



The City of Seattle

Ballard Avenue Landmark District Board

Mailing Address: PO Box 94649 Seattle WA 98124-4649
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BLD 31/15

MINUTES OF THE June 4, 2015 MEETING

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

BOARD MEMBERS

Kathleen Durham
Joseph Herrin, Chair
Richard Hiner
Abby Inpanbutr, Vice Chair
Gene Morris
Brandon Peterson

STAFF

Heather McAuliffe

Absent:

Brian van Stipdonk

As a quorum was present, the meeting was called to order at 9:03 a.m. by Board Chair, Joe Herrin.

Heather McAuliffe reminded Board members that this would be the last meeting for Abby Inpanbutr and probably for Kathleen Durham as well; she thanked them for their service.

060415.1 APPLICATIONS FOR CERTIFICATES OF APPROVAL

Application: Install “streatery” on sidewalk/street in front of restaurant.

Staff Report: Heather McAuliffe provided verbal and written background on the application. She distributed exhibits from the application. The relevant guidelines were Preamble, Purpose/Goals, Guidelines/General, 3, 7, 8, 9, 10 and 14.

Applicant Comment: Amoreena Miller, architect, explained that the proposed streatery was part of an SDOT pilot program and that the goal of the program was to activate the street. There are currently seven streateries being located around the city. She clarified that the 4’ of bike parking space on either end was added to the 40’ length of the seating area. The seating area will be open to the public

when the restaurant is not open. The furniture will be secured. The restaurant will be responsible for cleaning and maintaining the streatory. She went through materials and colors.

Public Comment: Phil Sueten, district property owner, asked how the seating would be open to the public if the furniture were cabled. Ms. Miller explained that the tables would be moved over the banquettes to discourage sleeping. Mr. Suetens said he thought the entire streatory should be available for people to use.

Board Discussion: Joe Herrin asked Heather McAuliffe to clarify the Board's jurisdiction over the streatory. Heather McAuliffe explained that the Board has jurisdiction over the design but not the operation of the streatory.

Abby Inpanbutr said she thought that the design met the Board's guidelines on scale and transparency. Kathleen Durham said she thought that the streatory would enhance the pedestrian experience in the district. Board members noted that synthetic materials such as trex and hardi panel are prohibited in the district per Guideline 14. Amoreena Miller proposed to substitute ipe wood for the synthetic materials. She clarified that the material around the fireplace would be marble and the fence would be made of iron.

The Board discussed concerns about how the streatory would appear when not in use, such as during unseasonable weather. Joe Herrin said he thought the fireplace should be covered when not in use to keep it from becoming an ash tray. He asked for details on the edge condition at the sidewalk, but they were not available. The Board was particularly concerned about how the ends of the streatory pinched circulation space on the sidewalk. Amoreena Miller proposed to remove the end walls of the streatory to open up the circulation. Board members concurred that there should be a minimum of 6' in clearance along the sidewalk next to the streatory.

Motion: Joe Herrin made a motion to approve the application with the following conditions: 1) Synthetic materials are changed to wood; 2) Minimum 6' clearance on the sidewalk; 3) "Wings" of the streatory are deleted from the sidewalk; 4) Applicant returns for final review and approval of method to close off/cover fireplace when not in use; 5) Applicant returns for final review and approval of edge conditions where the streatory meets the sidewalk; 6) Applicant returns for final review and approval of specifications for lighting.

MM/SC/JH/AI
5-1-0 (Peterson against)

060415.12 Ohana 5221, LLC
5219-5221 Ballard Ave NW
Kevin Richards, Amy Klet

Application: Proposed addition, entry portal and garage. [Postponed from May 7, 2015 meeting]

Staff Report: Heather McAuliffe presented a verbal and written summary of the proposal. She distributed exhibits from the application. The relevant Guidelines were 2, 3, 4, 5, 1, 14 and 15.

Applicant Comment: Kevin Richartz, architect, presented updates to the application based on the Board's feedback at the May 7 meeting on windows, materials and eaves. He noted that more specific details had been added to the portal building to provide context. The liner that will frame the building will be made of wood. He next went through materials and explained what had changed since the proposal was reviewed at the previous meeting. He showed a sample of zinc metal siding, which was now proposed for the fascia and south side of the building. The metal would be clear coated. He showed a sample that had been coated a year ago and explained that it darkens over time. He provided photos of examples where zinc metal was found in the District. The fasteners will be concealed, he said. He explained how the window layout had changed, with more stucco areas added. He showed a partial mockup of the proposed aluminum window.

Public Comment: There were no comments from the public.

Board Discussion: The Board had previously discussed most of the design elements at the previous board meeting, so the discussion centered on the changes to the materials and fenestration design.

Board members concurred that the proposed garage met the guidelines for colors and materials. There was a discussion about lack of detailing in the façade of the portal building. Kevin Richartz cited the example of the plain façade at Second Ascent, and explained that the proposed design was compatible with it. The Board noted that the Second Ascent building was not a contributing building, but most members thought that the proposed design for the portal building was acceptable. It was clarified that the gate at the portal building did not have a finalized design and would need to come back for further approval. The Board next discussed the addition to the C & C Paint Building. Board members concurred that the previous design for the fenestration on the upper levels facing Ballard Avenue was most compatible, but that the change to the north façade windows was preferred. The applicant agreed to change the design. Board members generally concurred that the zinc panels would be acceptable for the south façade.

Motion: Abby Inpanbutr made a motion to approve the application with the condition that the applicant would return for final review and approval of the gate to be installed at the portal building.

MM/SC/AI/RH

6-0-0

060415.2 PUBLIC HEARING

060415.21 Board Guideline Revisions

Discussion and possible vote.

Board members reviewed the proposed changes to the guidelines. There were no comments from the public.

Motion: Joe Herrin made a motion to approve the changes to the guidelines as presented.

MM/SC/JH/RH

6-0-0

060415.3 BOARD BUSINESS: No items were discussed.

060415.4 APPROVAL OF MINUTES

The Board members reviewed the minutes of the May 7, 2015 meeting.

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

MM/SC/JH/RH

5-0-1 (Inpanbutr abstained)

060415.5 REPORT OF THE CHAIR: There was no report.

060415.6 STAFF REPORT: There was no report.

Joe Herrin made a motion to adjourn the meeting. Rick Hiner seconded the motion.

10:38 a.m. The meeting was adjourned.

Respectfully submitted,

Heather McAuliffe
Board Coordinator