



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

MINUTES OF THE April 2, 2015 MEETING

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

BOARD MEMBERS

Kathleen Durham
Joseph Herrin, Chair
Abby Inpanbutr, Vice Chair
Brandon Peterson

STAFF

Heather McAuliffe

Absent:

Richard Hiner
Gene Morris
Brian van Stipdonk

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

040215.1 APPLICATIONS FOR CERTIFICATES OF APPROVAL

040215.11 5105 Ballard Ave NW
Kathleen Warren

Application: Install windows and mural on back of building.

Staff Report: Heather McAuliffe distributed materials from the application. The relevant guidelines were Purpose/Goals, Guidelines/General, 5 and 9.

Applicant Comment: Kathleen Warren explained the proposal to add windows and a mural to the back of the building, which houses both Ballard Pizza Co. and the Ballard Loft. She explained that the mural reflects the area's history. There is a locked fence around the area, and there will be no pedestrian access.

Public Comment: There were no comments from the public.

Board Discussion: Joe Herrin cited the Purpose/Goals guidelines. He noted that the application addresses visual blight and that the proposed design celebrates the district's history and values. He said that the colors departed from the guidelines on surface treatments but for a reason. Board members concurred that the murals are not out of character with the district. They thought the colors were bright but were acceptable since it was the back of the building. Board members agreed that the proposed window design met the guidelines.

Motion: Kathleen Durham made a motion to approve the application as presented.

MM/SC/KD/JH
4-0-0

040215.12 Pioneer Houses
5341 Ballard Ave NW
Jeff Ruehlmann

Application: Add gate and permanent enclosure to south side yard; expand existing deck in north side yard, including a new gate; regrade berm along 22nd NW; construct waste enclosure; add walk-in cooler; add commercial kitchen hood; restore windows and doors.

Staff Report: Heather McAuliffe distributed materials from the application. The relevant guidelines were Purpose/Goals, Guidelines/General, 2, 3, 6, 7 and 8.

Applicant Comment: Jeff Ruehlmann, project architect, went over revisions to the design that was presented previously. The seasonal structure to be installed in the south side yard will be permanent instead. There will be a 9' tall enclosure. The walk-in cooler has been relocated to the SW corner of the site, screened with cedar. 100 square feet of deck will be added to the NW area of the site. There will be a wood guard rail. The kitchen hood will only be visible from the side yard. The windows and doors will be restored, with ADA hardware to be added to the doors. He showed color and material samples to the Board. He clarified that the wood will be untreated cedar.

Public Comment: Mike Peck, district property owner, said he thought the siding on the walk-in cooler should be horizontal.

Board Discussion: Board members were concerned about the proposal to install a 9' tall fence facing Ballard Avenue, noting transparency requirements in the guidelines. They were also concerned about the height of the gate at the north side yard. They suggested using different gates, including spaces in between slats, or pushing the gate back further. Board members concurred that the other design elements in the application met the guidelines.

Motion: Brandon Peterson made a motion to approve the application with the condition that the applicant return for final review and approval of the gates at Ballard Avenue side of property, and the permanent enclosure at south side yard.

MM/SC/BP/JH
4-0-0

040215.2 BOARD BRIEFING

040215.21 C & C Paint Building
5219-5221 Ballard Ave NW
Amy Klet

Update on materials and finishes for proposed addition.

Kevin Richards, project architect, gave updates on the design. The transom windows and storefronts will be restored to the original design. The stair tower on the addition has been pulled forward to reduce the projection of the overhang.

Some Board members were still concerned that the overhang was still too visually dominant. There was a discussion about the materials, and clarification that synthetic laminates are not allowed in the district. The Board also discussed the entry “portal” gate to the lot adjacent the building.

District property owner Mike Peck told the board that the National Board had an issue with the corten used on the addition to his building in the district.

Kathleen Durham cited from Guideline 14, noting that additions to historic buildings in the district are required to be compatible with the historic building and other buildings in the district.

040215.3 BOARD BUSINESS

District property owner Mike Peck announced that there would be a groundbreaking ceremony for the Valhalla Building on April 13.

040215.4 APPROVAL OF MINUTES

The Board members reviewed the minutes of the March 5, 2015 meeting.

Motion: Joe Herrin made a motion to approve the minutes as written.

MM/SC/JH/KD
2-0-2 (Inpanbutr, Peterson abstained)

040215.5 REPORT OF THE CHAIR: There was no report.

040215.6 STAFF REPORT

Heather McAuliffe said she was waiting for approval from management to be able to advertise the guideline changes.

Joe Herrin made a motion to adjourn the meeting. Kathleen Durham seconded the motion.

10:45 a.m. The meeting was adjourned.

Respectfully submitted,

Heather McAuliffe
Board Coordinator