



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 22/24

MINUTES OF THE MAY 2, 2024 MEETING

Time: 9:00 a.m.
Hybrid Meeting Physical Location: Ballard Customer Service Center-Conference Room: 5604 22nd Ave NW
Hybrid Meeting Remote Access: WebEx phone number and meeting link as indicated on meeting agenda

BOARD MEMBERS

Tommy Patrick, Chairperson
Miriam Hinden, Vice Chairperson
Richard Hiner
Philipp Koman
Anthony Salazar

STAFF

Minh Chau Le

Absent:

David Brazeau
John Cashman

As a quorum was present, the meeting was called to order at 9:33 a.m. by Tommy Patrick.

The chairperson re-ordered the agenda.

050224.4 APPROVAL OF MINUTES

Tommy Patrick made a motion to approve the minutes of April 4, 2024 as presented. Anthony Salazar seconded the motion.

4:0:1. Motion carried. Philipp Koman abstained.

050224.3 APPLICATIONS FOR CERTIFICATE OF APPROVAL

Richard Hiner was recused.

050224.31 San Fermo

Right-of-way adjacent to: 5341 Ballard Ave NW
Tim Baker, San Fermo

Proposal following the informational briefing presented April 4, 2024 for: a structure in the right-of-way consisting of a deck and surrounding railing; outdoor dining furniture to be used by the applicant business on a seasonal basis.

Staff provided the project summary, site plan, floor plan, renderings, elevation drawings, photos of existing features, construction details, and color and materials details. Staff cited guidelines: Purpose/Goals (3); Guidelines/General (4); 3, Scale of Buildings and Structures; 6, Street Level Façade Proportions; 7, Transparency; 9, Vehicular and Pedestrian Access; 10, Street Furniture.

Tim Baker described the proposal and provided color and material samples, and a physical sample of construction of the removable railing. He said the proposal was the result of addressing SDOT street use requirements, the curb height, and compatibility with the once-per-week farmers market operations. He demonstrated the way the removable railing would operate.

The board determined that the proposal conformed to the relevant guidelines cited in the staff report. The board was supportive of allowing flexibility for the applicant to add additional safety features as required by SDOT.

Action: Tommy Patrick made a motion to approve the application with the following amendment: subsequent addition of associated wheel stops as required by SDOT may be reviewed and approved by DON staff and will not require board review. Anthony Salazar seconded the motion.

4:0:0. Motion carried.

Richard Hiner left the meeting at 10:00 a.m.

050224.1 PUBLIC COMMENT

Juliana Loli of Gracia provided comment that individual businesses have different needs and conditions that should be taken into consideration when evaluating proposals for structures in the right of way.

050224.2 INFORMATIONAL BRIEFINGS

Miriam Hinden disclosed providing past design work to the applicant. The board determined there was no conflict of interest due to the nature of the work and the time that had elapsed.

Gracia

Right-of-way adjacent to: 5313 Ballard Ave NW
Jaime Duggan, Chester Gurl, Juliana Loli, Gracia

Preliminary information and consultation with the board for a structure and dining equipment in the right-of-way, to be used by the applicant business.

Jaime Duggan described the proposal, which consists of keeping the currently-existing structure, dimensions, siting, and roof design. She provided a visual presentation showing photos of the structure and related fixtures, color and material details, renderings, and site plans. Responding to questions, Gracia presenters clarified that: a roof and roll-up wall material were required to provide year-round use; that a street tree prevented the placement of pedestrian egress as recommended in the board-generated design guidance for structures in the right of way; the structure has an overhead heating system.

The board found that the structure, including the roof design, satisfies the board's interest in allowing visual access to buildings and features in the district. The board found the proposed dimensions and siting, which lack clearance between adjacent structures, were acceptable due to site-specific conditions and high visibility levels through and past the structure. The board found that the plants add interest at street level not otherwise possible due to the absence of planting strips in the District. The board generally approved of the proposed materials, but recommended providing alternative roof and wall materials that achieve better transparency and light transmission.

050224.5 REPORT OF THE CHAIR

None.

050224.6 REPORT OF THE STAFF

The staff reported that the annual board member election was underway.

050224.7 BOARD BUSINESS

None.

Adjourn The meeting was adjourned at 10:52 am.

Submitted by:
Minh Chau Le
Board Coordinator