

**Hansen Building South Wall Mural Project Narrative
Presentation and Request for Certificate of Approval
Ballard Avenue Landmark District Board Oct 1, 2026**
Presented by Laurie Lohrer, Hansen Bldg owner

Proposed Project and Request for Certificate of Approval. Install mural with vibrant commercial maritime image on South Wall of the Hansen Building, located at 5101 Ballard Avenue Northwest. Mural will be painted by local artist Nikki Solemsaas.

COA Applicants: Roger & Laurie Lohrer, owners Hansen Building/ Dock Street Properties LLC.

Mural Objectives. Increase safety, deter vandalism, and reflect the Hansen Building's longstanding connection to the North Pacific commercial fishing industry. As well, the mural will provide welcoming gateway to the Ballard neighborhood.

Repeated Tagging Events. The Hansen Building's south wall has been tagged with graffiti four times in last 12 months alone. Each time we remove or paint over graffiti, the wall is tagged again. Notably, the neighboring 5103 building mural has experienced few, if any, tags. We have lighting on back wall, but it has failed to deter taggers.

SPD Recommendation. Seattle Police officer Matt Brown, who conducted CPTED Security Assessment of the Hansen Building in Nov 2025, recommended mural as best deterrent to graffiti on the wall. On Jan 16, 2026, Matt said "... I believe that even more effective than the lights would actually be a mural. You've probably noticed that the mural next door has not been tagged, which is consistent to what we see in the city. Tagging is far more likely on blank walls, and even some walls that have extensive lighting. So, my official recommendation would be to add a mural to that open face wall".

Size. Mural will cover the South Wall. Dimensions are: 25' wide, 15.2" tall, as shown on mural artist's attached mockup.

Materials. Existing exterior wall is stucco, painted beige. Mural will be applied directly to stucco, using professional exterior acrylic mural paint with a matte finish. Once the mural is finished, an anti-graffiti protective coating will be applied, a protective barrier designed to make future graffiti easier to remove, without damaging artwork underneath.

Restricted Access to South Wall. The Hansen Building's South Wall is adjacent to fenced, locked King County Siphon lot. Each time the wall is tagged and for mural project, we're required to secure a Right of Entry permit from King County to enter the lot and remove the graffiti. ROE permit for this project is underway. The County had planned to fortify lot fencing this year to hinder access, but that has been delayed indeterminately.

Attachments:

Site Plan /Aerial Diagram of Hansen Building in Landmark District - PDF

Photos of existing conditions in neighborhood, current façade and context - 5 in one PDF

Mural Design, includes dimensions - PDF

Project Narrative (project objectives, SPD recommendations, Size, Materials, Access) - PDF

Hansen Annex Architectural Drawings - PDF

Owner's Consent - PDF



5107

BALLARD AVE NW

NW DOCK PL

1916

NW DOCK PL

BALLARD AVE NW

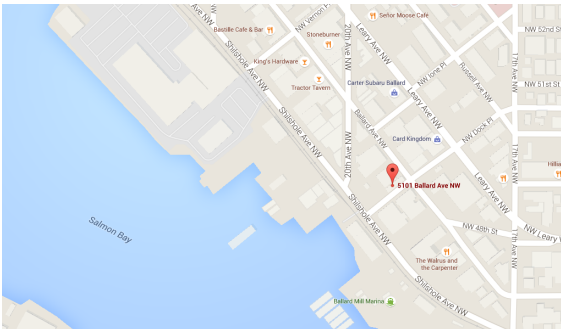
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1959

HANSEN BUILDING

~~VOLUNTARY SEISMIC UPGRADE~~

VICINITY MAP



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S5.0	BRACE FRAME ELEVATIONS & DETAILS

DESIGN & CONSTRUCTION TEAM

OWNER:	DOCK STREET PROPERTIES 2442 NW MARKET ST., SEATTLE, WA 98107 PH: (253) 310-7135 LAURIE LOHRER laurielohrer@hotmail.com
ARCHITECT:	SMR ARCHITECTS 117 S. MAIN ST., SEATTLE, WA 98104 PH: (206) 623-1104 ANDREW PHILLIPS, ARCHITECT aphillips@smrarchitects.com
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PROJECT & CODE SUMMARY

PROJECT SCOPE:	VOLUNTARY SEISMIC UPGRADE (5101 BALLARD AVE. ONLY)
DCI PROJECT #	6525174
ADDRESS:	5101 BALLARD AVE. NW, SEATTLE, WASHINGTON, 98107
ASSESSOR PARCEL #:	2767702335
LEGAL DESCRIPTION:	BLOCK 70 LOT 7 GILMAN PARK (LESS STREET)
LOT AREA:	2500 SF (5101 BALLARD AVE. & 1900 DOCK ST.)
BUILDING AREA:	3030 SF (5101 BALLARD AVE. ONLY)
BUILDING HEIGHT:	EXISTING 28'-7". NO CHANGE PROPOSED.
HISTORIC LISTING:	BALLARD AVENUE HISTORIC DISTRICT
CONSTRUCTION DATE:	1905
ZONE:	COMMERCIAL 1-6S
PARKING:	NONE EXIST./NONE PROPOSED
BUILDING CODE:	2012 SEATTLE EXISTING BUILDING CODE (SEBC) 2012 SEATTLE BUILDING CODE (SBC)
OCCUPANCY:	B OFFICES
CONSTRUCTION TYPE:	TYPE V
SPRINKLERS:	NONE

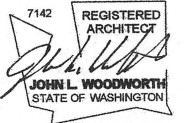


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HANSEN BUILDING
5101 BALLARD AVE. NW
SEATTLE WASHINGTON

Dock Street Properties
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blvd., suite 125
Seattle, WA, 98107



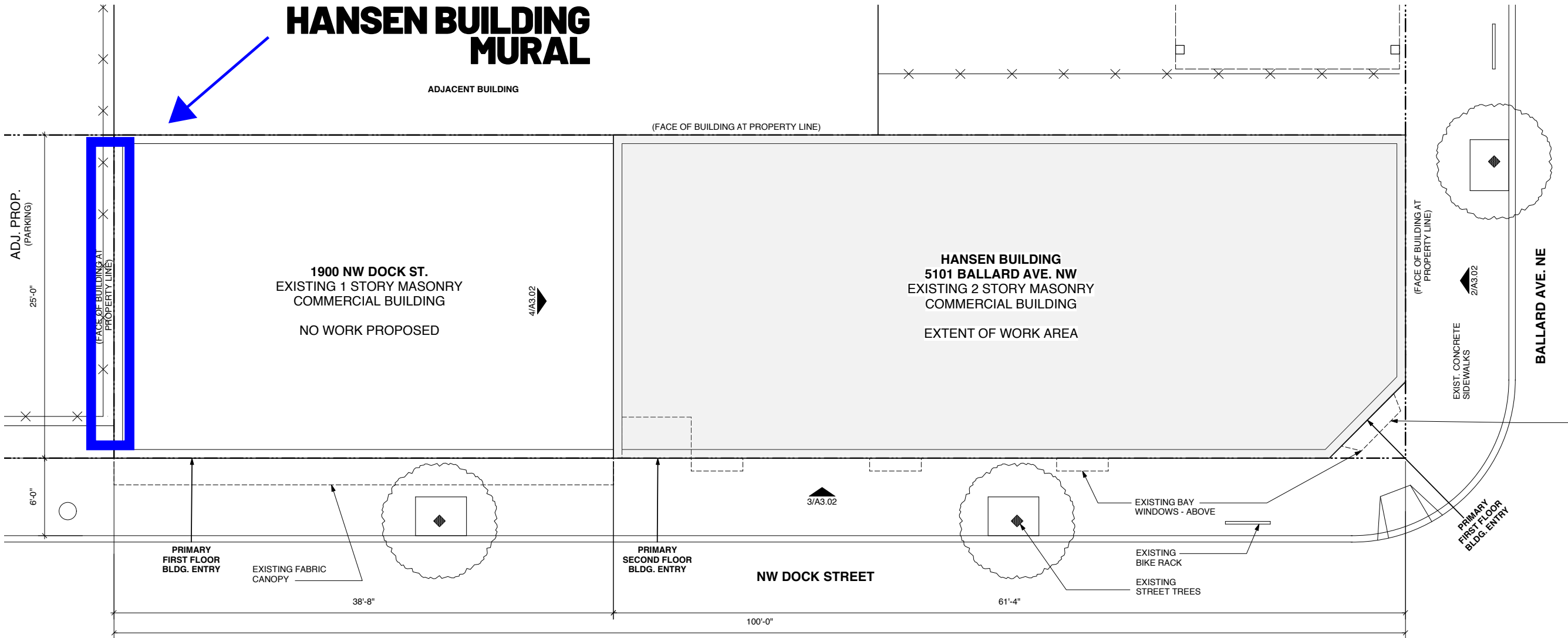
REVISIONS/NOTES		
NO	DATE	DESCRIPTION
1	5.11.16	Permit

DCI

TITLE
SITE PLAN
GENERAL INFO

PERMIT #	6525174
DRAWN	AP
CHECKED	DAK
ISSUE DATE	05.11.16
JOB NUMBER	15027.00
SHEET NO.:	

A1.00



1 SITE PLAN
SCALE: 1/4" = 1'-0"









HANSEN BUILDING MURAL

BLUEBIRD DAY CONCEPT

DATE:

September 2026

PRESENTED BY:

Nikki Solemsaas

PRESENTED TO:

Laurie & Roger Lohrer
The Hansen Building / Dock
Street Properties LLC

01 – PROJECT / CREATIVE DIRECTION

The initial mural direction draws from Ballard's maritime history and the Hansen Building's longstanding connection to the North Pacific commercial fishing industry. The concept features a working fishing vessel underway against a layered mountainous landscape, interpreted through my signature hard-edge, color-blocked style.



**Existing Site /
Mural Location**

South-facing exterior wall of the Hansen Building, Ballard, Seattle.

**CONCEPT 01 –
BLUEBIRD DAY**





CONCEPT 01 – BLUEBIRD DAY

Inspired by Ballard’s maritime roots and the Hansen Building’s longstanding connection to the North Pacific commercial fishing industry, this concept features a working fishing vessel underway against a layered mountainous landscape.

The bright bluebird-day palette emphasizes clear blues, crisp whites, and cool coastal tones, creating a light-filled interpretation of the scene while maintaining my signature bold, hard-edge, color-blocked style.

HANSEN BUILDING MURAL
WALL DIMENSIONS
25 FT WIDE × 15 FT 2 IN TALL
(379 SQ. FT.)

This rendering is intended to provide an approximate visualization of the mural within the site. Scale, perspective, architectural details, site conditions, and placement may vary slightly from the final installation.