



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 20/09

MINUTES OF THE April 2, 2009 MEETING

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

BOARD MEMBERS

Richard Hiner
Steven Mako, Chair
Jim Riggle
Tobin Thompson

STAFF

Heather McAuliffe

Absent:

John Burreson, Vice Chair
Marnie McGrath

As a quorum was present, the meeting was called to order at 9:20 a.m. by Board Chair, Steven Mako.

040209.1 APPLICATIONS FOR CERTIFICATES OF APPROVAL

040209.11 5313 Ballard Avenue NW
James Weimann

Application: Amendment to design approved per BLD 03/09: remove stucco from clerestory area; install new wood clerestory windows; paint clerestory windows and trim.

Staff Report: Heather McAuliffe distributed contemporary and historic photos, elevation and section drawings. The relevant guidelines were 2. Secretary of the Interior's Standards, 4. Building Materials and Fixtures, and 5. Building Surface Treatments.

Applicant Comment: James Weimann explained that there is an existing I-beam sandwiched between the storefront windows and the area where the clerestory windows will be restored. The stucco will remain over the section where the I-

beam is installed. He said the windows will be spaced the same as what is shown in the historic photos.

Public Comment: Graham Graham, a business owner in the District, spoke in support of the application. Mark Hulscher from Sustainable Ballard also supported the application.

Board Discussion: Board members concurred that the application met Guidelines 2 (f), 4, and 5.

Motion: Tobin Thompson made a motion to approve the application as submitted.

MM/SC/TT/RH
4-0-0

040209.12 Sustainable Ballard Bike Rack
Ballard Avenue NW/22nd Avenue NW
Craig Benjamin

Application: Replace existing bike rack at NW corner of Ballard/22nd NW with new design.

Staff Report: Heather McAuliffe distributed photos and drawings. The relevant guideline was 10. Street Furniture.

Applicant Comment: Mark Hulscher was present on behalf of the applicant. He explained that the rack would consist of thin-walled hollow enclosed structures with a central hole. They would have an orbital burnished finish.

Public Comment: Graham Graham said the design was a sculptural element and wondered if it would fit in with the district.

Board Discussion:

The Board had questions about how the design was chosen. Mark Hulscher explained that there was a design contest and this design was one of the winners. Tobin Thompson asked if it as the most appropriate to put in the district. Mark Hulscher responded that there were two other designs that had been selected, including one that looks like a foot and one that is marine-oriented. They thought this design was more straightforward.

Steve Mako said he thought the material was acceptable but did not think the sculptural aspect and brushed finish were fitting with the district.

Jim Riggle stated that it was a very contemporary piece of sculpture and did not fit in the district.

Richard Hiner said he thought it met the guidelines for location and access. He stated that he thought the design was appropriate because the form follows its function. He noted that there was a lot of surface to the rack elements.

Steve Mako said the visual impact would be too much. He verified the size – six feet.

Tobin Thompson said that in the district, it is not necessary to historicize a bike rack, but the impact of street furniture in the district should be minimized. He said the finish and the impact are an issue. He pointed out that the Board would need to see an actual sample of the finish. He said the brightness of stainless steel is not appropriate as something less bright such as galvanized steel.

The applicant indicated that he was withdrawing the application and said he would return at the next meeting to present a different finish. He asked for feedback on the design.

The Board discussed the amount of metal surface area in the design and suggested scaling it down, as well as choosing an alternate finish for the metal that would not be as bright.

040209.13 La Carta de Oaxaca
5431 Ballard Ave NW
Graham Graham

Application: Approval for changes to design of rear deck and awning approved per BLD 08/08

Staff Report: Heather McAuliffe clarified that it was a retroactive application. She explained the modifications made to the approved design: the deck siding was previously approved to be wood slats; it now was changed to opaque wood siding. The awning was not retractable as approved, and was constructed of shiny vinyl instead of canvas material. She distributed a photo and the approved drawings. The relevant guidelines were 12. Awnings and 14. Additions to Existing Buildings.

Applicant Comment: Graham Graham explained that the City of Seattle Department of Planning & Development required them to build a shear wall on the deck instead of using the slat siding. They were advised to make the changes to the awning design by the awning company in order to make it more durable.

Public Comment: Mark Hulscher asked if it was a seating area. Graham Graham confirmed that it was.

Board Discussion: Tobin Thompson expressed a concern about the shiny vinyl on the awning and did not want to set a precedent by approving it. Board members concurred that it was in an area of limited visibility.

The Board decided to vote on the awning and the deck separately.

Motion: Tobin Thompson made a motion to approve the application as submitted.

MM/SC/TT/RH
4-0-0

The Board next discussed the deck's material and scale. Board members were concerned at its bulkiness but most thought that the deck was not visible enough to diminish the character of the historic building. Steve Mako conducted a straw poll; all four members indicated that they would support the application.

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

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

040209.14 Thaiku
5410 Ballard Ave NW
Graham Graham

Application: Replace existing rear access door with new wood transom window and double doors.

Staff Report: Heather McAuliffe explained that the applicant proposed the change to improve "eyes on the street" in response to illegal use of the doorway. She confirmed that no historic material would be removed. She distributed photos and a drawing. The relevant guidelines were 2. Secretary of Interior's Standards and 4. Building Materials and Fixtures.

Applicant Comment: Graham Graham explained that the new doors and transom window would match those installed at the front of the business, on Ballard Avenue.

Public Comment: There were no comments from the public.

Board Discussion: Board members concurred that the proposal met Guidelines 2 (i) and (j), and 4. Tobin Thompson added that it also met the transparency guideline.

Motion: Tobin Thompson made a motion to approve the application as submitted.

MM/SC/TT/RH
4-0-0

040209.2 BOARD BUSINESS: There were no items discussed.

040209.3 APPROVAL OF MINUTES: No minutes were reviewed.

040209.4 REPORT OF THE CHAIR: There was no report.

040209.5 STAFF REPORT: Heather McAuliffe reported on the recent replacement of the sidewalk on several block faces in the district. She explained that it looks different than the earlier replacements that were approved by the Board because 1) due to the large scope of the project, it was not possible to rinse off the top layer of sand in the concrete to create an exposed aggregate finish – it had to be sandblasted later to approximate the finish; and 2) the city no longer allows lampblack to be added to the concrete mix for environmental reasons, and there are limitations to the use of the added coloring agent to create the darker look – adding too much of the coloring agent weakens the concrete.

Graham Graham commented that the contractor, Turner Construction, was helpful to the businesses during the replacement.

Richard Hiner made a motion to adjourn the meeting. Steve Mako seconded the motion.

10:38 a.m. The meeting was adjourned.

Respectfully submitted,

Heather McAuliffe
Board Coordinator