



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 62/19

MINUTES OF THE NOVEMBER 7, 2019 MEETING

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

BOARD MEMBERS

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

STAFF

Minh Chau Le
Sarah Sodt

Absent:

Bryan Syrdal
Kaia Wahmanholm

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

1107319.1 APPLICATIONS FOR CERTIFICATES OF APPROVAL 9:00 a.m.

110719.11 Standard Goods
5319 Ballard Ave NW
Katherine Kang

Proposal to install blade sign face using existing mounting, hardware, and hanger.

Minh Chau Le provided staff report and exhibits to the Board.

Applicant Comment: The business owner presented the actual wood sign proposed.

Public Comment: There were no comments from the public.

Board Discussion: Joe Herrin said that signs appear to be consistent with the Design Guidelines in size and attachment. He cited Design Guidelines – Signs. Sandy Wolf noted that the sign is made of wood which is also consistent with the Design Guidelines.

Motion: Sandy Wolf made a motion to approve the application as presented. Cass O’Callaghan seconded the motion.

MM/SW/CO/JH/MG/BP
5-0-0

110719.2 PRELIMINARY BRIEFINGS 9:15 a.m.

110719.21 Axiom Skinny Lot LLC and KAVU
5417 & 5419 Ballard Ave NW
Annalea Overa

Briefing on a design for a new four-story retail, office, and residential building.

Minh Chau Le provided a staff report and distributed briefing packets.

Ms. Overa walked the Board through the briefing packet, first explaining that two lots were being developed, one vacant and one with the existing Kavuu building. Mr. Cashman, the owner of the vacant parcel noted that they are only proposing to retain the façade of the Kavuu building. Ms. Overa presented their thoughts on precedent building studies for height and massing and comparisons with other buildings in terms of height on Ballard Avenue.

Public Comment:

Devin Reynolds with the Ballard Alliance, although he stated he was not speaking in that capacity, said he liked the window on the alley for eyes on the street.

Joe Herrin asked in the addition on top of the Kavuu building was setback 15 feet. Sandy Wolf says it is clear in the Design Guidelines that setbacks must be 15 feet. There was also discussion about the height of the building overall and the height of the parapet. Sandy Wolf asked that the applicant provide a building section that shows the roof and the parapet height.

Joe Herrin asked to discuss the Kavuu building structure; he asked the applicant what is being kept and what is being demolished. John Cashman said it is a wood

frame structure with the brick façade. They are only proposing to retain the brick façade. Joe Herrin said that they are proposing to demolish the building except for the brick façade. He asked what the significant features of the building are. Sandy Wolf said that the applicant needs to make an argument for demolition, which they have not done.

Joe Herrin said he thought the Board should consider what the Secretary of the Interior Standard for Rehabilitation say about new construction and combining of two lots – do you go with two skinny buildings or one larger building.

Cass O’Callaghan cited Design Guidelines 14 and 15. She asked staff if this building is contributing. Sarah Sodr confirmed that the building is contributing.

Sandy Wolf said that this proposal is essentially a new building. She noted that ground level and upper level setbacks are not encourage with new construction.

Joe Herrin asked if the floor level would align with the existing floor level of the Kavu building. The applicant said no. Joe Herrin said he was troubled by the fact that new floor level was not consistent with the contributing building.

Brandon Peterson said that the big question is about whether to allow demolition of a contributing building. He asked if there had been a building on the vacant lot. The applicant said there had been one but it was demolished in the 1950s.

Sandy Wolf cited Standard no. 9, noting height and spatial relationships with other buildings in the neighborhood as well as the historic floor heights.

John Cashman asked if there are other guidelines they should be respectful of. Sandy Wolf said that they need to review and refer to the District Design Guidelines and not go by personal preference.

Joe Herrin said that they need determine whether this should be an addition with adjacent new construction or entirely new construction. Sandy Wolf said she could support two different aesthetics to get away from one building appearing to consume the other.

The Board said that they would like another briefing and to receive the briefing packets in advance next time.

110719.3 BOARD BUSINESS

No items were discussed.

110719.4 APPROVAL OF MINUTES

Sarah Sodt stated that the minutes had not been prepared in time for distribution and review at the meeting.

110719.5 REPORT OF THE CHAIR

There was no report of the Chair.

110719.6 STAFF REPORT

There was no report from the staff.

Cass O'Callaghan made a motion to adjourn the meeting. Joe Herron seconded the motion.

MM:4-0-0

9:35 a.m. The meeting was adjourned.

Respectfully submitted,

Sarah Sodt
City Historic Preservation Officer