



The City of Seattle

## Ballard Avenue Landmark District Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649

Street Address: 600 4th Avenue, 4th Floor

BLD 63/18

### MINUTES OF THE November 1, 2018 MEETING

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

#### BOARD MEMBERS

Joseph Herrin  
Cass O'Callaghan, Vice Chair  
Max Genereaux  
Brandon Peterson, Chair  
Sandy Wolf

#### STAFF

Heather McAuliffe

#### Absent:

Kari Stickel  
Bryan Syrdal

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

#### 110118.1 BOARD BRIEFING

110118.1 5411 Ballard Ave NW  
Kailin Gregga

Briefing on proposed exterior changes.

Kailin Gregga and Sam Wilson, project architects, briefed the Board on proposed changes at 5411 Ballard Avenue. Kailin Gregga explained that it would be a casual family restaurant, featuring all organic foods, French fries, salads. She said the owner loves the vibe of the neighborhood. She went over proposed colors for the

exterior, blue and ivory. She explained proposed alterations to the façade on the street – including removing the upper parapet to create a neutral band so that the building sections related more to each other. In the courtyard, the non-historic railing would be replaced. A retractable awning will be added over the sidewalk. There will be new signage and lighting, including seasonal lighting in the courtyard. A new set of operable wood storefront doors would replace windows in the east façade, within the courtyard, to increase transparency into the back.

Joe Herrin asked why there would be a shade structure when there is a tree canopy overhead. Kailin Gregga explained that it was for added weather protection when it rains, and that it would give the entry more of an intimate feel.

Kailin explained that a trellis and three heaters would be added to the courtyard. Signage will be installed above the business entry. The sign will not be lit except by lights mounted above on the façade.

She went over the details of the proposed awning, and the storefront system awning, string lighting, heaters, counter and furniture in the courtyard.

The Board discussed the proposed design changes. Board members cited 2 d & e, noting that the shape of the façade/parapet had been restored closely to the historic design, so it would not be appropriate to alter it into a new design. Sandy Wolf noted that putting siding over details that are significant, flattening the appearance, was too much alteration.

Board members thought the sign proposed for the facade was too large. Joe Herrin recommended looking at other signs in the district. Sandy Wolf said the sign was too vehicular-oriented. The Board recommended that the sign be scaled down to fit the confines of the parapet, to fit in between the X's. Joe Herrin said that sign needs to relate physically/visually to its location. There was a discussion about the proposed lighting and whether or not it was in keeping with the district.

Cass O'Callaghan was concerned about the balance between the building and the courtyard. Sandy Wolf recommended keeping the awning in the courtyard farther back. She cited 15 a, which states that new construction shall be visually compatible with the predominant architectural styles, building materials, and inherent character of the district. She cited 15 b also, which discusses setbacks.

The Board discussed the folding doors. Two Board members thought that they were not consistent with other storefronts in the district. Max Genereaux said he thought the scale of the doors was too wide. Cass O'Callaghan said she thought that folding windows would have less impact.

*10:22 a.m. Joe Herrin left.*

## **110118.2 BOARD BUSINESS**

### **110118.21 2019 BLD meeting calendar**

The Board approved the meeting calendar.

## **110118.3 APPROVAL OF MINUTES**

Minutes approval deferred.

**110118.4**      **REPORT OF THE CHAIR:** There was no report.

**110118.5**      **STAFF REPORT:** There was no report.

10:30 a.m.      The meeting was adjourned.

Respectfully submitted,

Heather McAuliffe  
Board Coordinator