



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 14/25

MINUTES OF THE MARCH 6, 2025 MEETING

Location: Seattle City Hall - Loowit Conference Room: 600 4th Ave, 4th floor
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
Meagan Teutsch

STAFF

Minh Chau Le

Absent:

Max Genereaux
Anthony Salazar

As a quorum was present, the meeting was called to order at 9:10 a.m. by Chairperson Tommy Patrick.

030625.1 PUBLIC COMMENT

None.

030625.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL

The agenda was re-ordered due to the applicant's tardiness for item 030625.21.

030625.22 Other Coast Cafe

Right-of-way adjacent to: 5315 Ballard Ave NW

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

"Printed on Recycled Paper"

Emily Mabus, Business Owner
John Geurts, McNelis Architects

Proposal for a curbside outdoor dining structure and related furniture, planters, lighting, and heaters. Two different designs provided for the board's consideration.

Staff provided photos of the existing storefront, photos of the existing curbside structure to be removed, site plans, a roof plan, elevations, construction details, and color, material, finishes, and furnishings information. Staff cited guidelines: 3) - Scale of Buildings and Structures; 7) – Transparency; 9) - Vehicular and Pedestrian Access; 10) - Street Furniture; 15) - New Construction Guidelines, (a) Design, (j) Materials/Textures, (k) Colors.

The applicants presented a preferred design option and an alternative design option, which differed in railing design but were similar in all other aspects. The applicants explained that the proposal was designed to be visually unobtrusive and complimentary to surrounding buildings.

The property owner was not in attendance.

The board found that the applicant's preferred option was consistent with both the general district guidelines and the board's customized design guidance for structures in the right-of-way. The board obtained clarification that there would be adequate clearance beneath any electrical cable running above the sidewalk, and attachment information for the roofing materials and decorative medallions.

Action: John Cashman made a motion to approve the application's preferred design option as presented. Tommy Patrick seconded the motion.

5:0:0. Motion carried.

030625.21 Ballard Pizza
5205 Ballard Ave NW
Dylan Neuwirth, Western Neon

Proposal to re-face the existing blade sign and storefront wall sign. Postponed from the meeting of February 6, 2025.

Staff provided a site plan, scale drawing of the storefront, and sign color, material, and design information. Staff cited guidelines: 13) – Signs.

The applicant presented the proposal for re-facing existing signs, with no new attachment points. Responding to questions, the applicant confirmed the work had already been completed without a Certificate of Approval.

The property owner was not in attendance.

The board found that the application was consistent with district design guidelines, but inconsistent with the requirement to obtain a Certificate of Approval prior to implantation.

Action: Tommy Patrick made a motion to approve the retroactive application as presented. John Cashman seconded the motion.

5:0:0. Motion carried.

030625.3 APPROVAL OF MINUTES

Tommy Patrick made a motion to approve the minutes of February 6, 2025, as presented. John Cashman seconded the motion.

5:0:0. Motion carried.

030625.4 REPORT OF THE CHAIR

No report.

030625.5 REPORT OF THE STAFF

Staff reported that the annual board member election would be held in June for the positions of resident and property owner.

030625.6 BOARD BUSINESS

The board expressed an interest in learning about any future changes to federal historic preservation incentives.

Adjourn The meeting was adjourned at 10:23 am.

Submitted by:
Minh Chau Le
Board Coordinator