



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 66/09

MINUTES OF THE November 5, 2009 MEETING

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

BOARD MEMBERS

Kathleen Durham
Joseph Herrin
Richard Hiner
Jim Riggle, Vice Chair
Tobin Thompson, Chair
Patrick Wellnitz

STAFF

Heather McAuliffe

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

110509.1 APPLICATIONS FOR CERTIFICATES OF APPROVAL

Since a number of applicants were not yet present, the Board reviewed the applications out of order.

110509.14 Conor Byrne Pub
5140 Ballard Ave NW
Diarmuid Cullen

Application: Approval for new signage and exterior lighting.

Joe Herrin and Patrick Wellnitz recused themselves from the Board and joined the applicant for the presentation.

Staff Report: Heather McAuliffe provided verbal and written information on the application and distributed exhibits from the application. The relevant guidelines were 5. Building Materials & Fixtures, 7. Transparency and 13. Signs.

Applicant Comment: The applicant explained that the proposed signage includes

an owl to reflect the location's history as the Owl Café. Patrick Wellnitz stated that the height of the blade sign above the sidewalk would be 8'. The applicant distributed color and material samples.

Public Comment: There were no comments from the public.

Board Discussion: The Board determined that the blade sign and window signage conformed to the guidelines. Tobin Thompson pointed out that the proposed LED light bulbs did not conform to the requirement in the guidelines that the light bulbs be incandescent. The applicant amended the proposal to use MR-16 halogen lights instead.

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

MM/SC/RH/KD

4-0-2 (Herrin and Wellnitz abstained)

110509.11

Encanto
5423 Ballard Ave NW
James Hasson

Application: Approval to install hanging sign and vinyl lettering.

Staff Report: Heather McAuliffe explained the size, material and placement of the signs. She distributed drawings, specifications and photos. The relevant guidelines were 7. Transparency and 13. Signs.

Applicant Comment: The applicant showed the board the hanging sign. He explained that the sign would be attached using existing hooks under the awning from the last tenant.

Public Comment: There were no comments from the public.

Board Discussion: The Board determined that the hanging sign met the guidelines. Discussion ensued about the graphics to be installed in the storefront window. Board members concurred that the visual impact would be reduced by wrapping the sign into the doorway.

Motion: Jim Riggle made a motion to approve the application as presented.

MM/SC/JR/RH
6-0-0

110509.12 Jhanjay Vegetarian Thai Cuisine
5313 Ballard Ave NW
Elizabeth Montgomery

Application: Approval to install single-faced sign and blade sign.

Staff Report: Heather McAuliffe provided relevant background and distributed exhibits from the application. The relevant guideline was 13. Signs.

Applicant Comment: The restaurant owner explained that they would install a black metal surround on the blade sign instead of wood as shown in the application. Elizabeth Montgomery said that the single-faced sign could not be made smaller because the lettering would be too small to read. They distributed color and material samples for the Board to review.

Public Comment: There were no comments from the public.

Board Discussion: Board members concurred that the blade sign met the sign guidelines. They asked for confirmation from the applicant that the sign would be attached through the mortar and not through the brick. Elizabeth Montgomery stated that it would be installed through the mortar.

The Board next discussed the single-faced sign. Tobin Thompson stated that the sign did not appear to fit the architectural band where it was proposed to be located. The applicant proposed to install it in the doorway instead, attaching it to the soffit. The Board agreed that installing it 4-7" back from the face of the building would be acceptable.

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

MM/SC/RH/JR
6-0-0

110509.13 5101 Ballard Ave NW
Roger Lohrer

Application: Changes to approved exterior lighting.

Staff Report: Heather McAuliffe presented the revisions on behalf of the applicant, who was not able to attend the meeting. The proposal included changes to the fixture style, two new locations for lights, and a recessed fixture in the doorway facing Dock Place. She distributed exhibits from the application. The relevant guideline was 4. Building Materials and Fixtures.

Public Comment: There were no comments from the public.

Board Discussion: The Board determined that the new fixture conformed to the guidelines and thought the recessed light would be appropriate. Board members expressed a concern about a potential conflict between one of the lights and the wall sign, however, and decided that the approval should be conditioned upon resolving the conflict.

Motion: Joe Herrin made a motion to approve the application as submitted with the condition that all lights to be attached to the wall be installed at 9'6" and that the applicant return if the wall sign must be relocated.

MM/SC/JH/TT
6-0-0

110509.2 SPECIAL TAX VALUATION

110509.21 5307 Ballard Ave NW
Heather McAuliffe

Special Tax Valuation recommendation

Staff Report: Heather McAuliffe said that this property had been determined by the city to qualify for the Special Tax Valuation program. She distributed written information, photos and documentation for the rehabilitation.

Board Discussion: The Board reviewed the documentation and asked questions about the rehabilitation. Board members concurred that the property should be recommended for special tax valuation certification.

Jim Riggle made a motion to recommend that the Landmarks Preservation Board approve the special tax certification, citing the specific language for the motion as noted in the staff report.

MM/SC/JR/RH
6-0-0

110509.22 5313 Ballard Ave NW
Heather McAuliffe

Special Tax Valuation recommendation

Staff Report: Heather McAuliffe said that this property had been determined by the city to qualify for the Special Tax Valuation program. She distributed written information, photos and documentation for the rehabilitation.

Board Discussion: The Board reviewed the documentation. Board members concurred that the property should be recommended for special tax valuation certification.

Patrick Wellnitz made a motion to recommend that the Landmarks Preservation Board approve the special tax certification, citing the specific language for the motion as noted in the staff report.

MM/SC/PW/TT
6-0-0

110509.23 5425 Ballard Ave NW
Heather McAuliffe

Special Tax Valuation recommendation

Staff Report: Heather McAuliffe said that this property had been determined by the city to qualify for the Special Tax Valuation program. She distributed written information, photos and documentation for the rehabilitation.

Board Discussion: The Board reviewed the documentation. Board members concurred that the property should be recommended for special tax valuation certification.

Kathleen Durham made a motion to recommend that the Landmarks Preservation Board approve the special tax certification, citing the specific language for the motion as noted in the staff report.

MM/SC/KD/JH
6-0-0

110509.3 BOARD BUSINESS

Erin Langan was present on behalf of White Sage at 5317 Ballard Avenue NW to show the Board details for the attachment of their window signs, as required by her Certificate of Approval. She showed a photograph and explained that the signs were attached with concealed brackets, installed with screws. She explained that the wood signs had also turned out much lighter than they expected. Board members concurred that the method of attachment and lighter color met the sign guidelines.

110509.4 APPROVAL OF MINUTES

The Board members reviewed the minutes of the September 10, 2009 meeting.

Motion: Rick Hiner made a motion to approve the minutes as written.

MM/SC/RH/KD

4-0-2 (JR, PW abstained)

The Board members reviewed the minutes of the October 1, 2009 meeting.

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

MM/SC/JR/PW

5-0-1 (RH abstained)

110509.5 **REPORT OF THE CHAIR:** Tobin Thompson suggested that the guidelines might be changed to allow LED lights and suggested that the Board discuss it further. Discussion ensued about other potential guideline revisions. Heather McAuliffe explained the process for revising the guidelines.

110509.6 **STAFF REPORT**

Rick Hiner made a motion to adjourn the meeting. Tobin Thompson seconded the motion. 10:35 a.m. The meeting was adjourned.

Respectfully submitted,

Heather McAuliffe
Board Coordinator