



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 31/07

### MINUTES OF THE April 5, 2007 MEETING

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

#### BOARD MEMBERS

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

#### STAFF

Heather McAuliffe

#### Absent:

Steven Mako

As a quorum was present, the meeting was called to order at 9:04 a.m. by Board Chair, Elaine Wine.

#### **040507.1 APPLICATIONS FOR CERTIFICATES OF APPROVAL**

040507.11 North Star Utilities Group  
5301 Ballard Ave NW  
Regina Ahern

Application: Install vinyl signs on front and side entry doors.

Staff Report: Heather McAuliffe explained that the signs were already installed. There is one sign on the front door and the side door. Each sign is 19.5" by 10.5" tall. She distributed photos. The relevant guidelines were 7. Transparency and 13. Signs.

Applicant Comment: Regina Ahern explained that the business owns fueling and petroleum companies in Hawaii and the Northwest. The signs are the same as the business's logo.

Public Comment: There were no comments from the public.

Board Discussion: Board members concurred that the signs met the guidelines on transparency and that the material (vinyl) is allowed.

Motion: Linda Day made a motion to approve the application as presented.

MM/SC/LD/JR  
6-0-0

040507.12 MacLean & MacLean  
5341 Ballard Ave NW  
Bruce MacLean

Application: Install single-faced sign.

Staff Report: Heather McAuliffe explained that the sign would be made of 22” wide x 12” tall, made of wood, dark green with gold vinyl lettering. It would be screwed into the front wall of the house, about 4 ½’ high. She distributed photos, a scale drawing, and color samples. The relevant guideline was 13. Signs.

Applicant Comment: Bruce MacLean explained that there would also be a gold border on the sign.

Public Comment: There were no comments from the public.

Board Discussion:

Board members expressed a concern about the proposal to use vinyl letters on wood. Elaine Wine stated that vinyl letters have been allowed on windows but not usually on a wood sign. Board members were also concerned that they would be too reflective. Bruce MacLean was willing to have them hand painted instead.

Brandon Peterson expressed a concern that having a sign on either side of the door made for a cluttered appearance. Heather McAuliffe clarified that the sign to the right of the door was not approved. Bruce MacLean stated that he was amenable to moving the sign, that he had chosen this location to be able to cover up some screw holes. Marnie McGrath cited the sign guideline where it says that “multiple signs are discouraged” but said it appeared to apply to one business.

Board members were also concerned that the sign was too large for the front of the building. The applicant amended the application to reduce the size to 20” wide by 12” tall. He also reiterated his willingness to have the lettering painted on instead, in gold matte.

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

MM/SC/BP/JR  
6-0-0

040507.13 Ballard Landmark Inn  
5312/5320 Ballard Ave NW  
Loren Davis

Application: Application for rehabilitation of existing facades at 5312 and 5320 Ballard Ave NW, approval for materials and finishes on rear elevation, installation of new metal gate and exterior lighting fixtures. (*Postponed from January 2007.*)

Staff Report:

Relevant Information;

- Facade was constructed in two phases, using different materials
- Single glazing to be installed in storefronts
- Clear glass, not tinted
- Façade to be painted white (addition will be cream colored)

Exhibits Reviewed:

- Photos survey of existing conditions
- Elevation drawings
- Section drawings
- Storefront and window details
- Color/material samples

Relevant Guidelines:

<b>Guideline Title</b>	<b>Page #</b>	<b>Comments by ARC</b>
Preservation Brief 11		
2 Secretary of the Interior's Standards	5	2 (a), (b), (c) – find appropriate replacement mullion; (d) – acceptable to remove garage door and Wilson Ford box sign; (e), (f) (g)
4. Building Materials and Fixtures	6	Proposed gate and light fixtures meet this guideline.
5. Building Surface Treatments	6	
6. Street Level Façade Proportions	6	Glazing proportions are in conformance with this guideline.

Applicant Comment:

Kevin Ryden from Hewitt Architects thanked the Board for making a site visit before the Board meeting. He explained that he would present information on the side of the building visible from Leary Ave NW, and Loren Davis would make a presentation on the work proposed for the Wilson Ford showroom.

Loren Davis stated that he had considered replacing some or all of the wood in the storefronts but he was now inclined to replace all of it. He explained the challenges of trying to splice new and old wood pieces together and the difficulty of waterproofing the storefronts. He said three contractors had looked at the storefronts. The first two said the storefronts could not be fixed and the third said parts could be fixed but that it would be much more expensive than replacing the storefronts. He said he saw it to be high risk and difficult to waterproof.

Kevin Ryden explained that the storefronts would be single-glazed and the mullion spacing would be the same as in the 1937 photo except for the new recessed storefronts. The mullions would be metal, to match the original historic mullions in design.

Heather McAuliffe reminded the applicants to include the proposed light fixtures, security gate and painting in their presentation.

Kevin Ryden went over the gate and light fixtures. He explained that the gate would be recessed three feet. It would be made of steel and painted in a black gloss finish. There would be a clash bar on the opposite side, although the design had not yet been finalized. There would be two light fixtures, of a traditional style with a goose neck. Both would be black.

He said the addition would be “French White” (off-white) and the historic storefront would be white with various shades of gray for the trim and coping. The sign band would be white.

Kevin Ryden next described the proposed materials for the rear elevation of the addition.

He explained that 32 feet of the rear façade would be visible from the clearest point of visibility from Leary Ave NW. He showed the Board a drawing that illustrated this view. He explained that the wall for the courtyard was partially in the historic district and partially outside it. He said that the ARC had expressed concerns in December about the compatibility of the hardi panel material proposed earlier. To address this concern, they now proposed a hardi panel divided into larger sections and finished with a coat of stucco so that it resembled traditional stucco more than panels. He showed a photo of the stucco finish. He said the colors would be as proposed earlier. He offered to switch the colors so that cream would be the predominant color.

Heather McAuliffe next read the ARC's recommendations from December. She said the ARC determined that overall the project conformed to the guidelines, but asked that the applicant consider the following suggestions:

- 1) Increase # of transom windows above south entry from three to four in number, widen entry doors to match scale of doors at north entry;
- 2) Install metal mullions in storefronts to match original instead of installing new 3" wide wood mullions;
- 3) Change materials and finishes on rear elevation of the addition to better conform to District guidelines.

Public Comment: There were no comments from the public.

Board Questions:

Elaine Wine asked for more information on the replacement mullions. Loren Davis explained that seven mullions would be made and that they would be similar to what was originally there. He said that the old design had three pieces locked through the window but that the clip piece had been eliminated. Elaine Wine asked if the mullions would be copper or bronze. Doug Hofius from Hewitt Architects explained that they were not sure which the original mullions were, but would match the design.

Brandon Peterson asked what kind of wood would be used for the storefronts. Loren Davis explained that it would be vertical grain fir.

Linda Day asked if the profile and the milling would be matched. Loren Davis confirmed that it would be. He added that Legacy, the contractor, had done this kind of restoration before. The parts would be removed and cataloged.

Board Discussion:

Jim Riggle asked if the Board could separate out the parts of the application for voting purposes. Elaine Wine confirmed that it was possible to do that.

Jim Riggle commented that the concrete masonry unit (cmu) block wall would be visible from Vernon Place in addition from Leary Ave NW.

Loren Davis responded that formerly a textured block was proposed there but the Design Review Board had said to change it.

Elaine Wine cited the guidelines where it says that "New construction shall be compatible with the character of the district." She said that the rear elevation looked like any other new condominium building in the neighborhood. She pointed out that the rhythm of the window openings and the style of windows (sliding) did not read as being in the historic district.

Linda Day said that more would be visible to Leary Avenue than what the perspective sketch showed. Matt Wasse agreed and said that it would be possible to see the inner courtyard from Vernon Place.

Elaine Wine asked what material was proposed for the windows on the rear elevation. Kevin Ryden answered that it would be white vinyl.

Brandon Peterson stated that vinyl windows were prohibited by the guidelines. He said that he was also concerned by the lack of continuity of the materials on the addition, the fact that each side would be different.

Doug Hofius asked if the Board would approve double-hung vinyl windows.

Elaine Wine said that the guidelines state that vinyl windows are not allowed.

Loren Davis asked about the possibility of installing wood windows on the section visible to the street. Doug Hofius said that if wood windows were installed, twice as many vents would have to be installed on the façade.

Board members expressed that they were feeling rushed into making a decision about approving wholesale replacement of the storefronts instead of partial replacement and that more time was needed to review the proposal. They also pointed out that without a drawing, they could not approve a different design for the windows on the rear elevation of the addition. They said, too, they wanted time to consider the proposal for colors and do to a site visit in order to evaluate how much of the new construction would be visible from Vernon Place.

Motion: Linda Day made a motion to table the application until the April 12 Special Meeting.

MM/SC/LD/BP  
6-0-0

- 040507.2 BOARD BUSINESS:** No items were discussed.
- 040507.3 APPROVAL OF MINUTES:** No minutes were available for review.
- 040507.4 REPORT OF THE CHAIR:** There was no report.
- 040507.5 STAFF REPORT:** There was no report.

Matt Wasse made a motion to adjourn the meeting. Brandon Peterson seconded the motion.

11:30 a.m. The meeting was adjourned.

Respectfully submitted,

Heather McAuliffe  
Board Coordinator