



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 04/25

MINUTES OF THE JANUARY 2, 2025 MEETING

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

BOARD MEMBERS

Tommy Patrick, Chairperson
Miriam Hinden, Vice Chairperson
John Cashman
Philipp Koman
Anthony Salazar
Meagan Teutsch

STAFF

Minh Chau Le

Absent:

Max Genereaux

As a quorum was present, the meeting was called to order at 9:15 a.m. by Chair Tommy Patrick.

010225.1 PUBLIC COMMENT

Jennifer Scarlett provided written comment opposing the Roam Bar's retroactive proposal for an outdoor structure and television monitors [comment read by the staff per the board's request].

010225.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL

010225.21 Roam Bar
5105 Ballard Ave NW
Alexander Fraser, Swoose Studio

Administered by The Historic Preservation Program, The Seattle Department of Neighborhoods

"Printed on Recycled Paper"

Nicole and Alanna Healy, Business Owners

Proposal for retroactive approvals: a business sign, television monitors mounted on the building exterior, a covered outdoor dining structure and its related equipment located within the business property.

Staff provided a site plan, photos of the existing and previous signs, sign details, photos of the existing outdoor structure and its related heaters, lighting, photos of the building-mounted television monitors, color and materials information for the structure, the board's 2008 approval for a covered outdoor area, scale drawings and construction details for the structure. Staff cited guidelines 7, Signs; 7(a), Sign Materials; 7(f), Sign Lighting; 14, Additions to Existing Buildings. Responding to questions, staff clarified that the existing metal railing, trash enclosure, and sign holder had been reviewed and approved by the board, the existing structure had not been reviewed or approved by the board, and that the structure was non-compliant with SMC code sections pertaining to the Ballard Avenue Landmark District because of the lack of approval.

The applicants described the proposal related to their new business. They were previously unaware that their new business sign required Landmark District Board review and approval, and unaware that the existing structure and accessories installed by the previous tenant lacked the required board approval.

The property owner was not in attendance.

The board recognized that the applicant was attempting to remedy a situation they did not create and became aware of after moving in. The board found that the sign was consistent with district guidelines.

Action: John Cashman made a motion to approve the application for the Roam sign only, as presented. Tommy Patrick seconded the motion.

6:0:0. Motion carried.

The board found that the structure visually obstructed adjacent buildings, its materials were likely incompatible with district guidelines, and the television monitors were in conflict with district guidelines. The board advised that these issues were resolvable through the following changes: eliminate the television monitors, vertical weatherproof sheeting, and glulam beams; use a roof material that is either rigid, clear, and appropriately durable or is fully retractable canvas.

The applicant withdrew the application and indicated the intent to present a modified proposal at a future board meeting.

010225.3 APPROVAL OF MINUTES

Miriam Hinden provided an amendment clarifying the vote on item 120524.3.

Miriam Hinden made a motion to approve the minutes of December 5, 2024, as amended. John Cashman seconded the motion.

6:0:0. Motion carried.

010225.4 REPORT OF THE CHAIR

No report.

010225.5 REPORT OF THE STAFF

Staff reported the Department of Neighborhoods is sending a letter to District property owners in January 2025 to increase awareness about Landmark District processes and requirements.

010225.6 BOARD BUSINESS

The board discussed its interest in receiving a briefing by SDOT on the Burke Gilman Trail Missing Link's potential impacts on the district, including vegetation plans and changes to traffic circulation.

The board discussed the under-use of outdoor dining structures and whether consistently active usage should be a greater factor in the board's future decisions regarding the structures.

Adjourn The meeting was adjourned at 10:52 am.

Submitted by:
Minh Chau Le
Board Coordinator