



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 06/09

MINUTES OF THE January 8, 2009 MEETING

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

BOARD MEMBERS

John Bureson, Vice Chair
Richard Hiner
Steven Mako, Chair
Jim Riggle

STAFF

Heather McAuliffe

Absent:

Marnie McGrath
Tobin Thompson

As a quorum was present, the meeting was called to order at 9:08 a.m. by Board Chair, Steve Mako.

010809.1 APPLICATIONS FOR CERTIFICATES OF APPROVAL

010809.11 5419 Ballard Ave NW
Barry Barr, Laura Duris

Application: Change/refurbish storefront; repaint all existing painted areas; replace metal trim; relocate approved Kavu sign; new sign lighting; new address sign; paint new wall sign; install new windows at alley side of building.

Staff Report: Heather McAuliffe distributed plans, photos, catalog cuts and color/material samples. The relevant guidelines were 2. Secretary of the Interior Standards for Rehabilitation, 4. Building Materials and Fixtures, 5. Building Surface Treatments, 6. Street Level Façade Proportions and 13. Signs.

Applicant Comment: Laura Duris, project architect, explained that they were keeping the existing storefront but partially restoring it. The existing doors and

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Department of Neighborhoods**

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windows at the back of the building were walled in with plywood. The brick on the front of the building is painted, but the brick on the back of the building is not painted. The wood south wall is painted also. She showed photos of the existing conditions.

New storefront windows and a storefront door will be installed. The brick on the front of the building is being repainted. She pointed out the location of an existing gas meter inside the front window, and also the proposed location for the existing Kavu sign to be relocated. The metal trim will be sanded and repainted. At the back of the building, new wood windows will be installed in the openings that are currently covered up. The graffiti on the back of the building will be removed. Staff informed the applicant that graffiti removal requires review by staff for conformance to the Secretary of the Interior's Standards.

Ms. Duris showed pictures of existing large wall signs in the District, and provided color samples for the proposed 12' x 44' mural sign on the south wall. It was clarified that the applicant was not proposing to repaint the wall, but to paint the sign to look aged. The relocated Kavu blade sign will be attached to the front of the building with a steel bracket painted to match the trim on the building.

Public Comment: There were no comments from the public.

Board Discussion: The Board asked clarifying questions about the new conduit for lighting the blade sign, and the sign's method of attachment. The applicant explained that the conduit would be installed through the wall, but not the brick.

The Board next reviewed the application per the guidelines cited in the staff report. Board members concurred that the application met the guidelines. The Board discussed the issue of painting an intentionally weathered-looking wall sign. The Board thought that painting a new-looking sign would be too bright and that the proposed sign related to the business and also to the variety of faded and new signs in the district. Rick Hiner commented that the sign was consistent with the style of older signs in the district without copying it. John Burreson pointed out that the sign says "1993" (reflecting the opening date of the business), which would prevent it from being confused with an antique sign.

Motion: Steve Mako made a motion to approve the application as submitted.

MM/SC/SM/RH
4-0-0

010809.12 5313 Ballard Ave NW
James Weimann, Mike Skidmore

Application: Remove overhead garage door; install new storefront and infill façade above it; replace double entry doors; repaint all existing painted areas; make changes to west façade.

Staff Report: Heather McAuliffe distributed plans, photos, catalog cuts and color/material samples for the Board to review. The relevant guidelines were 2. Secretary of the Interior Standards for Rehabilitation, 4. Building Materials and Fixtures, 5. Building Surface Treatments and 6. Street Level Façade Proportions.

Applicant Comment:

Mike Skidmore, project architect, presented the application. He explained that at the back of the building there is a wood addition. The wood walls are rotting and need replacement. The west elevation is covered with rusted metal. The wall will be replaced and the existing metal siding will be reused as much as possible. He showed the existing and proposed elevation drawings for the Ballard Avenue façade. A new storefront will be installed in place of the existing non-historic metal roll-up door. Stucco will be added above the storefront, to match the existing façade. The façade will be repainted with a more subtle green color. At some point they will come back with a restoration of the clerestory area, he said. They are proposing to match the stopped-in glazing system of the existing adjacent storefront.

Public Comment: There were no comments from the public.

Board Discussion: The Board asked for more information about the back of the building, and what the applicants planned to do if not all of the metal could be reused. Mike Skidmore said they alternately would propose to paint the wood to match the dark rust color of the existing metal siding.

The Board reviewed the application per the guidelines cited in the staff report and determined that it met Guideline 2 (f) because they were using photographs and physical evidence to recreate a new storefront that was consistent with the original three-bay rhythm, and that the proposal also met Guidelines 4, 5 and 6.

Motion: Richard Hiner made a motion to approve the application as presented.

MM/SC/RH/JR
4-0-0

010809.13 5307 Ballard Ave NW
James Weimann, Mike Skidmore

Application: *East elevation*: replace rock base with tile; repaint all existing painted areas; move/replace entry doors; *West elevation*: rebuild existing wall and install siding; *South elevation*: remove wood sliding door and replace with new

storefront; repaint wall; rebuild south wall of addition and install new siding and storefront; install two small awnings; *New outdoor seating area*: install new concrete patio; install awning and planters/railing; *Rooftop addition*: Add roof top access penthouse and new guard rails, stairs and railings.

Staff Report: Heather McAuliffe distributed plans, renderings, photos and color/material samples for the Board to review. The relevant guidelines were 2. Secretary of the Interior Standards for Rehabilitation, 4. Building Materials and Fixtures, 5. Building Surface Treatments and 14. Additions to Existing Buildings.

Applicant Comment:

Mike Skidmore explained that they would keep the existing asphalt on the parking lot next to the building and add a new concrete patio under the area to be covered by the awning. The existing rock facing under the storefront windows will be replaced with black tile. He went over the proposed colors for the building. The brick façade color will be changed to “Antique White”, which is more subdued than proposed at the earlier briefing.

The new awning to cover the outdoor seating area will be 17’ wide. The metal areas will be painted black; there will be steel channels at the bottom and top of the structure. The roofing material will be clear structural polycarbonate. Cedar planters will separate the seating area from the sidewalk and the remainder of the parking lot. Herbs will be planted in the planters.

He pointed out where there will be a new railing installed on top of the building as a guard rail for an area to be used to grow vegetables. The cable railing will be 42”, set 3’ back from the parapet, powder coated black. There will also be a new 8’ tall stairway penthouse, but it will not be visible from Ballard Avenue.

He said the south wall of the addition at the back of the building fell down during the snow due to seismic work in the building. New windows and doors will be installed in the south wall, which is being rebuilt. Two black steel awnings will be added. The penetrations facing Shilshole Avenue will be in-filled. The existing aged fir siding will be reused.

He went over the changes to the main building. The existing storefront doors facing Ballard Avenue will be moved back 1’. On the south wall, a new storefront will replace the existing door. It will have black trim and clear stained wood doors.

Public Comment: There were no comments from the public.

Board Discussion:

Jim Riggle expressed concerns about design of the awning over the seating area per Guideline 2 (a). He said he did not think it related to the building. Board

members concurred that the proposed colors for the building met Guideline 5, and that the changes to the west elevation met Guideline 2 (f). The Board thought the proposal to replace the door on the south wall with a new storefront met Guidelines 2 (i) and 4, although there was some discussion about the proposal to use doors with divided lights, a design not found in the District. James Weimann explained that they preferred it to solid glazing because people in the restaurant would be looking out at the blank wall of the adjacent building. The Board thought the new small awnings for the rear addition met Guideline 2 (i).

The Board next discussed the change from a parking lot to a patio, and the awning. The discussion focused on the design of the awning as it would appear from Ballard Avenue, and whether or not the awning would look like an extension of the historic building's design or complement it, per Guideline 2 (i). Board members concurred that the planter design was compatible with the District, and that the rooftop railing would be minimally visible and would be compatible with the building because of its materials and color.

The Board next continued its discussion of the awning over the outdoor seating area. The Board decided to review it as an addition since it did not fit the usual description of an awning per the Guidelines. The Board reviewed it per Guideline 14 and determined that it was compatible in materials, would not overpower the architectural features of the adjacent historic building, and that its proposed size and scale were appropriate.

Motion: Richard Hiner made a motion to approve the application as presented.

MM/SC/RH/JB
4-0-0

010809.2 BOARD BUSINESS

District property owner Bryan Syrdal appeared before the Board to request informal advice on a proposal to amend the design the Board had approved earlier for replacement windows at 5425 Ballard Ave NW. The Board was supportive of his proposal to change the design to a casement window without divided lights.

010809.3 APPROVAL OF MINUTES

The Board members reviewed the minutes of the November 6, 2008 meeting.

Motion: John Bureson made a motion to approve the minutes as written.

MM/SC/JB/JR
3-0-1 (Richard Hiner abstained)

The Board members reviewed the minutes of the December 4, 2008 meeting.

Motion: John Burreson made a motion to approve the minutes as written.

MM/SC/JB/JR
4-0-0

010809.4 **REPORT OF THE CHAIR:** There was no report.

010809.5 **STAFF REPORT:** Heather McAuliffe updated the Board on compliance issues and explained the procedures for making amendments to the Board's guidelines.

Richard Hiner made a motion to adjourn the meeting. Jim Riggle seconded the motion.

11:20 a.m. The meeting was adjourned.

Respectfully submitted,

Heather McAuliffe
Board Coordinator