



HOT CAKES BALLARD CURBSIDE PERGOLA

5427 BALLARD AVE NW

SEATTLE DEPARTMENT OF NEIGHBORHOODS / BALLARD AVENUE LANDMARK DISTRICT BOARD
APPLICATION FOR CERTIFICATE OF APPROVAL
DONH-COA-XXXXX

12 JANUARY 2026



VIEW OF BUILDING FROM
BALLARD AVENUE, PRIOR TO
CONSTRUCTION OF PERGOLA
(MAY 2019)

NOTES

1. PERGOLA PLANS, ELEVATIONS, AND SECTION DRAWINGS ARE SCHEMATIC DESIGN LEVEL ONLY AND HAVE NOT BEEN EVALUATED FOR STRUCTURAL DESIGN
2. STRUCTURAL ENGINEERING & CONSTRUCTION OF PERGOLA BY OTHERS

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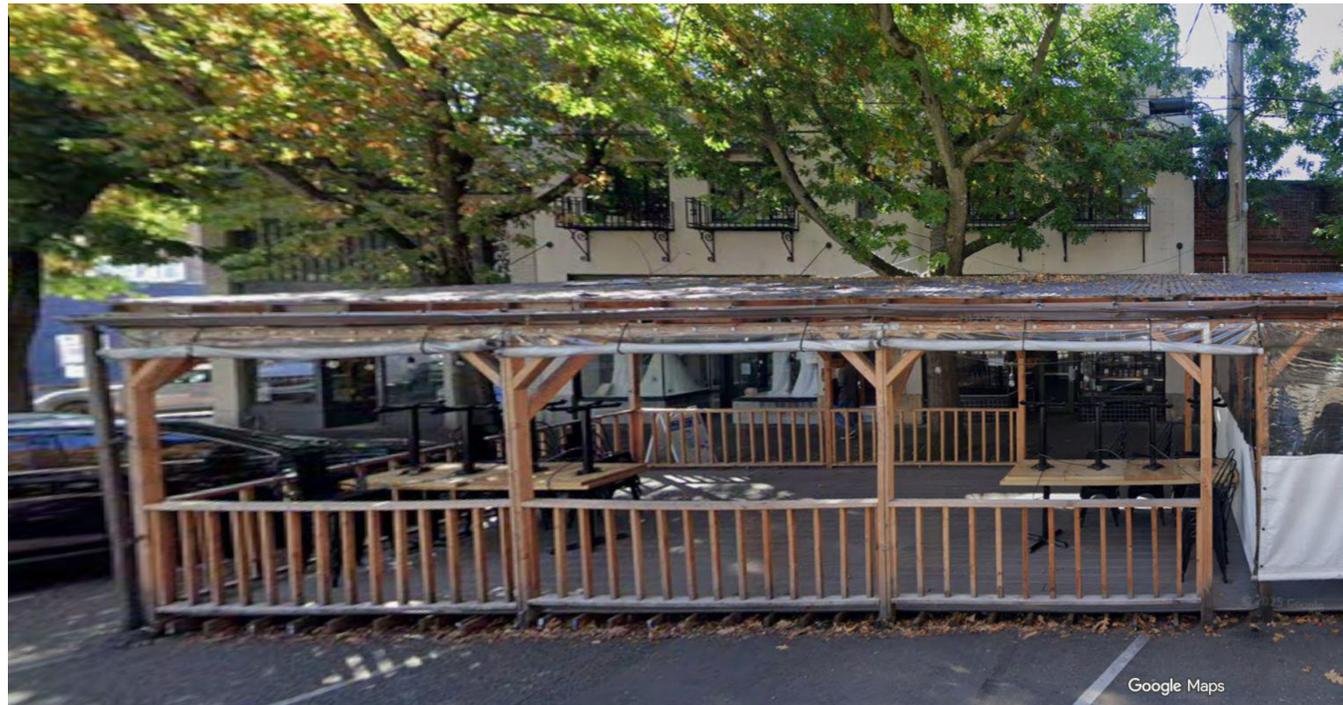
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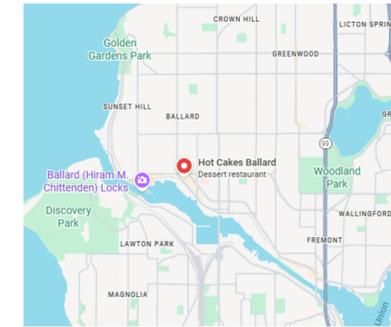


VIEW OF PERGOLA AND BUILDING
FROM BALLARD AVENUE

HOT CAKES PERGOLA

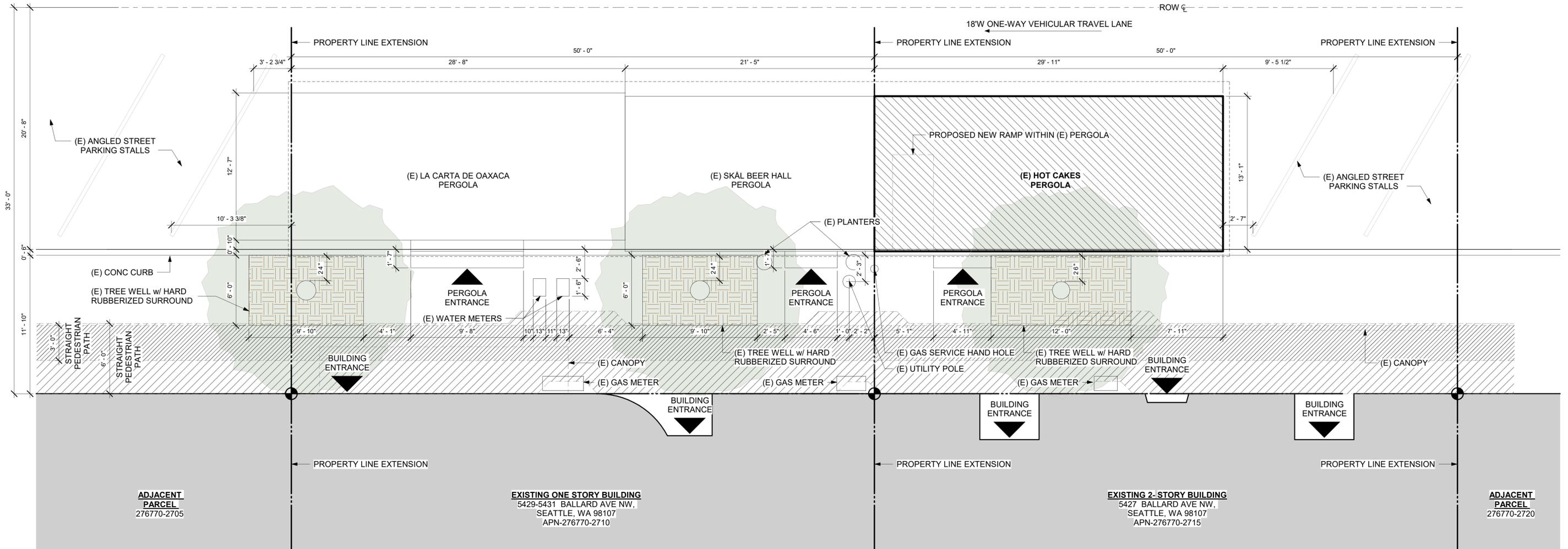
EXISTING CONDITIONS PHOTOS



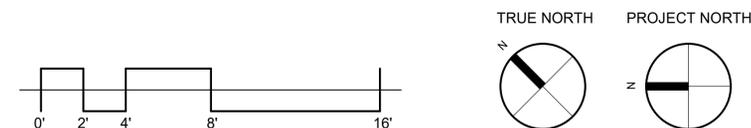


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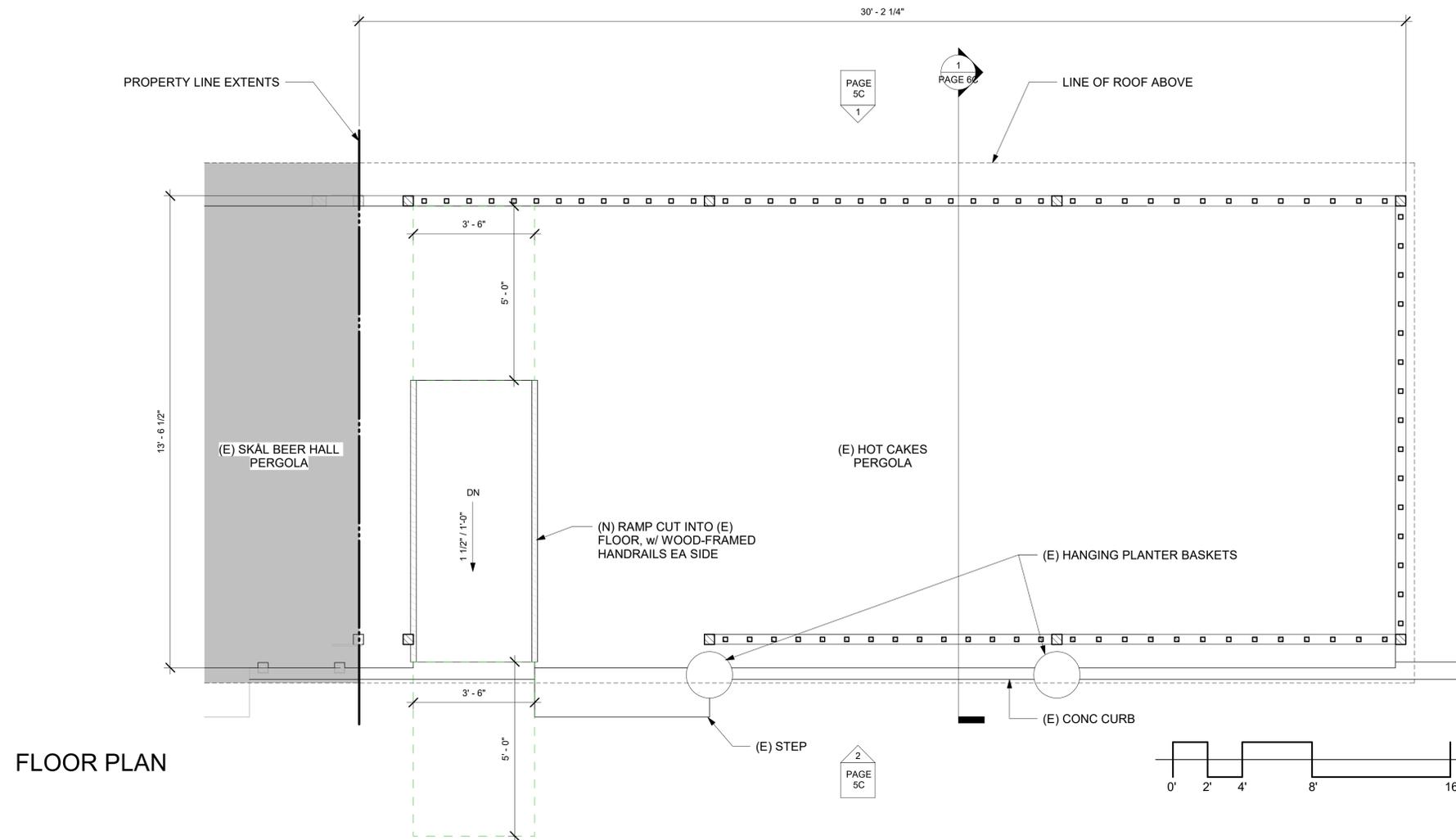
BALLARD AVE NW



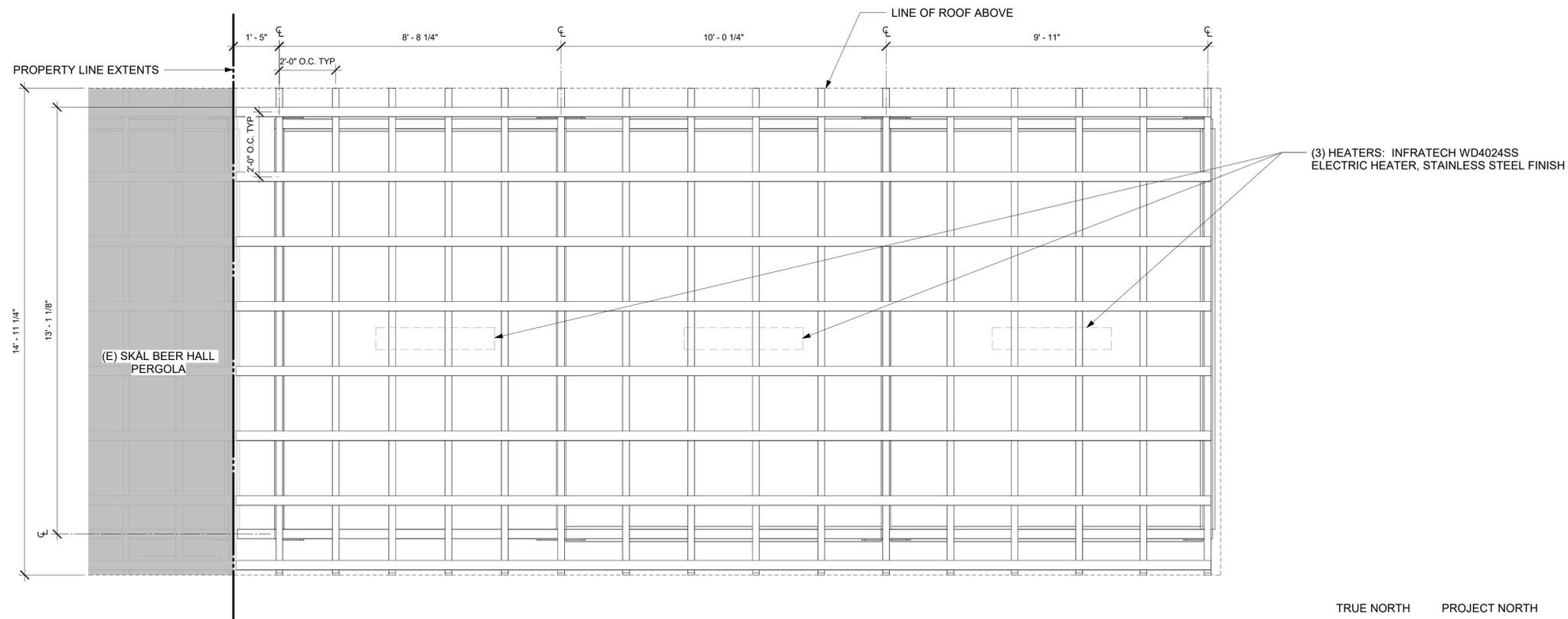
SITE PLAN



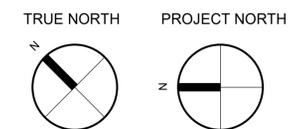
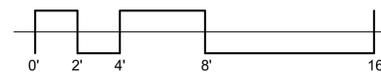
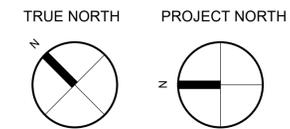
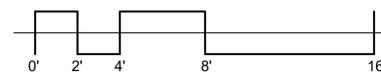
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FLOOR PLAN

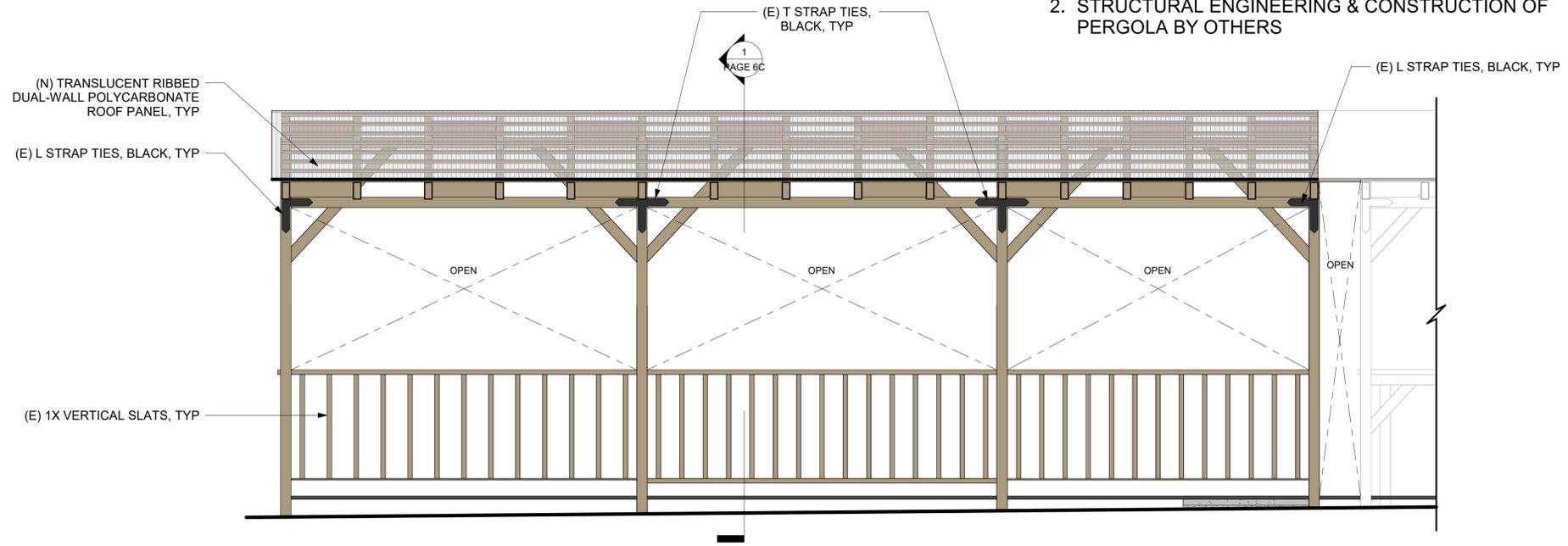


ROOF PLAN



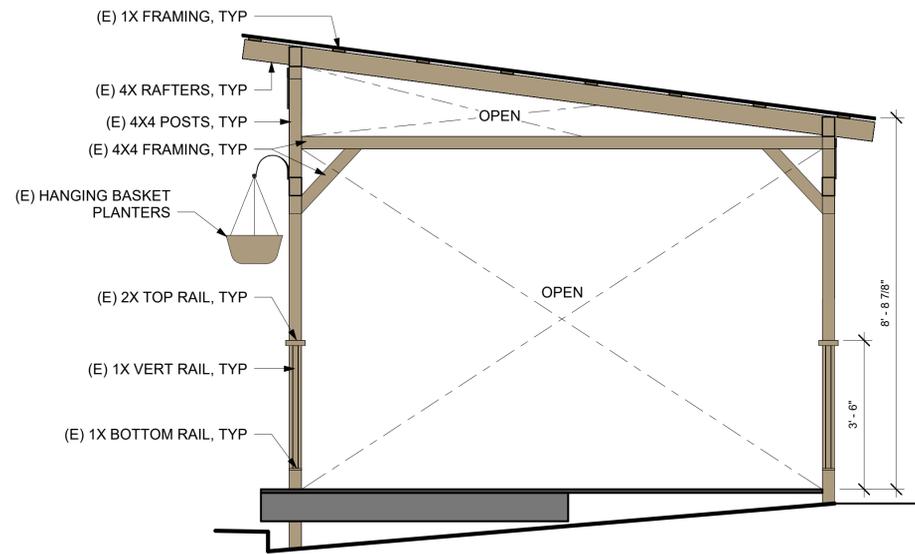
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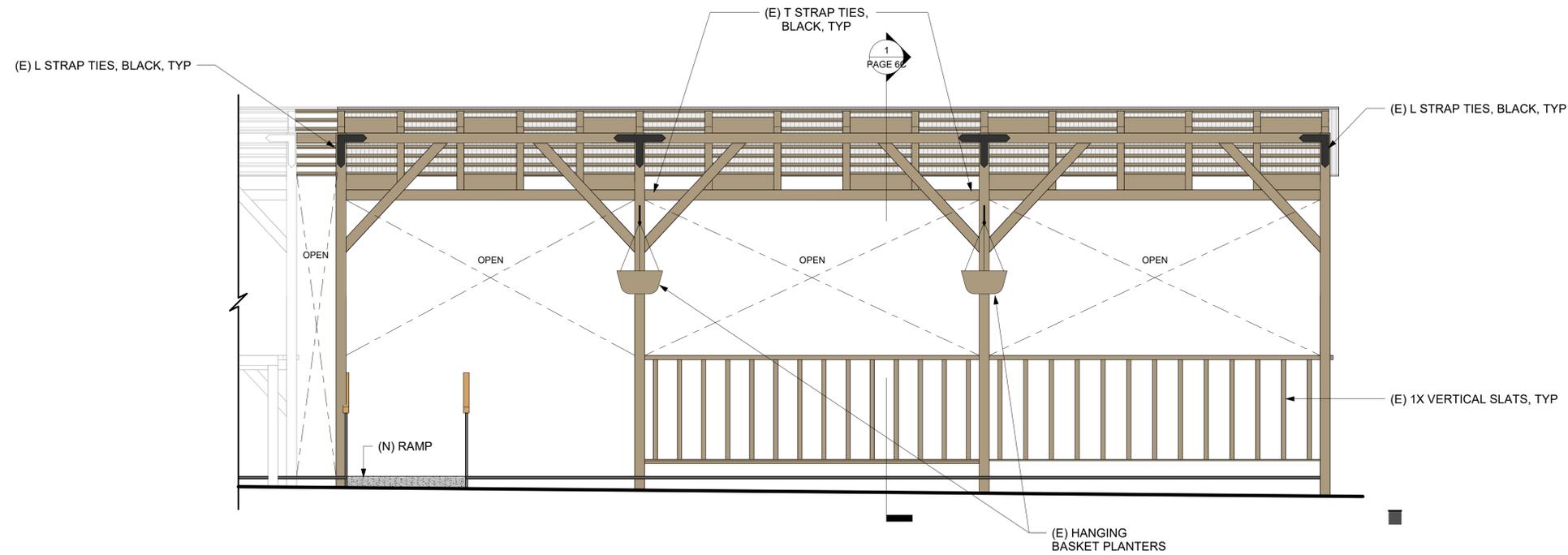


EAST ELEVATION

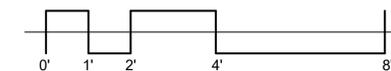
NORTH ELEVATION



SOUTH ELEVATION

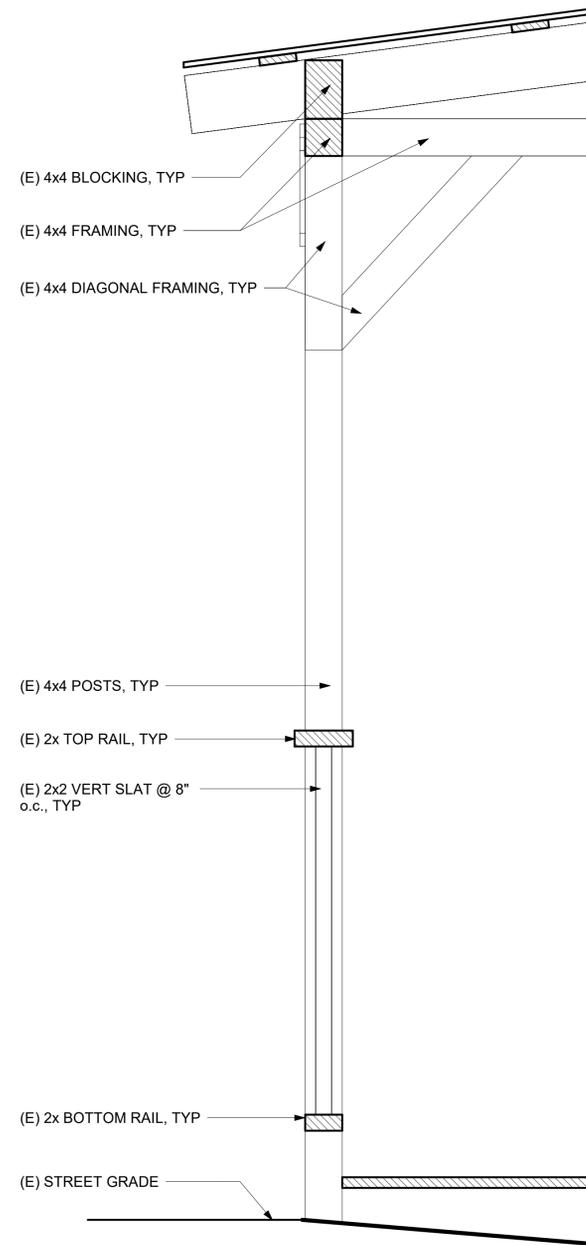


WEST ELEVATION

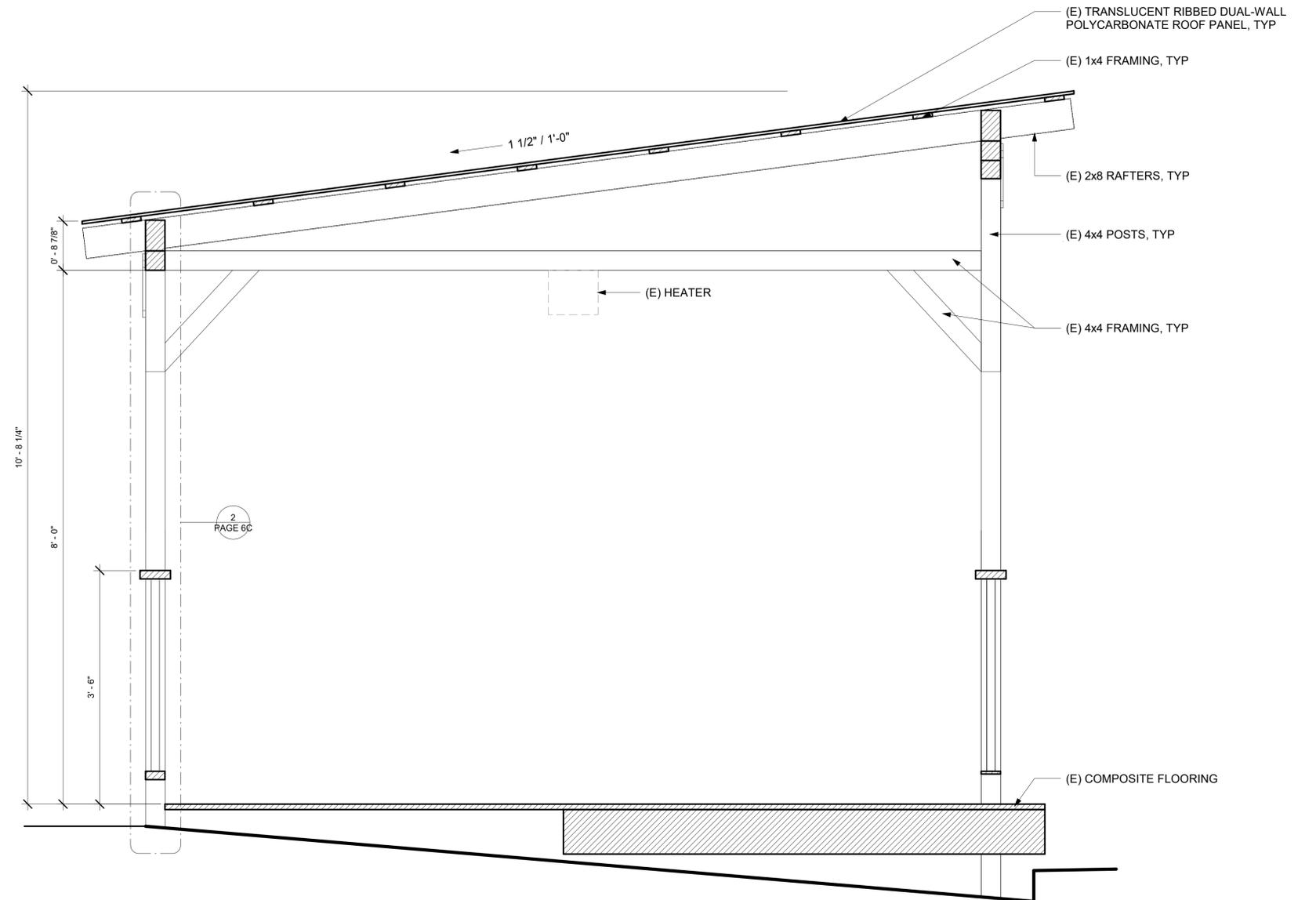


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FENCE/WALL PANEL DETAIL



SECTION

ROOFING

Location: Roof

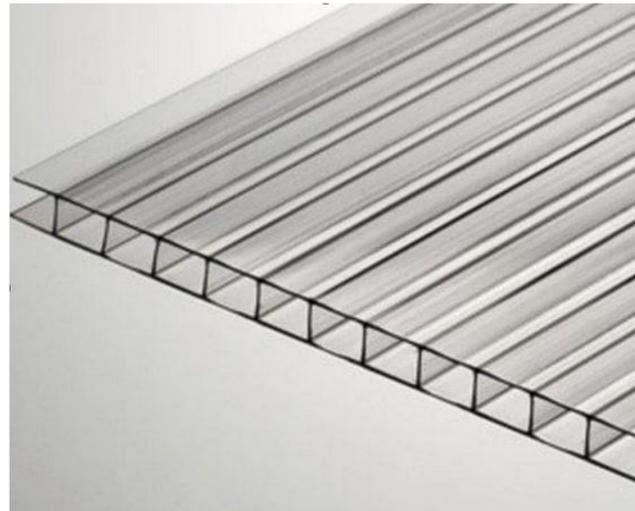
Manufacturer: Plaskolite
Model: Polygal Twinwall
Type: Roofing panels
Size: 48" x 96" panels, 10mm thick
Material: Double-wall polycarbonate sheet
Color: Clear, ribbed (79% light transmittance)

Description: Clear, ribbed polycarbonate roofing panels

Installation: Panels/ribs span from roof ridge to roof eave, with butt-joints at panel edges. Panels are screwed directly to the pergola's roof structural members with exterior-grade screws and black neoprene washers.

Intended use: General weather protection for occupants within the pergola structure. Material is clear to allow for daylighting within the pergola, but includes internal ribs which obscure views through the material.

Physical sample: 12" x 12" physical sample to be provided to the Landmarks Board for review.



FRAMING LUMBER

Location: Pergola roof structure, wall structure, structural posts, fence panels

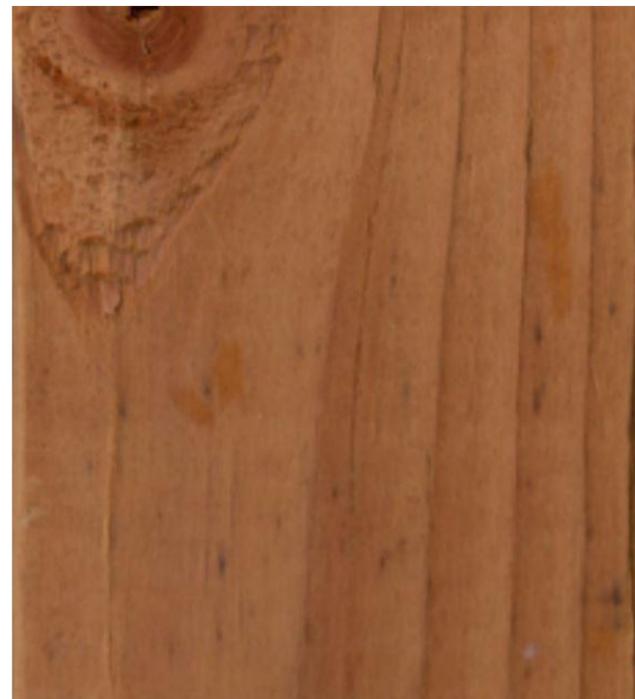
Manufacturer: N/A
Model: N/A
Type: Framing lumber
Size: 2x4, 2x6, 2x8, 4x4
Material: Douglas fir
Color: Unfinished natural wood

Description: General framing lumber used throughout the existing structure

Installation: Typical wood-framing throughout structure, connected with galvanized framing nails and black structural plate connectors.

Intended use: General structural support of the pergola, framing for lower fence panels, framing for removable upper wall panels, structural beams over wall openings, and roof structure.

Physical sample: 1.5" x 3.5" x 12" representative physical sample to be provided to the Landmarks Board for review.



FLOORING

Location: Floor

Manufacturer: Trex
Model: Enhance
Type: Composite deck boards
Size: 48" x 72" panels
Material: Composite recycled plastic and sawdust
Color: Havana Gold - Brown

Description: Composite deck boards

Installation: Screwed to wood floor joists

Intended use: Provide a flat floor surface above the sloped street paving.

Physical sample: 6" x 12" x 1" physical sample to be provided to the Landmarks Board for review.



Comments: Ballard Avenue Landmark District Guideline 15(j) notes that "the use of synthetic substitutes for traditional materials is prohibite. We are strongly opposed to the strict application of this particular District guideline for the pergola flooring for the following reasons:

1. Some sort of floor is a necessity at these pergolas. The street has a 14" vertical drop from center of road to the curb line, resulting in a cross slope of approximately 8%. This cross slope is much too steep for placing tables and chairs directly on the pavement, and far exceeds the 2% maximum cross slope for complying with ADA standards.
2. A more traditional material like cedar or other wood decking becomes very slippery when wet, whether natural, stained, or painted. While the roofs over the pergolas provide some weather protection, the pergolas are by no means weatherproof, and the floors do become wet during rain events and from adjacent street traffic splashing water onto the floors. Wet wood is also susceptible to the buildup of mildew over time which makes this material even more slippery when wet. This is a very serious safety and liability concern for the pergola owners. The currently installed Trex floorboards have a slight texture which allows them to provide adequate traction even in wet conditions.
3. Wood decking will be a maintenance nightmare for the pergola owners. The pergolas are used in a commercial setting with constant movement of table and chairs over the floor surface, and will cause them to become unsightly and damaged very quickly. Pergola owners have also cited maintenance concerns related to graffiti removal and the pergolas being used as public restrooms. Trex is a much more durable and more easily cleanable surface for this commercial and urban environment.
4. The Trex material is already installed and would be prohibitively expensive to replace with wood. The pergola owners have also noted that the Design Guidelines for ROW Structures provided to them by the City at the time of their original construction made no mention of approved flooring materials or any prohibitions on synthetic materials.
5. While the Design Guidelines for ROW Structures do reference the Ballard Avenue Landmark District Guidelines, the former are clearly written in such a way that grants pergola structures some leeway relative to the strict application of the District Guidelines. As an example, we see no reason that ROW Structure Guidelines allow synthetic materials such as acrylic and polycarbonate panels as replacements for glass in the pergolas roofs and walls, while a synthetic material like Trex is ***not*** allowed as a replacement for wood decking. The District Guidelines were clearly written for application to the existing historic buildings and new infill buildings and additions, while the ROW Structure Guidelines are clearly an addendum to the District Guidelines for dealing with curbside cafes.

FESTOON LIGHTING

Location: Pergola ceiling

Manufacturer: Feit
Model: N/A
Type: Festoon lighting
Size: Lamp bodies & bulbs, approximately 2" diameter
Material: Vinyl electrical cable, plastic lamp bodies, LED bulbs
Color: Black electrical cable, black lamps, 2200K LED bulbs

Description: Festoon lighting with 2200K LED bulbs and black plastic lamps spaced at 24" along black electrical cable.

Installation: Hung from metal hooks at wood rafters

Intended use: General lighting.

Physical sample: None available.



HEATERS

Location: At pergola ceiling (3 total)

Manufacturer: Infratech Heaters USA
Model: WD4024SS
Type: Dual Element Electric Heater
Size: 39"W x 8"D x 6"H
Material: Stainless Steel
Color: Stainless Steel

Description: Exterior overhead radiant electric heaters.

Installation: Hung from pergola ceiling by metal brackets. Power fed from main building by black electrical cable, spanning overhead across the sidewalk.

Intended use: General heating of outdoor dining during the cooler months of the year. Heaters will be removed and stored during the warmer months.

Physical sample: None available.



STRUCTURAL FRAMING STRAP

Location: Post-to-beam connections

Manufacturer: Simpson Strong-Tie
Model: APT-4 & APL-4
Type: Flat T- and L-straps
Size: 8.25" x 13.5" (T-strap)
 8.25" x 8.25" (L-strap)
Material: 12-gauge galvanized steel plate
Color: Black "ZMAX" powdercoat finish

Description: Black powdercoated metal structural strapping plates for connecting structural posts to structural beams

Installation: Face-applied to structural posts and beams, and screwed to structural members with black screws.

Intended use: Structural connections between post and beam members.

Physical sample: (1) T-strap and (1) L-strap to be provided to the Landmarks Board for review.

