



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 63/20

MINUTES OF THE November 5, 2020 MEETING

TIME: 9:00 A.M.
PLACE: Virtual meeting via WebEx

In-person attendance was prohibited per Washington State Governor's Proclamation No. 20-28.5. Meeting participation was limited to access by the WebEx Event link or the telephone call-in line provided in the meeting agenda.

BOARD MEMBERS

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

STAFF

Minh Chau Le

Absent:

Brandon Peterson, Chair

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

110520.1 PUBLIC COMMENT

There was no public comment.

110520.2 APPLICATIONS FOR CERTIFICATES OF APPROVAL

One Medical

5201 Ballard Ave NW

Applicant: Caleb Little, Identiti Resources LTD

Proposal to install exterior blade sign and window decal signage.

Staff Report: Minh Chau Le cited the following relevant Guidelines: “Signs-Storefront” and “Signs-Blade Signs”

Applicant comment: The applicant presented building photos, a project site plan, and signage details.

Joe Herrin asked if the blade sign lettering would be glued onto the sign. The applicant confirmed the lettering would be glued.

Joe Herrin asked for clarification of the atom logo proposed for the second floor windows. The applicant said the image would appear blue from the exterior and white from the building interior.

Kaia Wahmanholm cited Guideline 13-a which discourages extruded aluminum.

Sandy Wolfe stated that dimensional aluminum was out of character for the District.

Joe Herrin said there were no known dimensional aluminum signs on Ballard Avenue.

Cass O’Callaghan stated that the proposed logos on the second story windows were too numerous.

Kaia Wahmanholm cited an example of second story window signage within the District.

Sandy Wolf said approving second story window signage would set an undesirable precedent.

Max Genereaux stated that the second story window signage does not support District Guidelines regarding focus on the pedestrian level.

Motion: Joe Herrin made a motion that the proposal be approved on the conditions that: blade sign lettering and imagery be changed to flat vinyl lettering; all second story signage be removed from the proposal.

5/0/0, Motion approved

110520.3 PRELIMINARY/INFORMATIONAL BRIEFINGS

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

Fourth briefing on a design for a new four-story retail, office, and residential building reflecting Board feedback from prior briefing presentations.

Staff Report: Minh Chau Le cited the following relevant Guidelines: “Additions to Existing Buildings”; “New Construction Guidelines-all sections”.

Applicant Comment: The presenter said they revised plans based upon feedback at the February 2020 Board meeting. They said the wrapped cornice was removed, proposed brick was replaced with CMU, front façade windows were made operable, differentiation was added to the rear of the building.

Cass O’Callaghan said the change from red brick to grey CMU was a dramatic change.

Max Genereaux said there is not precedent in the District for large expanses of CMU.

Joe Herrin said the south facing wall could be evaluated as a party wall since the adjacent lot would likely be developed in the future.

Joe Herrin asked Minh Chau Le if the back façade was subject to Guidelines; she confirmed that it was within the District and subject to Guidelines. He said that the metal sash and CMU on the rear façade does not support Guidelines.

Max Genereaux agreed with Joe Herrin regarding the use of CMU in the rear façade. He said the extensive use of CMU and the overall scale greatly contrasted with and detracted from the charm of the District.

Sandy Wolf said Guideline 15-j regarding materials and textures within new construction does not prohibited CMU outright. She stated the rear could use red brick and the south facing wall could use CMU and potentially incorporate a mural.

The presenter said previous versions of the plan used red brick and they can re-incorporate it.

Sandy Wolf stated the changes to make the front facade windows operable changed the base. She said Guideline 15-e regarding building bases in new construction encourages tile, wood, brick, concrete, sandstone.

The presenter stated their intent to apply for a Certificate of Approval after this fourth briefing.

110520.4 APPROVAL OF MINUTES:

Joe Herrin made a motion to approve the minutes of: January 2, 2020; February 6, 2020; March 5, 2020. Sandy Wolf seconded the motion.

4/0/0, Minutes were approved

110520.5 BOARD BUSINESS

Cass O'Callaghan said she received inquiries from the public regarding the Board's January 2020 approval of exterior paint colors of Great State Burger. She said the colors used appear brighter than what was presented and approved by the Board. Joe Herrin asked Minh Chau Le to send the Board the approved plans.

110520.6 STAFF REPORT

There was no staff report.

Joe Herrin made a motion to adjourn the meeting. Sandy Wolf seconded the motion.

10:32 a.m. The meeting was adjourned.

Respectfully submitted,
Minh Chau Le
Board Coordinator