



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 69/18

MINUTES OF THE December 6, 2018 MEETING

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

BOARD MEMBERS

Joseph Herrin
Brandon Peterson, Chair
Bryan Syrdal
Sandy Wolf

STAFF

Heather McAuliffe

Absent:

Cass O'Callaghan, Vice Chair
Max Genereaux
Kari Stickel

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

120618.1 APPLICATIONS FOR CERTIFICATES OF APPROVAL

120618.11 The Matador
2221 NW Market St.
Shane Oppen

Application: Install blade sign with lighting on upper story of building.

Staff Report: Heather McAuliffe distributed photos, renderings, sign and lighting details. The relevant guideline was 13.

Applicant Comment: Shane Oppen showed color samples to the Board and explained that the sign materials would be plastic and metal. The sign will be attached to an existing bracket on the upper story of the building, hung with S-hooks. Two spot lights will be mounted to illuminate the sign, with conduits under the awning. The junction box will be mounted through the mortar.

Public Comment: There were no comments from the public.

Board Discussion: Joe Herrin cited the sign guidelines, which say that extruded aluminum or plastics are discouraged and may not be allowed. He noted that if the sign would be made of painted plywood, you would not notice the difference because the sign is mounted high on the building. The Board discussed the lighting, and determined that the fixture, color temperature and the mounting method conformed to the guidelines.

Motion: Bryan Syrdal made a motion to approve the application as presented.

MM/SC/BS/SW
4-0-0

120618.21 5411 Ballard Ave NW
Kailin Gregga

Application: Proposed painting, signage, lighting, changes to courtyard and installation of accordion doors.

Staff Report: Heather McAuliffe distributed photos, plans, and details for the awning, signs and lighting. The relevant guidelines were 2, 3, 4, 5, 6, 7, 12 and 13.

Applicant Comment: Kailin Gregga, project architect, introduced the restaurant owner, Josh Henderson.

Kailin Gregga went through the painting, explaining the locations for the colors. She referenced a packet of photos included with the application that showed bright colors used in other locations within the district. She next discussed the signage. The size of the lettering over the storefront has been reduced and is located centrally. The number of light fixtures above the sign has been reduced to two. She went through the sign details. The lettering has been reduced from 24" to 12". The signs in the windows have been moved to conform to the sign guidelines. In the courtyard, the light fixtures will be replaced in existing locations and two more will be added. She next discussed changes to the courtyard. She described the proposed railing and said that string lighting is being

added. She went through the details for the proposed accordion doors that would replace existing windows. She explained that they want to promote transparency into the building and to connect activity through the courtyard. Josh Henderson explained that transparency into the building will draw people. He added that it would help with the shoulder seasons.

Brandon Peterson asked about the poles for the trellis, if they would connect to the building. Kailin answered that they will be anchored into the concrete at the front, and to the building at the back. She referenced a packet of photos included with the application that showed other trellis-like structures the Board had approved in the district, such as for the streaterly in front of Bramling Cross.

Kailin Gregga next went through the furnishings, which include picnic tables and benches, and stools/counter along the south façade of the building. She explained that the railing at the front would be used as a gathering area. She next went through the details for the door system to be installed.

The color/material sample board was not available for review.

Public Comment: There were no comments from the public.

Board Discussion: Board members concurred that the painting appeared to be subdued but couldn't confirm it because there wasn't a paint sample to review.

Board members discussed the sign to be installed above the storefront. Joe Herrin asked about the material for the sign lettering. Kailin Gregga explained that it would be steel. Board members concurred that it related to the architecture and location.

The Board discussed the proposed lighting above the sign and determined that it would be similar to lighting at Ballard Pizza Company. The color temperature, 2700k, was in keeping with the guidelines for lighting.

The Board next discussed the proposed changes to the courtyard – the trellis, poles, furnishings and heaters. There was a discussion about making the heaters less visible. Joe Herrin said that it would be better if they were painted black. Josh Henderson said he would be willing to look into painting them or else finding ones that are black. There was a question about the attachment details for the heaters. Joe Herrin said he thought that the painted steel for the trellis was okay and noted that the Board had approved similar for Bastille Restaurant.

Brandon Peterson suggested that the Board discuss the permanence of the trellis, and referenced Guideline 14. Board members determined that the scale was okay, that the structure was compatible with the building and did not detract from its historic character. Board members thought that wood for the counter was appropriate.

The Board next discussed the accordion doors. Board members determined that they would be in keeping with the character of the district because they have wood framing, will increase transparency, and are of appropriate scale. Joe Herrin said the rhythm of the doors is consistent. Board members noted that the doors would be off the street and that the building is not a primary structure.

There was a discussion about the string lights. The Board noted that it has approved them in other places in the district.

The Board found the furnishings to be appropriate in scale and materials. Joe Herrin noted that the white stools are subdued and that the Board has allowed accent colors.

Joe Herrin expressed a concern about the quantity of lighting in the courtyard. He thought there was too much. Board members concurred. Kailin Gregga agreed to delete the fixtures on the south façade.

Motion: Sandy Wolf made a motion to approve the application as amended to remove lighting on the south wall, and with the conditions that the applicant return for final review and approval of additional details requested for the trellis and the heaters, and for review of the color/material sample board.

MM/SC/SW/JH
4-0-0

120618.2 BOARD BRIEFING

120618.21 5201 Ballard Ave NW
Ben Humphrey

Briefing on proposed storefront changes.

Bryan Syrdal and Joe Herrin recused themselves due to a conflict of interest.

Ben Humphrey, Heliotrope Architects, presented renderings and an elevation drawing for changes to storefronts and upper story windows at 5201 Ballard Ave NW. He explained that the building was built in 1915 and modified in the 70s. There is currently no accessible entry. The windows are not double hung as usually found in the district. He shows comparative photos of buildings in the district and discussed typical storefronts. He said it was originally a mixed-use building and the plan is to bring it back to that use. The aluminum storefront system will be removed and replaced with a wood storefront. The new windows upstairs will be returned to double hung and they will be aluminum clad. He noted that the building would be seismically retrofitted and that an elevator would be added. He pointed out the locations for the X braces, which will be just inside the storefront and upper story windows. The building will be cleaned up. The parapet will be repaired and painted. A gate would be installed at the side of the building where there is access to a rear courtyard.

Brandon Peterson and Sandy Wolf reviewed guidelines 2, 4 and 6. They thought that the proposed changes would be consistent with the district. They thought the X braces were acceptable because they were minimized. They discussed the new sliding windows and noted that they would be similar to those approved at a restaurant in the district. The proportions would be consistent with the guidelines; operability should be discussed. They noted that operable windows would increase engagement with the street. They discussed the proposal for a gate at the side of the building and cited example of gates approved elsewhere in the district.

Bryan Syrdal and Joe Herrin rejoined the Board.

120618.3 BOARD BUSINESS

No items were discussed.

120618.4 APPROVAL OF MINUTES

The Board members reviewed the minutes of the September 6, 2018 meeting.

Motion: Sandy Wolf made a motion to approve the minutes as written.

MM/SC/SW/JH

3-0-1 (Brandon Peterson abstained)

The Board members reviewed the minutes of the October 11, 2018 meeting.

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

MM/SC/JH/SW

2-0-2 (Sandy Wolf and Bryan Syrdal abstained)

The Board members reviewed the minutes of the November 1, 2018 meeting.

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

MM/SC/JH/SW

3-0-1 (Bryan Syrdal abstained)

120618.5 REPORT OF THE CHAIR

There was no report.

120618.6 STAFF REPORT

Heather McAuliffe said that Kari Stickel had resigned because she is moving.

Brandon Peterson made a motion to adjourn the meeting. Joe Herrin seconded the motion.

10:35 a.m. The meeting was adjourned.

Respectfully submitted,

Heather McAuliffe
Board Coordinator