



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 64/07

### MINUTES OF THE July 5, 2007 MEETING

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

#### BOARD MEMBERS

John Bureson  
Linda Day  
Steven Mako  
Marnie McGrath  
John Widell

#### STAFF

Heather McAuliffe

#### Absent:

Elaine Wine, Chair  
Jim Riggle

As a quorum was present, the meeting was called to order at 9:07 a.m. by Senior Board member, Linda Day.

#### **070507.1 APPLICATIONS FOR CERTIFICATES OF APPROVAL**

070507.11 The Loft  
5105 Ballard Ave NW  
Dan Murphy

Application: Modifications to design of dumpster enclosure denied by Board per BLD 46/07.

Staff Report: Heather McAuliffe gave a verbal and written summary of the application and distributed a rendering showing design denied by Board at the June 7, 2007 meeting, a rendering showing new proposed design, and additional photos, catalog cuts and specifications. The Board had acknowledged that the dumpster enclosure was necessary because there were no other options for handling the business's garbage/recycling, but had denied the design because it was not compatible with the district or its pedestrian environment. The applicant

had earlier proposed that the dumpster enclosure be red and black in color but now proposed that it be all black. The enclosure would be pushed back 3' from the sidewalk and landscaping screening would be installed on the enclosure itself as well as along the perimeter of the seating area. The relevant guidelines were Guidelines/General (2) and (4); 3. Scale of Buildings and Structures, and 6. Landscaping.

Applicant Comment: One of the designers for the project, Charlie Wilcox, made comments on behalf of the applicant, who was not present. He explained that planter boxes would be installed inside the dumpster enclosure and mature evergreen clematis plants would be planted in them and draped over the side of the enclosure. He said that the plants would not lose their leaves. Bamboo in planters would be placed every four feet along the front of the seating area and every six feet along the side of the seating area (next to the OkOk gallery).

Public Comment: There were no comments from the public.

Board Discussion: Linda Day explained that Guideline/General (4) relates to the relation of spaces and stated that this area is currently a parking lot next to a contributing building. The Board had expressed concerns about the impact to the streetscape and the view of the contributing building next to the parking lot. John Widell said he was concerned about how the dumpster enclosure would cover part of the contributing building (5101 Ballard Ave NW) and that the material (metal) proposed for the enclosure was not compatible with the district.

Shawn Rafferty, a second designer for the project, said that the brick on the side of 5101 Ballard Ave NW was in bad shape. Charlie Wilcox showed a photograph of the metal siding on the upper setback of 5101 Ballard Ave NW and explained that this is why they felt the material was compatible.

John Widell asked if the designers had considered an alternate material for the enclosure, such as wood or brick. Charlie Wilcox answered that they had, but that they felt the metal worked better with the design and the adjacent buildings.

John Bureson asked if the treatment would oxidize or if it would remain a matte finish. Charlie Wilcox confirmed that it would remain matte black.

Marnie McGrath said that she thought the landscaping substantially addressed the concerns the Board had.

Linda Day asked who would maintain the landscaping. The designers confirmed that the business owner, Dan Murphy, would maintain it.

Heather McAuliffe asked if the applicant had additional details for the planters and for the locking hardware for the enclosure to show the Board. Charlie Wilcox distributed photos of the planters and hardware.

Board members concurred that the proposed landscaping would soften the dumpster enclosure's visual impact but must be maintained in order to adequately screen it. Heather McAuliffe stated that the Board could make the landscaping a condition of the approval. If the landscaping were not maintained, it would be a violation of the Certificate of Approval issued by the Board.

John Widell said that he did not think the design met Guidelines/General (2), (4) or the Secretary of Interior's Standards because of its location next to the contributing building. He said he would be in favor of it if it were located on the other side of the parking lot so that it did not hide the contributing building's façade.

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

MM/SC/SM/MM

4-1-0 (John Widell against)

070507.12 Product Creation Studio  
5419 Ballard Ave NW  
Gary Hurlbut

Application: Exterior painting; installation of signage and planters.

Staff Report: Heather McAuliffe provided a verbal and written summary of the proposal and distributed a 1937 photo, 2006 photo, renderings, sign drawings and specifications, and color/material samples. The relevant guidelines were 5. Building Surface Treatments, 8. Landscaping, and 13. Signs.

Applicant Comment: Cameron Smith, the landlord, presented the application. He said that the light green color proposed for the area around the entry to upstairs would match the historic green color uncovered in layers. He clarified that plywood would be attached above the storefront to create a smooth surface for the logo sign. The letters would be attached with ½ inch "stand-off" studs. He explained that they also wished to add a UPS logo sign in the window to replace the existing paper sign there were using to indicate whether or not a pickup was needed. He explained that the planters would be inset in the storefront, attached to the wood panels behind them. They would be flush with the storefront. The tile sills would be covered with plywood. The field color on the façade would be dark gray. The accent color for Product Creation Studio's storefront would be black. He clarified that the door shown in the rendering and drawing would be a new fir door, not "orangish red" as shown. Heather McAuliffe stated that the Board would have to make a special motion to include the new door. Cameron Smith withdrew the proposal for a new door. He said that the existing door would be painted black to match the rest of the storefront.

Public Comment: There were no comments from the public.

Board Discussion:

Board members concurred that the proposed colors were subdued and met the guidelines. The Board determined that the proposed signs met the guidelines for signs and transparency. John Widell stated that the historic tile sill on the storefront should not be covered up. Cameron Smith amended the application and stated that the planters would be moved above the tile sills instead of covering them. He said the method of attachment would be the same.

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

MM/SC/JW/SM

5-0-0

070507.13 Cugini Café  
5306 Ballard Ave NW  
Kylee Harris

Application: Approval for outdoor seating design and planters.

*Linda Day recused herself from participation as a Board member because she is the landlord for Cugini Café. She presented this application. Steve Mako, next senior member on the Board, assumed chairing of the meeting.*

Staff Report: Heather McAuliffe presented a verbal and written summary of the application and distributed a site plan and photos. The relevant guidelines were 8. Landscaping, 9. Vehicular and Pedestrian Access, and 10. Street Furniture.

Applicant Comment: Linda Day stated that the tables and chairs are taken in each night. She explained the dimensions for the seating area on the site plan. She went through the clearances indicated between the seating and the other items in the sidewalk area. The planters are 24” – all planters in front of the building would be changed out for the shiny black style shown in the photograph presented to the Board.

Public Comment: There were no comments from the public.

Board Discussion: Board members concurred that the seating area and the planters met the guidelines. There was a discussion about the spacing of the seating and the location adjacent to cars – whether or not it would interfere with people exiting the cars. Kylee Harris, who was present, stated that there was a fire zone in front of the business and cars don’t park there. John Widell said that the seating area had been out for a while and the pedestrian flow was fine. He said

there has not been a problem with door swing for cars parked adjacent to the seating area.

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

MM/SC/JW/MM

4-0-1 (Linda Day abstained)

**070507.2 BOARD BUSINESS**

070507.21 Burke-Gilman Trail extension  
Kirk Jones, Seattle Department of Transportation (SDOT)

Kirk Jones from SDOT handed out a map of the interim route approved by the city in 2003. He clarified that the interim route will go through part of the landmark district but the permanent route will go along Shilshole Avenue. The interim route turns onto 17<sup>th</sup> Ave NW from Shilshole Avenue, turns west on Ballard Way, continues north along Ballard Avenue, then west on Vernon Place to Shilshole Avenue. He said that the intersection at 17<sup>th</sup> Ave NW and Shilshole Avenue will have traffic signals added and that a couple of signs will be posted along the interim route. There will be an open house in August or September. Heather McAuliffe said she would pass along the announcement to the Board when she received it.

**070507.3 APPROVAL OF MINUTES**

The Board members reviewed the minutes of the April 5, 2007 meeting.

Motion: Marnie McGrath made a motion to approve the minutes as written.

MM/SC/MM/LD

2-0-3 (Steve Mako, John Burreson and John Widell abstained)

The Board members reviewed the minutes of the April 12, 2007 Special meeting.

Motion: Marnie McGrath made a motion to approve the minutes as written.

MM/SC/MM/LD

2-0-3 (Steve Mako, John Burreson and John Widell abstained)

The Board members reviewed the minutes of the May 3, 2007 meeting.

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

MM/SC/SM/MM

3-0-2 (John Burreson and John Widell abstained)

**070507.4**     **REPORT OF THE CHAIR:** There was no report.

**070507.5**     **STAFF REPORT:** There was no report.

11:00 a.m.     The meeting was adjourned.

Respectfully submitted,

Heather McAuliffe  
Board Coordinator