



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 10/08

MINUTES OF THE March 6, 2008 MEETING

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

BOARD MEMBERS

John Bureson
Steven Mako
Jim Riggle
Elaine Wine, Chair

STAFF

Heather McAuliffe

Absent:

Linda Day
Marnie McGrath, Vice Chair
John Widell

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

030608.1 APPLICATIONS FOR CERTIFICATES OF APPROVAL

030608.11 Axiom Constructors LLC
5424 Ballard Ave NW
John Cashman, Erica Benson

Application: Install blade sign.

Staff Report: Heather McAuliffe provided background on the application and distributed materials from the application for the Board to review. She explained that the sign was for an office located upstairs in the building. The relevant guideline was 13. Signs.

Applicant Comment: The applicant's representative, Erica Benson, confirmed that she would make sure the sign bracket is installed through the mortar, not the brick.

Public Comment: Wood Graham, a business owner in the district, asked if the sign would replace the sign installed for the law office upstairs. Ms. Benson clarified that the law office sign would still be there and her sign would be added.

Board Discussion: Board members concurred that the sign conformed to the sign guidelines.

Motion: Steve Mako made a motion to approve the application as submitted, with the condition that the sign bracket be mounted through the mortar.

MM/SC/SM/JB
4-0-0

030608.12 La Carta de Oaxaca Restaurant
5431 Ballard Avenue NW
Wood Graham

Application: Construct deck at the back of the building.

Staff Report: Heather McAuliffe presented verbal and written background information on the application and distributed materials from the application. The relevant guidelines were 2. Secretary of the Interior's Standards and 15. New Construction Guidelines.

Applicant Comment: The applicant said that the intention of the project was to clean up the back area and "move the crowd in front of the restaurant to the back." She explained that the deck would not be built out to the alley and that it would incorporate room for the dumpsters underneath. She said two retractable awnings would be installed side by side over the deck; they will be freestanding and not attached to the adjacent building.

Public Comment: David Tuthill, a community member, spoke in support of the application.

Board Discussion: The Board asked for more information on the applicant's plan for painting or otherwise treating the wood for the deck. She indicated that she had not decided yet. The Board determined that the application conformed to Guidelines 2 (i.) and 2 (j.) but asked the applicant to return for approval of the finish for the deck at the April 3 Board meeting.

Motion: John Burreson made a motion to approve the application with the condition that the applicant return for approval of the finish for the deck at the April 3, 2008 Board meeting.

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

030608.13 Thaiku
5410 Ballard Avenue NW
Wood Graham

Application: Install metal security gate at rear entrance of building

Staff Report: Heather McAuliffe provided background information about the application and distributed materials from the application for the Board to review. The relevant guidelines were Preamble, 2. Secretary of the Interior Standards, and Secretary of the Interior's Standards with Guidelines for Rehabilitating Historic Buildings.

Applicant Comment: The applicant explained that the entrance serves the back of Thaiku and also is a secondary entrance to the residence upstairs. The gate was proposed because there have been issues with public urination in the alcove. The design for the gate included a ginkgo leaf embellishment. She explained that it relates to a Chinese theme for the back bar. She provided some additional background on a Chinese tenant who occupied the lower level of the building from 1979 to the 80s. The designer for the gate, David Tuthill, presented a material sample for the gate.

Public Comment: There were no comments from the public.

Board Discussion: Elaine Wine asked if the gate would be left closed. The applicant said that the gate would be closed during the day and opened at night during bar hours. The designer explained that the gate consisted of two pieces that open outward.

The Board discussed the materials and the design for the gate and concurred that overall, the gate met the guidelines. Elaine Wine cited Guideline 4., which states that buildings may include metal decorative features. She said that the metal decorative features in the district tend to have more plain detailing, but that the building has a lot of mass to it and can handle the additional detail. She cited Guideline 15. (i), which states that architectural details can include modern interpretations of traditional details.

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

MM/SC/SM/JB
4-0-0

030608.2 BOARD BRIEFING

030608.21 5443 Ballard Avenue NW
Bob Champion

Board briefing on proposed demolition/replacement of upper stories.

Bob Champion, Tom Economu and Chris Economu were present to discuss their plans for the building. Mr. Champion outlined plans to remove the existing building behind the façade and replace it. An additional story or stories would be added, with an overall height less than 50'. A new door would be added at the storefront level to meet exiting requirements for the new use. It would require removing part of the storefront. He explained that the new floors added behind the façade would have side setbacks to allow light and air for the living spaces. Mr. Champion showed a photo of the back of the building, which showed various added-on structures. The Board asked for more detailed information, including more information about the existing house behind the façade, details about the side setbacks, and perspective sketches. The Board asked about the timing of the project. Tom Economu explained that they were not in a hurry and were investigating the options for renovating the property.

030608.3 BOARD BUSINESS:

Heather McAuliffe updated the Board on compliance issues.

030608.3 APPROVAL OF MINUTES

The Board members reviewed the minutes of the February 7, 2008 meeting.

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

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

030608.4 REPORT OF THE CHAIR:

Elaine Wine said that her term as the Board architect will expire in June. She reminded the Board about the upcoming elections.

030608.5 STAFF REPORT: There were no items discussed.

10:47 a.m. The meeting was adjourned.

Respectfully submitted,

Heather McAuliffe

Board Coordinator