



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 55/26

MINUTES OF THE AUGUST 6, 2026 MEETING

Location: Ballard Customer Service Center-Conference Room: 5604 22nd Ave NW.
Remote Access: Teams phone number and meeting link as indicated on meeting agenda.

BOARD MEMBERS

Tommy Patrick, Chairperson
Anthony Salazar, Vice Chairperson
John Cashman
Philipp Koman
Joe Krentz
Meagan Teutsch

STAFF

Minh Chau Le

Absent:

Max Genereaux

As a quorum was present, the meeting was called to order at 9:08 a.m. by Chairperson Tommy Patrick.

080626.1 PUBLIC COMMENT

None.

080626.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL

080626.21 Barn Owl Vintage A to Z
5209 Ballard Ave NW
Josh Dand & Aidan Judge, Business Co-owners

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

Staff provided a 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, and a rendering of all proposed changes.

Staff cited guidelines: 5 - Building Surface Treatments; 7 - Transparency; 13 – Signs.

Josh Dand and Aidan Judge presented the proposal and provided physical paint color samples. Responding to board questions, they confirmed that the paint color of their Georgetown location is similar, but not identical, to the paint color currently being proposed.

The property owner was not in attendance.

The board found the proposed window and door signage to be consistent with district guidelines. It found the proposed paint color, at the scale proposed, was not adequately subdued. The board determined the conflict could be remedied by limiting the use of the paint color to a smaller portion of the storefront. The board cited the following guidelines: 5 - Building Surface Treatments; 7 - Transparency; 13 – Signs.

Action: Tommy Patrick made a motion to approve the application, under the condition that the portion of the façade between the roof and the level of the cornice on the adjacent building shall be painted black. Philipp Koman seconded the motion.

6:0:0 Motion carried.

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.

Staff provided a project description, a rendering of the proposed structure, color and material information for the structure, site plans, elevations, deck framing and support details, post and railing details, furniture, lighting, heater, and ramp details, and photos of the existing storefront. Staff cited guidelines: 3 - Scale of Buildings and Structures; 7 – Transparency; 10 - Street Furniture; 15 (j) - New

Construction Guidelines, Materials/Textures; 15 (k) - New Construction Guidelines, Colors.

Ramon Clark presented the proposal and provided a physical stained wood sample. Responding to board questions, he confirmed that the proposed festoon lighting's electrical cord would likely run across the sidewalk to reach the storefront.

The property owner was not in attendance.

The board found the proposal to be consistent with district guidelines relating to colors, materials, scale, transparency, and placement. The board found that the wiring for the proposed festoon lighting and the proposed railing were potential impediments to pedestrian flow. The board cited the following guidelines: 3 - Scale of Buildings and Structures; 7 – Transparency; 10 - Street Furniture; 15 (j) - New Construction Guidelines, Materials/Textures; 15 (k) - New Construction Guidelines, Colors.

Action: John Cashman made a motion to approve the application under the conditions that the festoon lighting be eliminated and the railing be extended to the entrance of the ramp and along the return for the ramp. Joe Krentz seconded the motion.

6:0:0 Motion carried.

080626.3 APPROVAL OF MINUTES

Tommy Patrick made a motion to approve the minutes of July 2, 2026, as presented. Anthony Salazar seconded the motion.

5:0:1. Motion carried. John Cashman abstained.

080626.4 REPORT OF THE CHAIR

The chair reported that a planned August 8 community fundraiser had been cancelled, and that the Ballard Alliance hosts various meetings that are open to the public.

080626.5 REPORT OF THE STAFF

The staff reported that the Seattle City Council is to confirm a community member to Board Position #6, for which there were no candidates in the 2026 board member election.

080626.6 BOARD BUSINESS

Annual election of board officers, postponed from July 2026:

Tommy Patrick was nominated to serve as chairperson.

5:0:1 Tommy Patrick abstained.

Anthony Salazar was nominated to serve as vice chairperson.

5:0:1 Anthony Salazar abstained.

The board requested that SDOT attend a future board meeting to share updates about planning regarding the Burke-Gilman Trail.

Adjourn The meeting was adjourned at 10:20 a.m.

Submitted by:
Minh Chau Le
Board Coordinator