



The City of Seattle

Ballard Avenue Landmark District Board

Mailing Address: PO Box 94649 Seattle WA 98124-4649
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BLD 53/07

MINUTES OF THE June 7, 2007 MEETING

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

BOARD MEMBERS

Linda Day
Steven Mako
Marnie McGrath
Brandon Peterson, Vice Chair
Jim Riggle
Matthew Wasse
Elaine Wine, Chair

STAFF

Heather McAuliffe

As a quorum was present, the meeting was called to order at 9:06 a.m. by Board Chair, Elaine Wine.

060707.1 APPLICATIONS FOR CERTIFICATES OF APPROVAL

Elaine Wine announced that since no other applicants were present, the application for Snoose Junction Pizzeria would be reviewed first.

060707.16 Snoose Junction Pizzeria
2105 NW Market St.
Mark Ball

Application: Application for outdoor seating railing/bench and address sign.

Staff Report: Heather McAuliffe explained that the railing would be 42" high, made of steel tubing with black powder coating, and included an attached wood bench. She distributed photos and a color/material sample. The relevant guideline was 10. Street Furniture.

Applicant Comment: Mark Ball, manager for the business, explained that the design was in keeping with their interior design and that the railing would extend

as far out as the railing installed in front of the restaurant next door, India Bistro. There would be a 1" x 2" top cap. The railing would be lagged into the concrete. He explained that the street address sign was a welcome gift from a neighbor. He had installed it without realizing that it required approval from the Board.

Public Comment: There were no comments from the public.

Board Discussion:

Linda Day asked about the material/finish for the bench. Mark Ball answered that it would be wood stained black.

Elaine Wine asked if there would be tables in the seating area. Mark Ball stated that the application was just for the railing and the bench.

Matt Wasse asked about the size of the numbers in the sign. Mark Ball answered that the numbers were each 4.27" tall.

Board members concurred that the railing and bench met the guidelines for street furniture.

Brandon Peterson said the sign appeared to meet the overall sign guidelines but stated that the letters were shiny metal, which the Board discourages. The applicant indicated that he was amenable to adding a muted clear coat to the sign.

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

MM/SC/BP/SM
7-0-0

060707.11 The Loft
5105 Ballard Ave NW
Dan Murphy

Application: Application for construction of dumpster enclosure on parking lot and installation of pole sign. (*Postponed from 5/3/07 meeting*).

Staff Report: Heather McAuliffe provided background on the application from the previous review at the May 5 meeting. She explained the changes that had been made to the design of the enclosure and the sign. The dumpster enclosure was now proposed to be red and black, and the front would be plain instead of having a decorative metal design on it. She explained that the sign pole would now be 2" x 2" instead of 4" x 4". She distributed a rendering, elevation drawing and a detailed drawing. The relevant guidelines were Guidelines General 2. & 4., 3. Scale of Buildings and Structures, and 13. Signs.

Applicant Comment: Dan Murphy stated that he had looked into alternatives for handling storage of the dumpsters during the last few weeks, including more frequent garbage pickup and siting the dumpsters around the corner on the sidewalk. He said these options did not work out and that he would not have an option other than to store the dumpsters in an enclosure on the property. He reiterated that there was no room in the building for the dumpsters.

He said he felt that having the enclosure flush with the sidewalk made for a more balanced design (referring to the overall design of the outdoor seating area). He said the structure could be pushed back 3 feet, but that he had concerns about how the space in front of it would be used, such as for smoking and parking bikes. He noted that the height of the enclosure had been reduced from 8' to 7'.

He next talked about the projecting sign on the pole. He said that he did not think that locating the sign at the side of the OKOK Gallery was appropriate because it would not relate to his business's location. He cited Guideline 13, where it states that the sign should relate to its location, be evaluated for its overall impact, and should be oriented toward pedestrians. He pointed out that the location as proposed related to his doorway.

Public Comment: There were no comments from the public.

Board Discussion:

Several Board members spoke against the proposal to locate the enclosure at the front of the lot, citing concerns about the impact on the character of the street and the pedestrian experience. The applicant agreed to push back the enclosure three feet. He showed a material sample of the red metal he was proposing for the side of the enclosure. Some Board members were concerned that the red color drew more attention to the scale of the enclosure and that overall design was inappropriate for the district. Elaine Wine stated that the applicant did not provide an exhibit to show the Board how the enclosure would be accessed at the front and that the Board needed the exhibit to approve the design. Heather McAuliffe asked what method would be used for latching the enclosure's gate. The applicant responded that it would be a typical sliding latch, made of black metal.

The Board next discussed the projecting sign. Some Board members cited concerns about the lack of precedence in the district for a pole sign, that it was potentially too much signage, and that the stainless steel bolts in the sign were not appropriate in the district. The applicant stated that the bolts reflected the machine shop character of the space and showed photos of several signs in the district that had bolts through their signs. The Board agreed that the business did not have another option for locating the sign.

Elaine Wine polled Board members to see if they had enough information to vote on the application. Board members indicated that they had enough information. The application was split into two segments for voting purposes.

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

MM/SC/BP/LD

6-1-0 (Elaine Wine against)

Motion: Marnie McGrath made a motion to approve the dumpster enclosure as presented.

MM/SC/MM/JR

3-4-0 (Elaine Wine, Brandon Peterson, Linda Day, Matt Wasse against)

The applicant said he needed advice from the Board on how to make the dumpster enclosure compatible with the district. Board members suggested adding landscaping or finding other ways to soften its appearance.

060707.12

Edge L.L.C.

5339 Ballard Ave NW

Leigh Bloom

Application: Application for overhead and vinyl signage.

Staff Report: Heather McAuliffe provided a verbal and written summary of the proposal and distributed photographs of the signs. She explained that they were currently installed. The relevant guideline was 13. Signs.

Applicant Comment: There were no comments from the applicant.

Public Comment: There were no comments from the public.

Board Discussion: Board members concurred that overall, the signs met the sign guidelines. Brandon Peterson stated that the overhead lettering appeared to be shiny. Matt Wasse said that the letters are smaller and do not appear too bright in appearance.

Motion: Matt Wasse made a motion to approve the application as submitted.

MM/SC/MW/SM

7-0-0

060707.13

The BalMar

5449 Ballard Ave NW

Steve Mako

Application: Application for outdoor seating; installation of sign lighting.

Steve Mako recused himself from participation on the Board and presented this application.

Staff Report: Heather McAuliffe gave background information on the outdoor railing, furniture and proposed sign lighting. She distributed a photo, seating plan, elevation and catalog cuts. The relevant guidelines were 4. Building Materials and Fixtures and 10. Street Furniture.

Applicant Comment: Steve Mako distributed a new set of catalog cuts for the outdoor furniture and explained that he had decided on a different design for the furniture, with higher tables and chairs. They would still be the same powder coated dark gray steel as proposed originally. He explained that the bench would now be higher also, at 30". He showed a sample of the wire mesh he was proposing for the fence. He stated that the railing would be 42" tall. The bench would be solid wood, painted black. There would be at least 5' clearance from anything on the sidewalk; the existing concrete bench (not approved by the Board) would be relocated. He described the lights: they would be installed at the top of the parapet, project out 3' and down 2' to light the sign. They would be painted to match the building. The light bulbs would be incandescent. He was considering 120 watts each.

Public Comment: There were no comments from the public.

Board Discussion:

Brandon Peterson said the furniture worked with the scale of the building: tall and narrow. In response to the Board's concerns about the height of the railing, Steve Mako amended the application so that the posts would be 42" and the railing would be lower. He said there would be a 1 1/2 " tube across the top of the railing.

The Board expressed a concern that the base plates for the railing were too large. Elaine Wine stated that the wire mesh was too heavy in appearance. Steve Mako said that a lighter gauge would look too much like chicken wire. He agreed to adjust the design of the base plates so that they would not project as much. Board members concurred that the outdoor seating met the guidelines.

Steve Mako said that he would use 100 watt bulbs for each of the sign lights. Matt Wasse stated that he thought the sign lights met the guidelines.

Motion: Linda Day made a motion to approve the application as amended by the applicant.

MM/SC/LD/BP
6-0-1 (Steve Mako abstained)

060707.14 Portland Building
5403 Ballard Ave NW
Bryan Syrdal

Application: Application for alterations to entryways and two storefronts; exterior painting.

Staff Report: Heather McAuliffe presented a verbal and written summary of the proposal and distributed a 1937 photo, a current photo, renderings, elevation drawings, section drawings and color samples. The work will be performed on areas that were remodeled in the 80s and no historic material will be removed. The relevant guidelines were 5. Building Surface Treatments and 6. Street Level Façade Proportions.

Applicant Comment: Bryan Syrdal explained that they are trying to bring back modulation in the storefronts more like the original design. He said that the existing building entry is not the original entry and that it is not consistent with the historic district. Glazing and a transom window will be added to the side. The two storefronts facing Ballard Avenue will be replaced with the same sill detail and materials, but with the goal of making them look less blocky. He said that clear double-paned glass would be installed. He clarified that there would be no tint in the glass. He walked the Board through the colors proposed for the storefronts and residential windows.

Public Comment: There were no comments from the public.

Board Discussion: Board members concurred that the proposed colors met the color guidelines because they were “subdued” and that the changes to the storefronts and entry were in conformance with Guideline 6.

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

MM/SC/BP/SM

7-0-0

060707.15

Miro Tea
5405 Ballard Ave NW
Thong Le

Application: Application for outdoor seating, planters and signage.

Staff Report: Heather McAuliffe provided a verbal and written summary of the proposal and distributed elevations, a sketch, detailed drawings, renderings and catalog cuts. The relevant guidelines were 7. Transparency, 8. Landscaping, 10. Street Furniture and 13. Signs.

Applicant Comment: Thong Le said the business, new to the district, will sell bulk teas, tea-based items, and complementary food. He said that the display

platform in the window would be removed and a bar (table) would be installed there to add seating. The bar would be wood, 42” tall and 1 ½” thick. He explained that he chose planters to define the outdoor seating area because he did not want to install a railing, which he felt would block the view into the store. He said that the proposed “swirl” logos on either side of the doorway would help to define the business space.

Public Comment: There were no comments from the public.

Board Discussion:

The Board first discussed the proposed signage. Brandon Peterson stated that he thought the amount of signage that was proposed was excessive. The applicant indicated that he was willing to remove the swirl logo signs from the application. Elaine Wine cited Guideline 13 where it states that “multiple signs are discouraged.” Matt Wasse expressed a concern that the overhead sign still added up to too many signs. He added that the sign should not be installed in the fascia because it would make holes in it, and, setting the precedent for this location would mean that more business signs would add holes in the future.

The applicant stated that he was withdrawing both the overhead sign and the swirl logo signs from the application.

Board members concurred that the blade sign met the guidelines for size. Brandon Peterson asked about the material for the sign, which was to be dibond with applied vinyl graphics. The applicant explained that dibond is a type of metal. He asked for guidance on what would best fit the district. Brandon Peterson stated that the guidelines say that wood with painted lettering is preferred. The applicant stated that he would like to amend the application to wood with painted lettering. Board members agreed that the proposed vinyl sign in the window was allowed by the sign guidelines and did not conflict with the guideline on transparency.

The Board next discussed the proposed outdoor furniture and planters. Board members concurred that the furniture was compatible with the storefront and building, and that it did not interfere with pedestrian traffic. The Board noted that the guidelines encourage landscaping.

Motion: Jim Riggle made a motion to approve the application as amended by the applicant.

MM/SC/JR/SM

7-0-0

060707.2 BOARD BUSINESS

060707.21 Board briefing – proposed pedestrian overlay zone for Ballard Avenue
Vanessa Murdock, City of Seattle Department of Planning & Development

Vanessa Murdock clarified that there is not a proposal currently. She explained that due to recent changes in the commercial code, the city is looking at all Neighborhood Commercial (NC) zones outside of downtown to see which might be designated a Pedestrian (P) zone. She said that the P designation would restrict uses at street level, such as residential and other uses that don't have a lot of in/out traffic, such as offices. She clarified that existing businesses that would no longer be conforming uses in the P zone would not have to leave, but that it would mean that a new non-conforming business would not be allowed. She said that their staff was not inclined to recommend that the Ballard Avenue Landmark District, currently zoned NC, be designated a P zone because the district's guidelines already encourage the pedestrian environment and adding a new overlay would be duplicative. She said that their staff is in the process of meeting with community groups and chambers and that the draft recommendations should be available at the end of July. The Board requested that Heather McAuliffe provide an update on the draft recommendations when they become available.

The Board thanked Brandon Peterson and Matt Wasse for their service on the Board.

060707.3 APPROVAL OF MINUTES

The Board requested that the minutes be reviewed at the next meeting.

060707.4 REPORT OF THE CHAIR: There was no report.

060707.5 STAFF REPORT: There was no report.

Steve Mako made a motion to adjourn the meeting. Brandon Peterson seconded the motion.

11:55 a.m. The meeting was adjourned.

Respectfully submitted,

Heather McAuliffe
Board Coordinator