



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 58/08

### MINUTES OF THE October 2, 2008 MEETING

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

#### BOARD MEMBERS

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

#### STAFF

Heather McAuliffe

#### Absent:

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

#### 100208.1 APPLICATIONS FOR CERTIFICATES OF APPROVAL

100208.11 Ballard Loft  
5105 Ballard Ave NW  
Dan Murphy

Application: Install awning over outdoor seating area.

Staff Report: Heather McAuliffe explained that a new post would be installed in the seating area as part of the project, that the awning would be 16' x 30', light brown. The awning would be rolled up inside the dumpster enclosure when not in use. She distributed photos and a catalog cut. The relevant guideline was 12. Awnings.

Applicant Comment: Dan Murphy said that the new post would match the post that supports the blade sign. He showed a sample of the steel cable that would

support the awning, and a cloth sample for the awning itself. He explained that the idea was to support liveliness in this part of the district. He responded to questions from the Board, explaining that the awning would be angled, and showed a picture of an awning that he thought it would resemble.

Public Comment: There were no comments from the public.

Board Discussion: Board members concurred that the proposed color and material were appropriate for the district, but had a discussion about how it worked with other existing awnings in the district, which project over the sidewalk instead, and are fully retractable. Also, the Board wanted to know if the awning would conflict with the plantings that are required to cover the dumpster enclosure. Dan Murphy explained that the awning might squash them, but if the plants die, he will replace them.

*9:20 a.m. Marnie McGrath arrived.*

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

MM/SC/SM/RH

4-0-1 (Marnie McGrath abstained)

100208.12

Vik Apartments

5425 Ballard Ave NW

Bryan Syrdal

Application: Replace existing non-historic aluminum frame windows on upper story with wood windows to match original historic design; replace existing non-historic tiles below storefront windows with new design; paint façade, awning, balconies and new windows; refinish entry door; replace horizontal planes in awning with frosted glass.

Staff Report: Heather McAuliffe stated that this is a primary structure in the district. She said that the tiles below the storefront windows are not historic, having been replaced in the 1980s. She distributed historic and contemporary photos, drawings and color/material samples. She verified that the applicant had not been able to obtain specifications for the proposed replacement windows, and explained to the Board that approval of the application would have to be conditioned upon further review of the window specifications, either by staff or the Board. The relevant guidelines were Purpose/Goals, Criteria/Values, 2. Secretary of the Interior's Standards for Rehabilitation, and 5. Building Surface Treatments.

Applicant Comment: Bryan Syrdal explained the proposed changes. He stated that he wanted to install frosted glass in the awning to allow more light into the

area. He wants to replace the existing non-historic windows with windows that match the original windows. The rack on the front of the building from a former flower shop will be removed. The front door will be only refurbished, except that the metal plate at the bottom will be removed.

Public Comment: There were no comments from the public.

Board Discussion: The Board discussed the proposed removal of the existing horizontal panes in the awning and replacement with frosted glass. Board members concurred that the panes themselves were not a distinctive architectural feature, and also that the change would be reversible. For those reasons, the Board determined that the proposal conformed to Guidelines 2 b, e & j. The Board next discussed the proposal for a new tile design below the storefront windows; the discussion centered on whether or not the decorative band would create too much of a visual impact. Board members were in accord about the other proposed changes, and indicated that it would be acceptable for staff to provide the final review of the window specifications.

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

MM/SC/RH/JB  
5-0-0

Motion: Jim Riggle made a motion to approve the new windows with the condition that staff review the final design specifications.

MM/SC/JR /RH  
5-0-0

Motion: John Burreson made a motion to approve the new tile design under the storefront windows.

MM/SC/JB/JR  
4-1-0 (Marnie McGrath against)

Motion: Jim Riggle made a motion to approve the changes to the awning.

MM/JR/RH/  
5-0-0

**100208.2 BOARD BUSINESS:** There were no items discussed.

**100208.3 APPROVAL OF MINUTES**

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

Motion: Jim Riggle made a motion to approve the minutes as written.

MM/SC/JR/RH  
4-0-1 (Jim Riggle abstained)

**100208.4**      **REPORT OF THE CHAIR:** Steve Mako encouraged Board members to attend an upcoming meeting about the loss of parking on Shilshole Avenue.

**100208.5**      **STAFF REPORT:** There was a discussion with staff about compliance at the Ballard Landmark Inn project, specifically with the Board's request that the stucco be hand-troweled. Staff agreed to research what was approved.

John Burreson made a motion to adjourn the meeting. Richard Hiner seconded the motion.

10:40 a.m.      The meeting was adjourned.

Respectfully submitted,

Heather McAuliffe  
Board Coordinator