

Ballard Avenue Landmark District
Staff report summary for the meeting of August 6, 2026

080626.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL

080626.21 Barn Owl Vintage A to Z
5209 Ballard Ave NW
Josh Dand, Business Co-owner

Proposal for exterior storefront painting, painted window signage, and painted door signage.

Exhibits:

- Project description.
- Photos of the existing storefront.
- Paint color details and visual samples.
- Window sign details and visual samples.
- Door sign details and visual samples.
- Rendering of all proposed changes.

Relevant guidelines:

5. Building Surface Treatments.

- Board to determine whether the proposed paint color conforms to this guideline, which includes “Painted surfaces shall be repainted with subdued colors that are appropriate and consistent with the historic building and District.”

7. Transparency.

- The proposed window and door signs’ color, style, and placement appear to conform to this guideline.

12. Signs.

- The proposed window and door signs’ material, size, content, and placement appear to mostly conform to this guideline.
- The proposed address lettering is 5” in height, slightly larger than the recommended 4” height. Board to determine appropriate action, which might include considering an exception, or requiring a reduction in size.

080626.22 Good Grief
Right of way adjacent to: 5316 Ballard Ave NW
Ramon Clark, Business Co-owner

Proposal for a curbside dining structure and related furniture, lighting, and heaters.

Additional relevant information:

- The proposed structure is located in the right-of-way, for which SDOT is considered the property owner.
- SDOT has consented to this proposal advancing to the board for its review and decision.
- SDOT maintains the ability to conduct further additional review following the board’s decision.

Exhibits:

- Project description.
- Rendering of the proposed structure.

- Color and material information for the structure.
- Site plans.
- Elevations for east, west, north, and south.
- Deck framing and support details.
- Post and railing details.
- Furniture, lighting, heater, and ramp details.
- Photos of the existing storefront.

Relevant guidelines:

3. Scale of Buildings and Structures

- Board to determine whether the scale of the proposed structure is appropriate, taking into account the overall effect of its proposed width, height, form, materials, colors, the degree of transparency it affords, and how it relates to its surroundings.

7. Transparency.

- The proposal appears to provide visibility at pedestrian eye level.

9. Vehicular and Pedestrian Access.

- The proposal does not appear to obstruct the adjacent sidewalk. A ramp is proposed to facilitate access to the patio.

10. Street Furniture.

- Colors, materials, placement of furniture appear to meet District standards.

15. New Construction Guidelines

- (j) Materials/Textures. Appears to meet District standards, with no prohibited materials being proposed.
- (k) Colors. Appears to meet District standards; colors are subdued and do not conflict with the colors of surrounding buildings.