



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 38/24

MINUTES OF THE JULY 11, 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
David Brazeau
John Cashman
Richard Hiner
Philipp Koman
Anthony Salazar

STAFF

Minh Chau Le

Absent:

None.

As a quorum was present, the meeting was called to order at 9:13 a.m. by Tommy Patrick.

071124.1 PUBLIC COMMENT

Ragan Peck provided comment that the proposal by Gracia should not be approved due to its size, materials, and the displacement of public space.

Brian Regan provided comment opposing the continuation of any structures in the right of way due to their incompatibility with the historic district.

071124.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL

071124.21 Washington State Parks Foundation

5308 Ballard Ave NW

John Floberg, Executive Director

Proposal for a new sign, to be attached to the existing blade sign for Anchored Ship Coffee.

Staff provided a site plan, elevation drawing, photos of the storefront, attachment details, and color and material information. Staff cited guidelines: Guidelines/Specific (13) Signs; Guidelines/Specific (13) Blade Signs (c) and (d).

John Floberg said that the proposal to hang the sign from another sign was due to the storefront's limited size. Responding to questions, he said the edge surface of the sign wood be a finished surface.

Property owner representative Ragan Peck said hanging one sign from another sign had been approved for a previous tenant in this location.

The board found the design, colors, materials, and method of attachment to be consistent with District guidelines.

Action: Tommy Patrick made a motion to approve the application as presented. Richard Hiner seconded the motion.

7:0:0. Motion carried.

Miriam Hinden disclosed prior design work for Gracia in 2015. The board determined there was no conflict of interest.

071124.22 Gracia

Right-of-way adjacent to: 5313 Ballard Ave NW

Tony Baranco, Gracia

Proposal for a curbside outdoor dining structure and related tables, chairs, lighting, fencing, and planters.

Staff provided photos of the storefront, photos of existing structure, color and material information for the structure, roof, fencing, wall materials, planters, and furnishings, lighting details, heater details, floor plan, site plan, elevation drawings. Staff cited guidelines: Guidelines/Specific (3) Scale of Buildings and Structures; Guidelines/Specific (7) Transparency; Guidelines/Specific (8) Landscaping; Guidelines/Specific (9) Vehicular and Pedestrian Access; Guidelines/Specific (10) Street Furniture; Guidelines/Specific (15)(j) New Construction Guidelines - Materials Textures. Staff reported that the applicant had presented an informational briefing to the board in May 2024 in which the board expressed full support for the proposed location, size, layout, roof shape, and materials.

Tony Baranco, Chester Gerl, and Juliana Loli of Gracia presented the proposal and provided a sample of the roofing material and photos showing the construction and installation of the wall material. They clarified that the metal railing would be fully replaced by wood railing on all sides of the structure, and that the rigid wall material would be used on all walled areas of the structure.

The board discussed transparency and agreed that the wall material provided adequate transparency, but that the hanging plants and trellises potentially interfered with transparency. The board discussed whether the structure was appropriately sized in relation to the corresponding storefront and building, and whether the footprint provided adequate pedestrian flow and visual relief.

Miriam Hinden left the meeting at 10:30 a.m.

Action: Tommy Patrick made a motion to approve the application with the following amendments: no plants, trellises, or other visually blocking features are allowed between four feet and six feet from grade level on all sides of the structure; the footprint of the structure will be reduced as follows: northern side to be moved to 2.5 feet away from the projected property line, away from the adjacent property; the overall length of the structure shall be 30 feet. Richard Hiner seconded the motion.

6:0:0. Motion carried.

071124.3 APPROVAL OF MINUTES

Tommy Patrick made a motion to approve the minutes of June 6, 2024, as presented. Anthony Salazar seconded the motion.

6:0:0. Motion carried.

071124.4 REPORT OF THE CHAIR

No report.

071124.5 REPORT OF THE STAFF

The staff reported that the annual board member election had resulted in two ties and that a runoff election would be held.

071124.6 BOARD BUSINESS

Annual election of board officers: postponed to the August 2024 board meeting.

Adjourn The meeting was adjourned at 11:22 am.

Submitted by:
Minh Chau Le
Board Coordinator