

B&C Larder dba. The Little Beast

The Little Beast Blade Sign and Security Gate Plan Set

Amended version per corrections letter. Updates are noted in red font.

Project Address: 5107 Ballard Ave NW, Seattle, WA 98107

Applicant Name: Polly Yakovich

Business Name:

B&C Larder dba. "The Little Beast"

Prepared For:

Ballard Avenue Landmark District Board

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1. Project Description

We are proposing the installation of two exterior improvements to The Little Beast, located in the Ballard Avenue Landmark District:

1. A new blade sign at the front of the building to identify the business and enhance pedestrian visibility.
2. A new security gate to protect the entry during non-operating hours while maintaining visual compatibility with the historic character of the District.

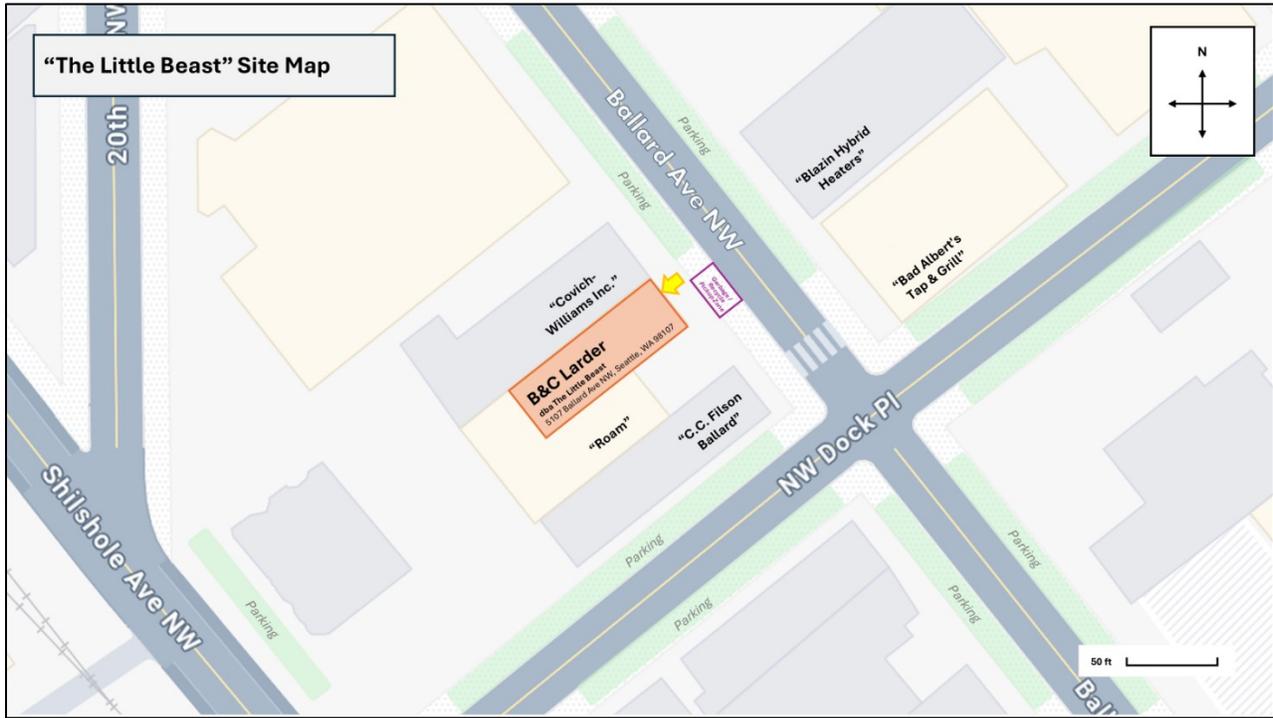
The addition of the security gate has become a necessity due to persistent and escalating safety and sanitation concerns. The building's recessed entryway has repeatedly become a site for unauthorized loitering, overnight camping, and attempted break-ins. These incidents not only compromise the security of the premises and the safety of staff, but also contribute to public health concerns and deter pedestrian traffic in front of the business. We have experienced multiple occasions of forced entry attempts and property damage, often requiring cleanup. Despite a greater presence of workers at the site, the problem of loitering and break-ins has persisted. See Appendix A for supporting images.

Additionally, other properties along historic Ballard Avenue have already implemented similar security measures, including gates at recessed or vulnerable entry points. These examples set a precedent for compatibility with the district's character, and our proposed gate has been designed in a subdued and historically respectful style to align with those existing installations.

The proposed sign will be a double-faced, painted wood blade sign mounted perpendicular to the building facade. The sign will not obstruct any architectural details and will visually be inline with other blade signs in the District. No illumination is proposed.

The address for The Little Beast is 5107 Ballard Ave NW, Seattle, WA 98107.

Figure 1. Site map



2. Existing Conditions

Photographs of the storefront and surrounding streetscape are included on the following pages. These images show the current conditions of the facade where the sign and gate will be mounted.

Figure 2. Current view of front facade



Figure 3. Proposed location of blade sign (amended per corrections letter)



Figure 4. Close up of existing blade sign mount



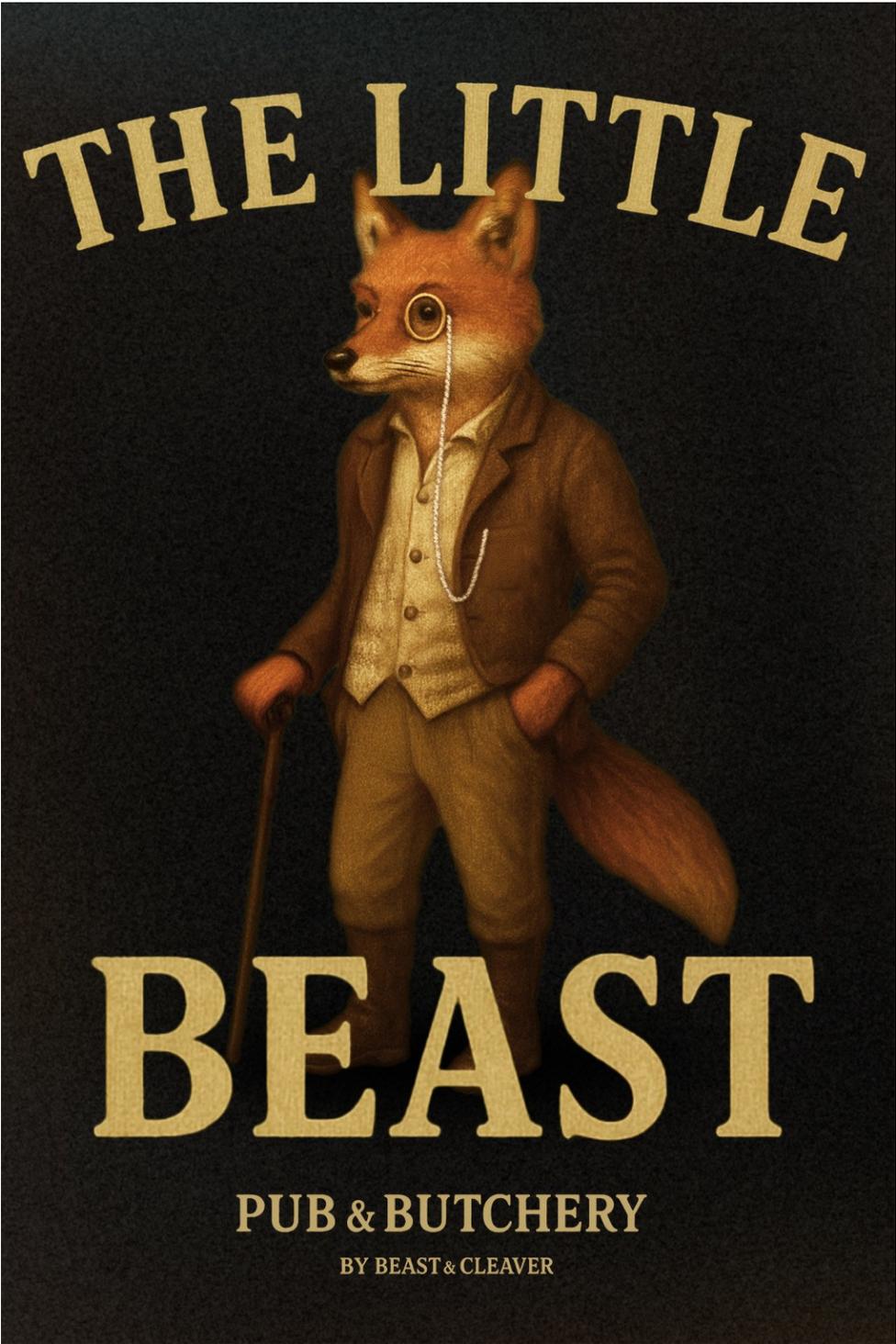
Figure 5. Proposed location of blade sign (side angle) (roughly to scale)



3. Proposed Blade Sign Details

- Dimensions: 42 inches (height) x 24 inches (width), total area 7 square feet, not to exceed 8 square feet
- Distance to sidewalk from bottom of sign: 90" (updated per corrections letter)
- Material: Painted wood
- Typeface: IM Fell English SC
- Colors: Background – Charcoal, Lettering – Antique gold
- Configuration: Two horizontal arms welded to a wall-mounted plate
- Orientation: Perpendicular to building facade, designed to hold a double-faced sign
- Mounting Bracket: Painted metal, anchored into mortar joints
- Lighting: None

Figure 6. Proposed blade sign artwork



4. Proposed Security Gate Details (Updated per Corrections Letter)

We are presenting the security gate portion of this proposal as an informational briefing, in response to feedback provided in the corrections letter dated May 23, 2025. The goal is to gather input from the Ballard Avenue Landmark District Board on viable approaches to secure our recessed entry while respecting the historic character of the District.

- Location: At the main entry door recessed from the facade
- Type: Scissor gate, collapsible steel lattice-style gate
- Material: Plated steel
- Design: Minimalist style to match existing architectural features; does not obscure visibility
- Mounting: Anchored to the interior sides of the recessed entry to avoid impact on primary facade elements
- Lighting: None
- Visibility: Minimal obstruction when retracted
- Gate model: MaxGuard DiagramMaxGuard

The need for a secure barrier is urgent and ongoing. Many times, we have been forced to ask encamped homeless individuals to vacate the recessed doorway. This creates an environment of unease and unsanitary conditions for staff and customers alike. This also presents a clear liability and discourages pedestrian traffic, threatening the success of our small business.

We understand the Board may view the proposed scissor gate as visually incompatible with the District. To facilitate discussion, we have included images of similar security gates currently in use on Ballard Avenue.

Figure 17. Images of scissor gates in use on Ballard Ave









Figure 7. Proposed scissor gate location

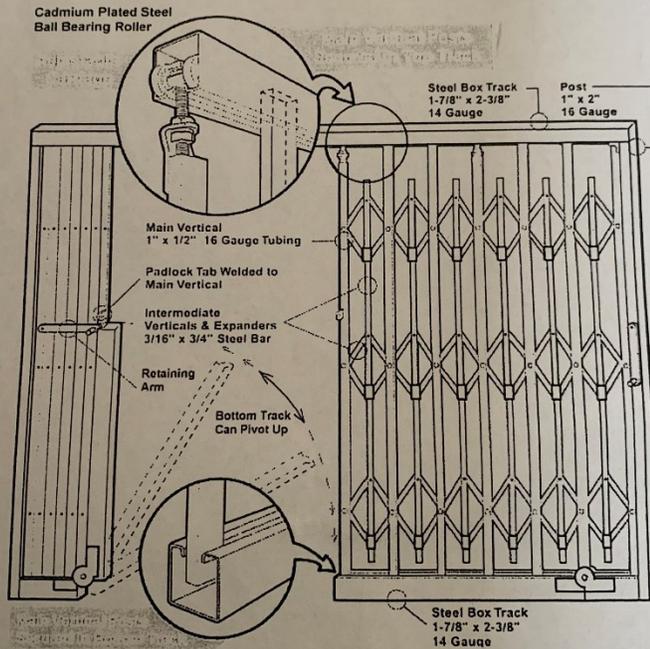


Figure 8. Scissor gate specifications



SPECIALTY DOOR SERVICE, INC.
23102 - 55th Ave. W.
Mountlake Terrace, WA 98043
Phone (425) 776-5162

Storefront Scissor Gate Specifications



- MaxGuard DiagramMaxGuard gates can be manufactured in any width
- Heights available from 42" to 156"
- Exterior or Interior installation
- 14 gauge 1-7/8" x 2-3/8" Heavy duty top and bottom tracks

5. Mounting Locations

- Blade Sign: Mounted beside the storefront upper window. The bracket will be fastened into existing mortar joints.
- Security Gate: Mounted within the entry alcove, slightly behind the plane of the facade (see figure 7).

Figure 9. Mounting locations circled



6. Materials and Color Samples

The proposed blade sign will feature a matte dark background (deep umber) with warm antique gold lettering, similar to the tones represented in the artwork included in this submission (see figure 6). The sign will be fabricated by Signs of Seattle (<https://signsofseattle.com>), a local vendor familiar with signage requirements in historic districts.

Color scheme:

- Background color: Sherwin-Williams SW 7069 Iron Ore
- Lettering color: Sherwin-Williams SW 6672 Morning Sun
- Fox Fur: Sherwin-Williams SW 6625 Certain Peach / SW 6342 Spicy Hue
- Coat: Sherwin-Williams SW 6244 Naval / SW 9178
- Shirt: Sherwin-Williams SW 7008 Alabaster / SW 7005 Pure White
- Trousers: Sherwin-Williams SW 7032 Warm Stone / SW 6106 Kilim Beige

Figure 10. Blade sign color swatch



Wood composition:

- SignBoard laminate wood

Paint varnish / finish:

- Marine-grade spar urethane varnish

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The bracket will remain in line with existing approved signs on Ballard Avenue. The scissor-style security gate will be powder-coated steel to remain visually discreet and compatible with surrounding architecture.

Appendix A. Security gate supporting images

Figure 14. Damaged door, handle, and lock



Figure 15. Displaced person loitering



Figure 16. Painted symbols and graffiti vandalism

