



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 68/08

MINUTES OF THE December 4, 2008 MEETING

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

BOARD MEMBERS

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

STAFF

Heather McAuliffe

As a quorum was present, the meeting was called to order at 9:06 a.m. Board Chair, Steven Mako.

120408.1 APPLICATIONS FOR CERTIFICATES OF APPROVAL

The applicant for Root Table was not yet present, so the Board reviewed the application for Moshi Moshi Sushi first.

120408.12 Moshi Moshi Sushi
5324 Ballard Ave NW
Kevin Erickson

Application: Approval for installation of a blade sign and sign lighting.

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

Applicant Comment: Kevin Erickson showed the Board a sample of the wood to be used for the sign and also a light fixture that he proposed to light the sign. He confirmed that the sign would be attached through the mortar with lug bolts. He

explained that the sign would be sealed natural wood and its border would be flat black, as will the bracket. The light fixture will also be black.

Public Comment: There were no comments from the public.

Board Discussion: John Burreson said he thought the sign conformed to Guideline 13 (b) for size and colors. The Board asked about the method of attachment for the light fixtures. Kevin Erickson said that the conduit for the fixtures would go through the wall, with the additional equipment mounted inside. Board members concurred that the proposed sign lighting met Guideline 13 (e).

Motion: Rick Hiner made a motion to adopt the application as presented.

MM/SC/RH/JB
6-0-0

120408.11 Root Table
2213 NW Market St.
Chris Wilcynski

Application: Approval for installation of signs, planters and sculptures.

Staff Report: Heather McAuliffe provided a written and verbal summary of the application and distributed photos. She explained that most of the items were currently installed, and that the Board's approval would be retroactive. The planters, sculptures and one of the signs are located within a small courtyard at the Market Street entry to the building. The relevant guidelines were 8. Landscaping, 9. Vehicle and Pedestrian Access and 13. Signs

Applicant Comment: Chris Wilcynski clarified that some of the planters are wood in addition to ceramic. She explained that their business is a restaurant.

Public Comment: There were no comments from the public.

Board Discussion:

Tobin Thompson asked what kind of maintenance would be required and how the landscaping would be kept up. Chris Wilcynski answered that there is a maintenance person for the landlord who waters them.

The applicant was proposing to reuse the former business's wood sign hanging from the awning. She explained that it was already repainted and installed. The Board discussed the increased visual impact of the sign and thought it might be too much. Next they discussed the second sign, set inside the recessed entry. The guidelines discourage multiple signs, but the Board thought the second sign was acceptable since the area was recessed.

Marnie McGrath noted that Guideline 13 says the sign should relate to the business and asked for more information about the restaurant. Chris Wilczynski said that it is an Asian fusion restaurant. Inside, all the tables are made from recycled wood, thus the name “Root Table”.

Motion: Tobin Thompson made a motion to approve the application as presented.

MM/SC/TT/RH
6-0-0

120408.2 BOARD BRIEFING

120408.21 5307-5313 Ballard Ave NW
Mike Skidmore

Board briefing on changes to facades of 5307-5313 Ballard Ave NW and installation of awning and outdoor seating.

Mike Skidmore, architect, introduced himself and the properties’ two owners. He explained a number of proposed changes to the two buildings, which are not linked. Primarily the changes on the Ballard Avenue side include new painting, restoration of storefront tile and replacement of a non-historic roll-up door with a wood storefront. On the south side of 5307 Ballard Avenue, new siding would be applied to the rear addition, two new storefronts would be added and a new seating area with an awning would be installed. The seating area would be fenced off with a recycled bridge fence. The owners plan to grow vegetables on the roof; the related visible changes include a rooftop deck fence and an 8’ tall penthouse for stairway access to the roof.

The Board discussed the changes and recommended that the applicants return with some additional perspective drawings to show how the changes to the south side and roof would appear from the right-of-way. The Board also suggested that the applicants install a mockup on the roof to help show how visible the rooftop railing would be.

The Board discussed the recycled bridge railing and expressed a concern that it would conflict with Guideline 2 (c), which advises against adding conjectural features from other buildings. The owners stated that it would be cleaned up and painted, so there would not likely be confusion about whether it was old or not.

Steve Mako pointed out that the divided light window design proposed to be added as part of the new storefront in the south wall was not found anywhere in the District. There was a discussion about how to make the storefront more compatible.

The Board next discussed the proposed awning for the outdoor seating area. Board members concurred that the curvilinear design would perhaps not be compatible in the District and advised that the applicants consider straighter lines in the design. They asked about the roof material for the awning. The applicant said it would be either clear or translucent. Rick Hiner said there was a rhythm set by the storefronts along Ballard Avenue, and expressed a concern that the awning's end was potentially an interruption to this rhythm.

Mike Skidmore thanked Board members for their feedback and said they would return with a formal application in January.

120408.3 BOARD BUSINESS

Tobin Thompson talked about street views of Ballard Avenue that were available through the Google maps Web site. He said the photos were taken this past summer.

120408.4 APPROVAL OF MINUTES: No minutes were available.

120408.5 REPORT OF THE CHAIR: There was no report.

120408.6 STAFF REPORT: There was no report.

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

10:34 a.m. The meeting was adjourned.

Respectfully submitted,

Heather McAuliffe
Board Coordinator