion to approve the application as presented.

MM/SC/BVS/BP
5-0-0

070215.12

Pioneer Houses
5341 Ballard Ave NW
Jeff Ruehlmann

Application: Add new wood gates to south and north side yards. Paint houses white with black doors and window sashes.

Staff Report: Heather McAuliffe distributed exhibits from the application. The relevant guidelines were 3, 5 and 7.

Applicant Comment: Tim Baker, proprietor of the restaurant that is to be located in the buildings, presented the application. He explained that the fence on the south side was still tall but that changes had been made to make it more transparent while better securing the property. He showed wood samples for the gate to the Board. He explained that it is the same wood as the cedar shake roof, so it will silver with age. He next showed color samples for the exterior painting. He explained that the Board had previously approved black for the walls but that the architect had advised that white would look better.

Joe Herrin arrived at 9:20 a.m.

Public Comment: There were no comments from the public.

Board Discussion: Board members concurred that the paint colors would be acceptable. Gene Morris pointed out that the city would not likely allow a 9' tall fence. Tim Baker explained that they were trying to keep it aligned with the drip line and to make it more difficult to access the outside seating areas and walk-in cooler. Brandon Peterson noted that 9' fences are not found in the District. Tim Baker amended the application to limit the fence on the south side to 6'.

Motion: Brian van Stipdonk made a motion to approve the application as amended by the applicant.

MM/SC/BVS/RH
4-0-1 (Joe Herrin abstained)

070215.13 Ballard Space, LLC
5304 & 5306-5310 Ballard Ave NW
Mike Skidmore

Application: 5306-5310 Ballard Ave NW (Queen Hotel): Repair corbels and patch holes in façade; clean and repaint brick façade; add clerestory windows and wood base to storefronts; repaint storefront doors; relocate business signs; install address numbering and lighting. 5304 Ballard Ave NW (Valhalla Building): Install two awnings and address signs; install two concrete decorative eagles on building corners; add metal gate between Valhalla and building to south.

Staff Report: Heather McAuliffe distributed exhibits from the application. The relevant guidelines were 2, 5, 6, 12, 13, and 15.

Applicant Comment: Jamie Basta, architect, presented the application. She explained that Queen Hotel is already painted, and the plan is to repaint it in a cream color, with black used on the window sashes. She showed color samples. Holes in the brick will be patched with mortar before paint is applied. Clerestory windows will be added in the storefront. The false stone front is to be removed, and wood added in its place. The existing business signs will be relocated, moved to the mullions in the clerestory windows, and attached in the same way. The storefronts will be painted black. Lights will be added, gooseneck style. The conduit will not be exposed. She went on to explain the plan to add address numbers, awnings, concrete eagles, and a gate. She explained that the gate would be installed between the Valhalla and the Ballard Inn. She said it will actually be a metal screen rather than a gate. It will be an angled steel frame. She showed a sample of the screen and explained that it will be painted black. It will be attached through the grout joints.

Public Comment: There were no comments from the public.

Board Discussion: The Board discussed the proposed color for the façade and whether or not it could be considered “subdued” per the guidelines. Board members next reviewed the changes to the storefront per the Secretary of the Interior’s Standards. Board members discussed the possibility of having the mullions removed from the storefront windows. Heather McAuliffe explained that it would be up to the applicant; since the windows are not proposed to be changed, the glazing is not required to be structural post to structural post.

The Board determined that the address numbers did not conform to the size restriction to 4” per Guideline 13, and that its color made it stand out too much. Board members determined that it must conform to the size restriction and that it should match the cream color to be used on the Queen Hotel.

There was a discussion about the sill height for the storefront, that it was higher than most found along Ballard Avenue, and that the wood panels below it would be large. Board members expressed a concern that the panels would be lacking in

articulation compared to other storefronts in the District, per Guidelines 4 and Guideline 15 e.

The Board next discussed the relocation of the Shiku business sign. It was not clear how the sign would relate to its location. Some Board members were of the opinion that a blade sign would be more appropriate than mounting a one-sided sign over the clerestory windows.

It was confirmed that the lighting would be mounted through the mortar joints.

The Board noted that the awnings must be retractable and would be.

Board members next discussed the proposal to add concrete eagles at the corners of the building, at the front façade. Board members noted that the original building at the site had included a decorative eagle at the top of the façade. They were concerned that the addition of the two eagles would be adding conjectural features per Guideline 2 c, and could be confused with historic details per 15 i. Also, it was noted that the eagles would raise the building height beyond the restriction to 50' per Guideline 15 c.

There was a discussion about the proposed screen between the buildings, and that it should be set back in order to be less prominent. Board members discussed a number of conditions to be imposed on its approval of the application, in order to ensure its compliance to the guidelines.

Motion: Joe Herrin made a motion to approve the application as presented, with the exception of the concrete eagles, with the following conditions:

- 1) Wood base on new storefront on Queen Hotel must return for further review and approval, with more articulation, to be more in keeping with the character of the District per Guideline 4;
- 2) An alternative is required for Shiku sign relocation, because the it would not relate to its location, per Guideline 13, with a recommendation to install a projecting sign instead;
- 3) Address numbers on both the Queen Hotel and Valhalla Building are to be reduced to 4", in compliance with Guideline 13;
- 4) Address on Valhalla awning to be "Bavarian Cream" color;
- 5) Screen between Valhalla and Ballard Inn to be set back 6".

Brandon Peterson seconded the motion.

MM/SC/JH/BP
5-0-0

Joe Herrin made a motion to approve the concrete eagles as presented. Brian van Stipdonk seconded the motion.

MM/SC/JH/BVS
1-4-0 (Herrin, Hiner, Peterson and van Stipdonk against)

Motion failed.

070215.2 BOARD BUSINESS

070215.21 Election of Board officers

The Board elected Brian van Stipdonk as Chair and Rick Hiner as Vice Chair.

070215.3 APPROVAL OF MINUTES

The Board members reviewed the minutes of the June 4, 2015 meeting.

Motion: Rick Hiner made a motion to approve the minutes as written.

MM/SC/RH/GM

4-0-1 (van Stipdonk abstained)

070215.4 REPORT OF THE CHAIR: There was no report.

070215.5 STAFF REPORT: There was no report.

10:31 a.m. The meeting was adjourned.

Respectfully submitted,

Heather McAuliffe
Board Coordinator