



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 55/17

MINUTES OF THE September 7, 2017 MEETING

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

BOARD MEMBERS

Joseph Herrin
Richard Hiner
Cass O'Callaghan, Vice Chair
Kari Stickel
Bryan Syrdal
Sandy Wolf

STAFF

Heather McAuliffe

Absent:

Brandon Peterson, Chair

As a quorum was present, the meeting was called to order at 9:04 a.m. by Board Vice Chair, Cass O'Callaghan.

090717.1 APPLICATIONS FOR CERTIFICATES OF APPROVAL

090717.11 Patagonia
5443 Ballard Ave NW
Eli Hardi

Application: Install vinyl graphics in storefront window and door; install blade sign.

Bryan Syrdal recused himself due to a conflict of interest.

Staff Report: Heather McAuliffe distributed exhibits from the application. The relevant guidelines were 7 and 13.

Applicant Comment: Eli Hardi, architect, provided an updated packet and explained the proposal. Originally, the blade sign was proposed to be installed on the façade, but it was determined that attachment to the sandstone would be difficult. Now the sign will be installed as a hanging sign under the awning instead.

Public Comment: Mike Peck complimented the design. He asked if there would be lights installed with the hanging sign. Eli Hardi confirmed that there would not be any lighting installed.

Board Discussion: Board members confirmed that the window signage met the transparency guidelines. There was a discussion about the material for the hanging sign, digitally printed metal. Sandy Wolf noted that the sign met the size guidelines, and while wood is preferred, metal is allowed. She noted also that painted signs are preferred for windows, but that vinyl signage is allowed. Eli Hardi explained that vinyl is easier to remove and does not require scraping.

Motion: Sandy Wolf made a motion to approve the application as presented.

MM/SC/SW/RH
5-0-0

Bryan Syrdal rejoined the Board.

090717.12 Ballard Republic
5135 Ballard Ave NW
Jim Goodspeed

Application: Construct a 560 sf streatory on 20th Ave NW adjacent to 5135 Ballard Ave NW.

Staff Report: Heather McAuliffe distributed photos and plans from the application. The relevant guidelines were Preamble, Purpose/Goals, Guidelines/General, 3, 7, 8, 9 and 10.

Applicant Comment: Jim Goodspeed reviewed the plans with the board. He said there was a question of what would happen with the existing bike corral, which would be displaced. He explained that the streatory would be accessed off from a door off 20th NW. The design incorporates hardy evergreens, which will stand up to the urban environment. Ipe wood will be used – it will not be stained or oiled. It will go to natural grey over time. Hot rolled steel will be incorporated into the design. The burned color layer gives it a dark appearance. It will be clear coated to keep it from rusting. It will have to be reapplied every couple years.

Public Comment: Mike Peck asked clarifying questions.

Board Discussion: The Board discussed the bike corral that would be displaced. Board members concurred that since it is not being used, it would be fine if it were removed and not reinstalled.

There was a discussion of the strip lighting along the perimeter. Board members determined that it would be acceptable. Board members concurred that the materials to be used as part of the streatory were subdued and that the landscaping fit the guidelines, provided it were kept low. Joe Herrin recommended that the non-fixed furniture be removed when not in use. Rick Hiner agreed.

Motion: Sandy Wolf made a motion to approve the application as submitted.

MM/SC/SW/RH
6-0-0

090717.2 SPECIAL TAX VALUATION

090717.21 5306-5310 Ballard Ave NW
Heather McAuliffe

Special Tax Valuation recommendation

Heather McAuliffe explained how the special tax valuation status program works for rehabilitations, and what had been required for the work at this property to qualify for the program. She distributed the staff report. She confirmed that the application requirements had been met, including photo documentation of the rehabilitation, and documentation of related expenses.

Motion: Cass O'Callaghan made a motion to approve the special tax valuation application as presented, citing the motion in the staff report in full.

MM/SC/CO/SW
6-0-0

090717.22 5333-5335 Ballard Ave NW
Heather McAuliffe

Special Tax Valuation recommendation

Heather McAuliffe explained that the application requirements had been met and distributed a staff report.

Motion: Cass O'Callaghan made a motion to approve the special tax valuation application as presented, citing the motion in the staff report in full.

MM/SC/CO/JH
6-0-0

Mike Peck, who owns both of the properties, explained that this is one of the few ways to get tax credit. He said that the national process is more difficult. He talked about both programs and said that the Queen Hotel was not eligible for the national program because of interior alterations.

090717.3 BOARD BUSINESS

No items were discussed.

090717.4 APPROVAL OF MINUTES

The Board members reviewed the minutes of the August 10, 2017 meeting.

Motion: Rick Hiner made a motion to approve the minutes as written.

MM/SC/RH/JH
5-0-1 (Hiner abstained)

090717.5 REPORT OF THE CHAIR

090717.6 STAFF REPORT

Heather McAuliffe said that she planned to meet with the Ballard Alliance director. She said she would find out how the board could be added to their newsletter list. She will add the Ballard Alliance to the Board's agenda list.

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

10:20 a.m. The meeting was adjourned.

Respectfully submitted,

Heather McAuliffe
Board Coordinator