



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 1/20

MINUTES OF THE DECEMBER 5, 2019 MEETING

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

BOARD MEMBERS

Cass O'Callaghan, Vice Chair
Joseph Herrin
Kaia Wahmanholm
Sandy Wolf

STAFF

Minh Chau Le
Tom Quackenbush

Absent:

Max Genereaux
Brandon Peterson*
Bryan Syrdal

As a quorum was present, the meeting was called to order at 9:10 a.m. by Cass O'Callaghan, Vice Chair.

120519.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL

120519.21 Seattle Department of Transportation
Ballard Ave NW and NW Market St
Janet Mayer, SDOT

Proposed alterations to the public right-of-way, to replace curb ramps on the SE and SW corners of the intersection and paint a street cross walk between them.

Staff Report: Minh Chau Le distributed the 60% complete design documents to board members and explained how the crosswalks and curb cuts would be altered.

Applicant Comment: Janet Mayer, SDOT, described the project as being a full concrete reconstruction of the two curb ramps.

Public Comment: There was no public comment.

Board Discussion: Joe Herrin asked questions about the decorative paving around the trees. Sandy Wolf asked if project would affect sidewalk mosaic. Cass O’Callaghan cited guideline #9 as being relevant to the application.

Motion: Cass O’Callaghan made a motion to approve the application.

Application Approved: CO/SW/4/0/0

*Brandon Peterson arrived.

120519.3 PRELIMINARY BRIEFING

120519.31 Axiom Skinny Lot LLC and KAVU
5417 & 5419 Ballard Ave NW
Annalea Overa

Proposed design for a new four-story retail, office, and residential building

Applicant presentation: Heather Cashman and Annalea Overa explained that they had looked at the 1975 National Register nomination which describe their building as a “tertiary” structure, and also the Ballard guidelines to determine how they might be able to redevelop it. They said their intention is to preserve the façade of 5419, and that the building has been remodeled multiple times and suffers from structural deficiencies. Sandy Wolf asked if the 16 foot floor-to-floor height ratio would be preserved in any scheme. Board members agreed the high ceilings are an important feature of the building. Joe Herrin said the original use of the building was a furniture store and inquired about the purpose of an entry vestibule at the basement level of the building. Sandy Wolf cited Section II of ? Minh Chau Le cited the Ballard guidelines for new additions to a building as relevant.

Joe Herrin asked if the alley elevation was considered important. Minh Chau suggested starting with the broader guidelines, such as the “small town feel” and then moving toward the specifics.

Public Comment: There was no public comment.

120519.4 APPROVAL OF MINUTES

There were no minutes to review.

120519.5 REPORT OF THE CHAIR

There was no report of the Chair.

120519.6 STAFF REPORT

made a motion to adjourn the meeting. XXX seconded the motion.

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

Respectfully submitted,

Minh Chau Le
Interim Ballard Avenue Landmark District Board Coordinator