



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 73/24

## MINUTES OF THE DECEMBER 5, 2024 MEETING

Time: 9:00 a.m.  
Hybrid Meeting Physical Location: Ballard Customer Service Center-Conference Room: 5604 22nd Ave NW  
Hybrid Meeting Remote Access: WebEx phone number and meeting link as indicated on meeting agenda

### BOARD MEMBERS

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

### STAFF

Minh Chau Le

### Absent:

Tommy Patrick, Chairperson  
Max Genereaux

As a quorum was present, the meeting was called to order at 9:10 a.m. by Miriam Hinden.

### 120524.1 PUBLIC COMMENT

None

### 120524.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL

120524.21 Spoonfull Thai Kitchen and Bar  
Rights-of-way adjacent to 5210 Ballard Ave NW – front and back entrances  
Jason Patpu and Mike Mew, Business Owners

Proposal for two outdoor dining structures and related heaters, lights, and furniture. The business proposes one structure at its front entrance on Ballard Ave NW and one structure at its rear entrance on 20th Ave NW.

Staff provided photos of the existing storefronts, site plans, floor plans, roof plans, elevations, renderings, material information and furniture, heater, planter, and lighting details. Staff cited guidelines: Guidelines/Specific (3) - Scale of Buildings and Structures; Guidelines/Specific (7) – Transparency; Guidelines/Specific (8) - Landscaping; Guidelines/Specific (9) - Vehicular and Pedestrian Access; Guidelines/Specific (15)(j) - New Construction Guidelines, Materials/Textures.

The applicants presented information about siting, materials, construction, and the intent to increase seating capacity.

The property owner was not in attendance.

The board found that the two separate structures were appropriate because the one on 20<sup>th</sup> Ave NW could bring desirable activation with minimal loss of parking. The board found that the proposed structural knee braces and spacing of the railings were impediments to visual transparency. The board also found that the proposed wheel stops were not adequately subdued in appearance.

Action: Philipp Koman made a motion to approve the application under the following conditions: eliminate all structural knee braces unless they are required for structural integrity; eliminate all wheel stops unless they are required by SDOT; if wheel stops are required they must achieve minimal visible impact; increase the spacing between railing balusters to 3 - 3.5 inches. Antyhony Salazar seconded the motion.

5:0:0. Motion carried.

#### **120524.3 APPROVAL OF MINUTES**

Anthony Salazar made a motion to approve the minutes of November 7, 2024, as presented. Philipp Koman seconded the motion.

4:0:1 Motion carried. Miriam Hinden abstained.

#### **090524.4 REPORT OF THE CHAIR**

No report.

#### **090524.5 REPORT OF THE STAFF**

The staff provided a reminder of the 2025 board meeting schedule.

**090524.6      BOARD BUSINESS**

The board discussed recent vandalism at the Bell Tower involving graffiti and theft of a plaque. The board requested informational presentations in 2025 on the Burke Gilman Trail Missing Link and the Sound Transit Ballard Link Extension projects.

Adjourn      The meeting was adjourned at 11:05 am.

Submitted by:  
Minh Chau Le  
Board Coordinator