



The City of Seattle

## Ballard Avenue Landmark District Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649

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BLD 26/22

### MINUTES OF THE SEPTEMBER 1, 2022 MEETING

TIME: 9:00 A.M.  
PLACE: Ballard Neighborhood Service Center  
5604 22<sup>nd</sup> Ave NW Seattle, WA 98107

#### BOARD MEMBERS

Sandy Wolf, Chair  
Kaia Wahmanholm, Vice Chair  
Mark Durall  
Angela Economou (participated remotely)  
Joseph Herrin  
Cass O'Callaghan  
Tommy Patrick

#### STAFF

Minh Chau Le

#### Absent:

None

As a quorum was present, the meeting was called to order at 9:10 a.m by Board Chair, Sandy Wolf.

The Chairperson adjusted the order of agenda items.

#### **090122.4 STAFF REPORT**

##### Administrative approvals to date 2022:

The staff distributed a written list of all administrative approvals made from April 2020 to date and said that future administrative approvals would be reported out at Board meetings.

##### Board member recruitment updates:

The staff reported that the two Mayoral appointees for the Board positions of Architect and Community Historian were awaiting the final step of the process, confirmation by City Council.

Annual Board member election:

The staff solicited the Board's opinion on holding 2022 elections for incoming Board members by mail as they had been in 2021. The Board was supportive of this. Staff stated that whether to adopt an ongoing election by mail beyond 2022 would need to be discussed and ratified in a formal change to the Board rules.

**090122.1 BOARD BUSINESS**

Election of Board officers 2022:

The Board noted several Board positions were in flux due to the pending election and confirmations. The staff noted the Board is currently addressing numerous important issues.

Action: Joseph Herrin made a motion to defer Board member officer elections until all five pending Board placements awaiting Council confirmation and 2022 election results were made.

Cass O'Callaghan seconded the motion.

7 in favor; 0 opposed; 0 abstained. The motion carried.

Right of Way improvements implemented spring 2022:

The staff summarized the administratively approved temporary right of way safety improvements that the Board received preliminary information on in May 2022.

Joseph Herrin said some of the improvements had not been well received and emphasized the importance of knowing the expiration date on temporary right of way approvals and highlighted the intersection of 20<sup>th</sup> and Ballard as being problematic.

Tommy Patrick said further feedback could be made at the upcoming City of Seattle design charette.

Cass O'Callaghan said the historic qualities of the District were diminished.

Discussion regarding potential legislation related to land use decisions:

Staff said that the temporary Covid legislation authorizing administrative approval was going to be proposed to become permanent by DON and that the Board's feedback was needed to refine content of the legislation. Staff distributed written content of the temporary legislation Ordinance 126188 that pertained to Ballard Avenue Landmark District.

Public Comment:

Ragan Peck provided public comment stating that decisions made administratively were not made consistently in compliance with the guidelines. They said that the administrative approval process differed significantly from their prior experience as an applicant coming before the Board for building renovation.

Cass O'Callaghan said the list of items was traditionally reviewed only by the Board and comprised much of the Board's core work.

Tommy Patrick said the traditional review process can be time consuming which is a burden for small businesses.

Joseph Herrin said there is a great value to the Board's deliberation to make decisions as well as inform guideline development.

Mark Durall said the Board has the ability to act independently in its decision-making more so than a person working in a paid staff capacity and this independence is beneficial to the process.

The Board discussed the fifteen items eligible for administrative approval according to the temporary legislation. The Board was open to permanent administrative review for these items only: Item seven: Installation, removal, or alteration of the following landscape elements: shrubs; perennials; annuals; and similar low-lying plantings; Item twelve: Emergency repairs that are not already considered in-kind repair, if the proposed replacement material used for the repair is compatible with the historic building fabric; Item fourteen: Revisions to a previously approved Certificate of Approval, where the design revisions are sympathetic to and do not destroy historic building materials; Item fifteen: Approval of a final certificate of approval when the Board previously granted a preliminary design certificate of approval and when the proposed final design does not deviate from what was submitted and approved in the preliminary design certificate of approval. The Board was not in favor of permanently adopting any other of the fifteen items presented.

The staff said the Board's feedback would be provided to the drafters of the legislation, proposed legislation would next be reviewed by the Mayor's Office, and would then proceed to Seattle City Council where additional public can be made.

The Board inquired about plans for compliance and enforcement emerging from the pandemic and said there appeared to be violations.

The staff said that compliance and enforcement was not of the highest priority during the Covid pandemic period but would be restored to the full extent possible with the available resources.

**090122.2      APPROVAL OF MINUTES**

No minutes had been presented for review.

**090122.3      REPORT OF THE CHAIR**

There was none.

10:25 a.m.      The meeting was adjourned.

Respectfully submitted,

Minh Chau Le  
Board Coordinator