



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 XX/07

MINUTES OF THE October 4, 2007 MEETING

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

BOARD MEMBERS

John Burreson
Steven Mako
Marnie McGrath, Vice Chair
Jim Riggle
John Widell
Elaine Wine, Chair

STAFF

Heather McAuliffe

Absent:

Linda Day

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

100407.1 APPLICATIONS FOR CERTIFICATES OF APPROVAL

100407.11 Ballard Landmark Inn
5312-5320 Ballard Ave NW
Loren Davis, Doug Hofius

Application: Final approval for finishes on Wilson Ford façade and addition;
final approval for material to be used for windows on rear elevation.

Staff Report: Heather McAuliffe provided a verbal and written summary, and stated that the Architectural Review Committee had recommended and distributed exhibits from the application, photos of the adjacent buildings, and the related design approval for the project, BLD 29/07. The relevant guidelines were 5. Building Surface Treatments and 15. New Construction Guidelines.

Applicant Comment: Loren Davis provided a drawing showing the color proposed for the windows and trim for the addition, a response to a concern raised at the ARC meeting about additional vents shown on the façade of the addition, facing Ballard Avenue. He referred to an elevation drawing showing the façade and explained the function of the vents. The rectangular vents on the top floor are exhaust vents. He said they would be eliminated from the façade by installing them on the back of the top story. He explained that the small square vents shown on the facade were fresh air vents required by building code. He explained that they would be necessary because the wood windows do not incorporate venting, unlike vinyl windows, which have sliders to allow ventilation. He clarified that the vents would be 4” x 4”.

Public Comment: There were no comments from the public.

Board Discussion: Board members were concerned about the vents on the façade and asked if they could be located on the roof. Loren Davis agreed to investigate it further. Board members concurred that the proposed colors for the Wilson Ford façade and the addition were appropriate, and that windows on the rear of the addition met the guidelines.

Motion: John Widell made a motion to approve the application as presented.

MM/SC/JW/JR
6-0-0

100407.12 Hopkins Block
5429 Ballard Ave NW
Barry Hawley

Application: Paint concrete block portion of building facing alley.

Staff Report: Heather McAuliffe provided a verbal and written summary of the proposal and distributed photos and color samples. She explained that no areas on the historic building would be painted, only the addition. The relevant guideline was 5. Building Surface Treatments.

Applicant Comment: There were no comments from the applicant.

Public Comment: There were no comments from the public.

Board Discussion: Elaine Wine cited Guideline 5. Building Surface Treatments, in full. Board members concurred that the color met the guideline and would be an improvement over the graffiti.

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

MM/SC/SM/JB
6-0-0

100407.13 Ella Mon
5404 22nd Ave NW
Monica Treacy

Application: Install blade sign on storefront and lettering above storefront.

Staff Report: Heather McAuliffe provided background on the signs and their method of attachment and distributed exhibits from the application. The relevant guideline was 13. Signs.

Applicant Comment: The applicant clarified that the logos would be painted on the blade sign. She explained that the sign would be made out of synthetic material made to look like wood.

Public Comment: There were no comments from the public.

Board Discussion: The Board first discussed the blade sign. Board members concurred that the material was acceptable but had concerns about the method of attachment, specifically that the bracket should not extend onto the fascia. The applicant expressed a willingness to modify the design.

The Board next discussed the proposal for lettering on the fascia above the storefront. Board members expressed concern that the size of the letters was too big, and that the font did not match that of the overhead lettering at the adjacent business, Venue. They concurred that the size and font should match the Venue sign. The applicant said she was concerned that the sign would not be visible enough to pedestrians because of her location at this wide intersection.

Elaine Wine conducted a straw poll of Board members to find out if they would likely approve the overhead lettering as submitted. Three Board members indicated they would approve the lettering as submitted. Elaine Wine suggested that the applicant decrease the size of the lettering to 2/3 of the proposed size. The applicant stated that she did not want to change the size.

Elaine Wine conducted a straw poll of Board members to determine if they would approve the blade sign if the design of the bracket were changed so that it did not extend onto the fascia. Board members indicated favorably that this change would be supported. The applicant agreed to modify the design.

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

MM/SC/JW/JR

4-2-0 (Mako, Wine against)

100407.14 Olympic Athletic Club
5301 Leary Ave NW
Jim Riggle, Mark Durall

Application: Approval for painting flashing, cornice, belt course, window frames, window sills, and two doors. *Note: all areas to be painted are currently painted except for three window frames.*

Jim Riggle, landlord and owner for the Olympic Athletic Club, recused himself from participating in the review as a Board member.

Staff Report: Heather McAuliffe said that the building is a primary structure in the district. She clarified that the applicant was proposing to change all surfaces that are currently a cream color to a flat black. She distributed photos of the existing conditions and renderings showing the color change. The relevant guideline was 5. Building Surface Treatments.

Applicant Comment: Mark Durall explained that they were proposing flat black because they wanted a uniform color that reflects the business and is compatible with the building and the district. He provided a color sample.

Public Comment: There were no comments from the public.

Board Discussion: Several Board members expressed a concern that the distinctive architectural elements on the building, such as the keystones and entry, would traditionally be left unpainted or painted a light color, rather than black. They said that the proposed color was too modern looking. Elaine Wine said that Guideline 5. states that the color should be subdued and consistent with the District and the building itself.

Elaine Wine conducted a straw poll of Board members to determine if they would likely approve the application as presented. Only two Board members indicated that they would support the application.

After further discussion with the Board, the applicant proposed to amend the application to keep the keystones and entry a cream color, while changing the other painted areas to black.

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

MM/SC/JW/JB

6-0-0

The Board recommended that the applicant explore removing paint from the entry.

The Board next took a short recess before reviewing the final application.

100407.15

Olympic Hotel

5214-5216 Ballard Ave NW

Jim Riggle, Gordon Lagerquist

Application: Approval for final design of 4-story mixed use building. *Conditional approval of demolition of two existing buildings on the site and preliminary design approval for new building issued previously per BLD 20/07.*

Jim Riggle remained recused during review of this application.

Staff Report:

Heather McAuliffe provided a verbal and written summary of the application and distributed materials from the application for the Board’s review.

Relevant Information:

- Board previously approved the scale and massing of the building.
- Scale and massing have changed slightly.
- Design and materials have changed.
- Items to be reviewed include design, materials, marquees, awnings, finishes.
- Materials:

Façade: stucco, sandstone, wood panels

Parapet: sheet metal

Windows and doors: Street level – wood

Upper story – aluminum clad wood

Balconies: wrought iron balusters and steel grid floor.

- Signage and lighting not part of this application.

Exhibits Reviewed:

- Plans
- Drawings
- Photos
- Color/material samples
- Photos of contributing buildings in the district

Heather McAuliffe next cited the relevant guidelines and the specific comments made by the Board’s Architectural Review Committee about the proposed design.

Relevant Guidelines:

Guideline Title	Page	Comments by ARC
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	#	
Preamble	3	Proposed materials are compatible with the district.
Purpose/Goals	4	Conforms to sections 1-5 of this guideline.
Guidelines/General	5	Conforms to sections 1-3 of this guideline.
4. Building Materials and Fixtures	4	Conforms.
5. Building Surface Treatments	5	
6. Street Level Façade Proportions	6	Discuss breakup of glazing for stacking doors in storefronts.
12. Awnings	7	Conforms.
15. New Construction Guidelines	9	<ul style="list-style-type: none"> a. <u>Design</u>: <i>Materials are compatible with district. Discuss breakup in design of operable doors at street level and windows on upper stories.</i> c. <u>Height</u>: <i>Lower height is in conformance with guidelines and helps to differentiate building from the adjacent buildings. Recommend approval of slight increase to height of building (area set back from front of building).</i> d. <u>Facades</u>: <i>Recommend fewer control joints. Discuss transom windows above storefront.</i> e. <u>Building Base</u>: <i>Large sandstone pieces at bottom of building appear to conform to this guideline.</i> f. <u>Doors/Windows</u>: <i>Sizes of openings and rhythm comply; Discuss breakup of windows; Recommend that Board see mockup of aluminum clad window and also glass sample..</i> g. <u>Entrances/Projections</u>: <i>Conforms.</i> h. <u>Roof</u>: <i>Conforms.</i> i. <u>Architectural Details</u>: <i>Conforms.</i> j. <u>Materials/Textures</u>: <i>Discuss texture and colors.</i> k. <u>Colors</u>: <i>Not discussed except for sandstone.</i>

ARC recommendation: Approve, with further discussion of items noted above.

Applicant Comment: Gene Morris from Lagerquist & Morris, the architects for the project, stated they were not asking for approval of the colors shown in the drawing. He clarified that they would also return for final approval of the design for the balusters on the balconies at a later date.

He explained changes that had been made to the design based on the Committee's recommendation: the folding doors in the storefront were now changed to folding

windows with a base instead; the number of control joints in the façade had been reduced. He showed a sample of the stucco finish, which he explained would be created by hand. He explained that the height of the building had been adjusted, and that it was due to the grade change between the back and front of the lot. The front of the building would be slightly lower than the Olympic Athletic Club. He clarified that the penthouses on the hotel, set well back from Ballard Avenue and not visible, would be 52' high.

Public Comment: There were no comments from the public.

Board Discussion:

The Board discussed the cornice detail. Steve Mako stated that the projecting element in the cornice was not a detail found in the district. Elaine Wine stated that it was a more modern interpretation of cornice detail. She reminded the Board that the new building should distinguish itself from the historic buildings and that modern interpretations of historic details were allowed.

Elaine Wine walked the Board through evaluation of the design according to the new construction guidelines cited in the staff report. She asked Board members to discuss specific elements as recommended by the ARC.

Balconies: Elaine Wine pointed out that the curve in the balconies helped differentiate the design from the traditional style found in the district. Jim Riggle provided a material sample for the iron balusters.

Steve Mako said he thought the “flowery” details shown in the drawings for the balusters were too busy, but that the form was okay. Other board members concurred. Jim Riggle confirmed that they would return for approval of the final design for the balconies.

Folding windows at street level: The Board discussed the issue that the breakup in the glazing deviated from the requirement in the guidelines for “commercial proportions of glazing.” Board members concurred that the proposal would be acceptable because the building was a new construction project and not remodel of a historic building. Also, they stated that the folding doors reflected the proposed use in the space, a restaurant.

Window material: The Board reviewed a full size window sample of the proposed aluminum clad wood windows that would be installed above street level. The applicants confirmed that the glass would be clear, not tinted. Board members concurred that the profile was acceptable and that the design met the guidelines.

Board members were appreciative of the overall design and determined that it met the new construction guidelines. Steve Mako confirmed that his only reservation was about the cornice detail discussed earlier.

Motion: John Widell made a motion to approve the application as presented.

MM/SC/JW/JB

5-0-1 (Mako against)

100407.2 BOARD BUSINESS: No items were discussed.

100407.3 APPROVAL OF MINUTES: No minutes were reviewed.

100407.4 REPORT OF THE CHAIR: There was no report.

100407.5 STAFF REPORT: Heather McAuliffe reported that the owner of 5129 Ballard Ave NW was appealing the Board's denial of the exterior stairway design and that the hearing was set for October 23.

Steve Mako made a motion to adjourn the meeting. John Widell seconded the motion.

11:58 a.m. The meeting was adjourned.

Respectfully submitted,

Heather McAuliffe
Board Coordinator