



The City of Seattle

Ballard Avenue Landmark District Board

Mailing Address: PO Box 94649 Seattle WA 98124-4649
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BLD 52/07

MINUTES OF THE May 3, 2007 MEETING

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

BOARD MEMBERS

Linda Day
Steven Mako
Marnie McGrath
Jim Riggle
Elaine Wine, Chair

STAFF

Heather McAuliffe

Absent:

Brandon Peterson, Vice Chair
Matthew Wasse

As a quorum was present, the meeting was called to order at 9:07 a.m. by Board Chair, Elaine Wine.

050307.1 APPLICATIONS FOR CERTIFICATES OF APPROVAL

050307.11 Deep Sea Fishermen's Union of the Pacific
5215 Ballard Ave NW
Sara Chapman

Application: Proposed amendment to exterior paint colors approved per BLD 73/06.

Staff Report: Heather McAuliffe explained that the Board had previously approved an application from the Tractor Tavern for new colors for the wood cornice, belt course, entry and storefronts, and that the landlord was now submitting a change on behalf of the Tractor Tavern. She distributed a photo that included color samples. The relevant guideline was 5. Building Surface Treatments.

Applicant Comment: Sara Chapman explained that the blue areas would be dark gray, and that cream would be added around the windows to accent the brick. The doors to the Tractor would be changed to black, and the middle entry door to the upstairs would be maroon.

Public Comment: There were no comments from the public.

Board Discussion: Board members concurred that although the proposed cream color around the windows did not fit the description “subdued”, the overall palette was appropriate for the building and the district.

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

MM/SC/LD/JR
5-0-0

050307.12

The Loft
5105 Ballard Ave NW
Dan Murphy

Application: Modifications to façade; painting; construction of dumpster enclosure and railing for outdoor seating area on parking lot; installation of signage and lighting.

Staff Report:

Relevant Information:

- Tertiary structure
- Change of use from automotive repair shop to a restaurant/drinking establishment requires dumpster service. There is no alley access or room to store dumpsters in the building, therefore the applicant is requesting to build an enclosure on the existing parking lot. The enclosure will be made of black sheet metal.
- Exterior painting (red)
- Applicant proposes to trim out the building in black steel
- New wood framed door (new opening in façade)
- Replace existing person door with new wood framed door
- Existing metal roll-up door to be replaced with a wood/glass roll-up door.
- New lighting fixtures: above doors, above sign on façade, along north exterior wall
- New railing for outdoor seating area. *Note: outdoor furniture to be reviewed later.*
- New signage: building façade and adjacent to sidewalk.

Exhibits Reviewed:

- Photos
- Renderings
- Elevations
- Detailed drawings
- Color/material samples

Relevant Guidelines:

| Guideline Title | Page # | Suggested citation/relevance |
|--------------------------------------|---------------|--|
| Purpose/Goals | 4 | 3. & 4. |
| 3. Scale of Buildings and Structures | 6 | Dumpster enclosure |
| 4. Building Materials and Fixtures) | 6 | Trim; light fixtures |
| 5. Building Surface Treatments | 6 | Painting |
| 6. Street Level Façade Proportions | 6 | New transparent garage door, new person door |
| 13. Signs | 7 | Intro, (a) (b) (e) |

Applicant Comment: Dan Murphy confirmed that there was no alley access or storage space in the building for the dumpsters and explained that the dumpster enclosure was designed to minimize odors. It would be 4’ wide and 8’ tall, made of black steel, open at the top. The door would be blackened steel with an additional layer of black steel layered for decoration. Its design was tied to the design of the outdoor railing and also the sign pole, both made of black steel. The trim around the windows would be also black steel. He showed a sample of the black steel. He explained that they were trying to create a design that would fit in with the existing industrial character of the area. He said that the interior would also reflect the industrial character, with lots of metal.

The lights would be made of steel with a matte black charcoal finish. The sign proposed for the building façade consisted of antique bronze lettering. He showed a sample of the bronze sample for the lettering. The sign mounted on the pole would be 1” thick stained fir board with a black steel border and bronze lettering. He showed a sample for the red color proposed on the façade and the pole sign.

He added that the railing would have a wood pad at the top.

Public Comment: There were no comments from the public.

Board Discussion: The Board expressed concerns about the modern look of the dumpster enclosure and the negative impact its location (at the front of the lot)

would have on the pedestrian environment. Board members also cited a concern about the visual impact the enclosure would have on the adjacent contributing building at 5101 Ballard NW. The applicant indicated that it would be possible to move the enclosure back a few feet but no more, due to the installation of a new door in the façade immediately behind it. He also stated that he could not reduce the length of the enclosure because he needed room for three dumpsters inside it.

Board members concurred that locating the dumpster back from the street would be more appropriate but had concerns about the scale of the structure. The applicant explained that the enclosure was tall so that the dumpster odors would “go up”.

The applicant withdrew the dumpster enclosure from the application and indicated that he would return at the next meeting with a revised design based on the Board’s comments.

Board members concurred that the color proposed for the façade and the wood doors proposed to replace the roll-up garage door and the person door were appropriate for the district. They acknowledged that the building was not a contributing building in the district and agreed that the new door in the façade was acceptable. Board members discussed the proposal to use metal trim at length, citing concerns that it was “dolling up” the building, was not consistent with the character of the district and would set a precedent.

The Board next discussed the projecting sign. Several board members were concerned about the fact that it would be installed on a pole, because blade signs are normally attached to a building. The Board acknowledged that the building façade was recessed from the street but expressed a concern about approving the sign as submitted, citing concerns about the visual impact of the design in addition to the location. Board members were concerned about the bulkiness of the pole and stated that the bolts in the sign surround were out of character with the district. It was suggested to the applicant that he investigate an alternative means of attaching the sign and also that reducing the size of the pole might be helpful to reduce its visual impact. The applicant decided to withdraw the sign from the application.

The Board next discussed the railing for its compatibility with the district in terms of material, method of attachment and appearance. Board members concurred that the 8” tall plate at the bottom of the railing made it look heavy and was not consistent with other railings approved in the district. The applicant amended the size of the plate to be 4” instead of 8”.

The Board discussed the sign and the lights to be installed on the building. It was clarified that some of the lights for the seating area would be installed on the adjacent building at 5107 Ballard NW. The applicant stated that conduits would be installed on the exterior and painted to match the background color. Board

members were generally in agreement that the sign to be installed on the façade was in conformance with the sign guidelines and concurred that the light fixtures were in keeping with the district.

The Board discussed the proposal to install black metal trim around the doors and on the cornice area. The applicant stated that he was willing to install wood trim instead, and asked about a different color, charcoal grey. He showed a sample of the color. He explained that the cornice would now be painted cedar instead of metal. It would be 2" x 10" with a 2" x 4" over it.

The Board further discussed the proposal with the applicant and made some suggestions for bringing the dumpster enclosure and projecting sign into conformance with the guidelines.

Motion: Jim Riggle made a motion to approve the application as amended by the applicant to postpone review of the dumpster enclosure and projecting sign.

MM/SC/JR/SM
5-0-0

050307.2 BOARD ADVICE AND GUIDANCE TO PROPERTY OWNERS

050307.21 Portland Building
5403-5407 Ballard Ave NW
Bryan Syrdal

Bryan Syrdal, the new owner of the Portland Building, briefed the Board on his plans to make changes to the storefronts and paint the wood areas on the building. He explained that the existing storefronts dated to a remodel in 1985. The transom windows are the only element of the original storefronts that is left. He proposed to install additional glazing in the building entry and reduce the number and size of mullions in the storefronts. Board members concurred that the changes appeared to conform to the Guidelines. The owner stated that he would bring an application before the Board at the next meeting.

50307.3 BOARD BUSINESS

A board member expressed concern about the new interpretive plaque installed in Marvin's Garden because its sharp corner is located next to the sidewalk.

050307.4 APPROVAL OF MINUTES

The Board members reviewed the minutes of the March 15, 2007 Special Meeting.

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

MM/SC/LD/SM
5-0-0

050307.5 **REPORT OF THE CHAIR:** There was no report.

050307.6 **STAFF REPORT**

Heather McAuliffe provided updates on the gas meters installed in front of Rudy's Barber Shop, the Ballard Landmark Inn and reminded the Board about the upcoming elections in June. She answered an earlier question from the Board about street cleaning, and stated that complaints about streetcleaning should be referred to the Seattle Department of Transportation at 684-ROAD.

Marnie McGrath made a motion to adjourn the meeting. Steve Mako seconded the motion.

11:22 a.m. The meeting was adjourned.

Respectfully submitted,

Heather McAuliffe
Board Coordinator