



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 04/08

MINUTES OF THE February 7, 2008 MEETING

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

BOARD MEMBERS

John Bureson
Linda Day
Steven Mako
Marnie McGrath, Vice Chair
Jim Riggle
John Widell
Elaine Wine, Chair

STAFF

Heather McAuliffe

As a quorum was present, the meeting was called to order at 9:01 a.m. by Board Chair, Elaine Wine.

Since the applicant for Snoose Junction Pizzeria was not yet present, the Board reviewed meeting minutes and other Board business first.

020708.4 APPROVAL OF MINUTES

The Board members reviewed the minutes of the October 4, 2007 meeting.

Motion: Steven Mako made a motion to approve the minutes as written.

MM/SC/SM/JR 4-0-1 (Linda Day abstained)

The Board members reviewed the minutes of the November 1, 2007 meeting.

Motion: Steven Mako made a motion to approve the minutes as written.

MM/SC/SM/JR 4-0-1 (Linda Day abstained)

The Board members reviewed the minutes of the December 6, 2007 meeting.

Motion: Linda Day made a motion to approve the minutes as written.

MM/SC/LD/JW 4-0-1 (Jim Riggle abstained)

020708.5 **REPORT OF THE CHAIR:** There was no report.

020708.6 **STAFF REPORT:** There was no report.

9:05 a.m. Marnie McGrath arrived.

9:07 a.m. John Burreson arrived.

020708.1 **APPLICATIONS FOR CERTIFICATES OF APPROVAL**

020708.11 Snoose Junction Pizzeria
2305 NW Market Street
Mark Ball

Application: Approval for design of outdoor furniture.

Staff Report: Heather McAuliffe explained that the existing railing with built-in benches were previously approved by the Board, and that this application was for two dining chairs and two coffee tables. The furniture would be metal with an “antique gold” finish. She distributed photos, a seating plan and drawings from the approval for the existing railing and benches. The relevant guideline was 10. Street Furniture.

Applicant Comment: Mark Ball provided more description of the proposed color.

Public Comment: There were no comments from the public.

Board Discussion: Board members concurred that the proposed furniture was compatible with the building and the district, and would have no additional impact on pedestrian flow.

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

MM/SC/JW/JR

7-0-0

020708.2 **BOARD ADVICE AND GUIDANCE TO PROPERTY OWNERS**

020708.21 5129 Ballard Ave NW
Charlotte Stokes

Request for Board feedback on modifications to exterior stairway design denied per BLD 73/07.

Gene Morris, an architect from the district, explained that he would be giving the presentation on behalf of Ms. Stokes, who was not present.

Elaine Wine reviewed the history of the stairway with the Board: the stairway was installed without Board approval, the property owner submitted an application to the Board; the Board denied the application; the property owner appealed, but the Hearing Examiner affirmed the Board's denial of the application. She explained that the property owner, Ms. Stokes, was now seeking feedback on two possible amendments to the design.

Gene Morris explained that the first proposal was to plant four trees to conceal the unapproved stairway, and the second was to remove the stairway below the landing but keep the landing.

Brandon Peterson, a local landscaper and district business owner, explained the first proposal. He said that he can find 16-foot evergreen trees, Western Red Cedar, Pine or Fir, and that the soil could be mounded at the bottom to provide additional height.

Elaine Wine asked how many feet per year the trees grow. Brandon Peterson answered that he was not sure, but they would grow to 25 feet tall.

John Bureson expressed a concern that the trees could die, and that if the unapproved fence on the property were removed, the stairway would be even more visible.

Heather McAuliffe clarified that although the fence was not approved, it had replaced a similar fence on the property that predated the district, so it was close to being an in-kind replacement.

Linda Day expressed a concern that there would not be enough water for the trees.

Jim Riggle stated that the trees would likely be stunted by the move.

Linda Day said the guidelines do not provide for camouflaging a non-conforming portion of the building. Other Board members agreed.

Gene Morris next described the second proposal. He explained that only the landing would be left.

Steve Mako said the landing was compatible with other structures in the district.

Elaine Wine said it would no longer be a landing but a balcony. She said there were no balconies of this design in the district. John Widell agreed, and said it should be presented as a balcony rather than a landing.

Elaine Wine solicited public comment from community members that were present.

There were no comments from the public about the proposed landscaping.

Steve Mycon, a property owner in the district, spoke in support of the balcony if it were created with more detail.

Mark Ball, manager Snoose Junction Pizzeria, spoke against the second proposal.

The Board returned to its discussion of the second proposal.

Board members concurred that they were open to entertaining a proposal for the proposal for the landing by itself, but would need to see the final details.

They continued to express concerns about the proposal and whether it would meet the guidelines, however. Elaine Wine asked if Board members would likely approve an application for a balcony that was not retroactive. Board members were not sure. The Board discussed whether or not the structure would better meet the guidelines if a ladder was added to make it into a fire escape. Heather McAuliffe said she did not know if such a design would meet the current fire code or not.

Brandon Peterson asked what guidelines the Board would cite in reference to the proposals.

Heather McAuliffe stated that the Board would likely cite the Preamble, Criteria/Values, and 2. Secretary of the Interior's Standards for Rehabilitation.

Linda Day stated that on p. 65 of the Secretary of the Interior's Standards and Guidelines for Rehabilitating Historic Buildings, it says that "the construction of an exterior addition on a historic building may seem to be essential for the new use, but it is emphasized in the Rehabilitation guidelines that such new additions should be avoided, if possible, and considered *only* after it is determined that those needs cannot be met by altering secondary, i.e., non character-defining interior spaces." She said that if the landing were now to be considered a balcony, it would be reviewed as an added decorative metal feature. If the landing were altered into a fire escape, then these Guidelines applied. The Board would need the information that her needs could not be met through alteration of the interior.

020708.3 BOARD BUSINESS

There was a question about the route proposed for extending a new streetcar line into Ballard from downtown. Heather McAuliffe said that she had been told by the Seattle Department of Transportation that any new line would follow Leary Way and up 22nd Ave NW to the library rather than on Ballard Avenue. She explained that the infrastructure improvements that would be required for the new line were thought by the city to be potentially incompatible with the historic district.

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

9:59 a.m. The meeting was adjourned.

Respectfully submitted,

Heather McAuliffe
Board Coordinator