



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 8/26

MINUTES OF THE FEBRUARY 5, 2026 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
Anthony Salazar, Vice Chairperson
John Cashman
Max Genereaux
Philipp Koman
Joe Krentz
Meagan Teutsch

STAFF

Minh Chau Le

Absent:

None.

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

020526.1 PUBLIC COMMENT

None.

020526.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL

020526.21 Anchored Ship Coffee Bar
Right of way adjacent to: 5308 Ballard Ave NW
Sheila Mulvihill, Business Owner

Proposal for a covered curbside dining structure and related furniture, lighting, planters, wheel stops.

Staff provided: renderings of the proposed structure; site plan; floor plan; roof plan; elevations; a section drawing; color and materials information; fixtures information. Staff cited guidelines: 3, Scale of Buildings and Structures; 7, Transparency; 9, Vehicular and Pedestrian Access; 10, Street Furniture; 15 (j), New Construction Guidelines, Materials/Textures; 15 (k); New Construction Guidelines, Colors.

Sheila Mulvihill presented the proposal with project contractor Scott Ingebretson.

The property owner was not in attendance.

The board found the structure to be excessive in height and not appropriately scaled to the corresponding storefront. The board suggested the issue could be fully remedied by reducing the height of the entire structure by two feet, with the reduction to be taken from the height of the vertical posts. The board obtained confirmation from the applicant that the design of the transparent vertical panels had not been finalized. The board cited the following guidelines: 3-Scale of Buildings and Structures.

Action: Tommy Patrick made a motion to approve the application under the following conditions: the overall total height of the structure must be reduced by two feet, with the reduction to be taken from the length of the vertical posts only; the transparent wall panels are excluded from the approval. John Cashman seconded the motion.

7:0:0. Motion carried.

020526.22 King's Hardware
Right of way adjacent to: 5225 Ballard Ave NW
Jason Huntley-Land, Mallett Design Build

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

Staff provided: photos of the storefront; rendering of the proposed structure; photos of existing curbside structure and furniture; site plan; floor plan; roof plan; elevations; section drawing; attachment details; color and materials information; lighting information. Staff cited guidelines: 3, Scale of Buildings and Structures; 7, Transparency; 9, Vehicular and Pedestrian Access; 10, Street Furniture; 15 (j), New Construction Guidelines, Materials/Textures; 15 (k); New Construction Guidelines, Colors.

Jason Huntley-Land presented the proposal on behalf of business owner Jeff Ofelt, who was not in attendance.

The property owner was not in attendance.

The board cited conflicts with district guidelines related to materials, finishes, and transparency. The board found that the proposed plywood, unfinished wood and hardware, and unkempt planters would be inconsistent with materials and finishes throughout the district. The proposed solid railing enclosure was found to be overly obstructive of visual transparency. The board cited the following guidelines: 7-Transparency; 15(j)-New Construction Guidelines, Materials/Textures; 15(k)-New Construction Guidelines, Colors.

Action: Tommy Patrick made a motion to approve the application under the following conditions: the entirety of the proposed solid wood enclosure will instead be a railing matching the drawing of a wood picket railing in the application materials; the planters will either be repaired and painted black or replaced in-kind and painted black; all wood surfaces and hardware for the structure will be painted brown to match the corresponding storefront. John Cashman seconded the motion.

7:0:0. Motion carried.

020526.3 APPROVAL OF MINUTES

Anthony Salazar made a motion to approve the minutes of December 4, 2025, as presented. Tommy Patrick seconded the motion.

4:0:2. Motion carried. Joe Krentz and Philipp Koman abstained.

020526.4 REPORT OF THE CHAIR

None.

020526.5 REPORT OF THE STAFF

Annual board member election will be held in June. Board positions 2-Property Owner, 4-Property Owner or Business Person, and 7-Property Owner will be up for election in 2026.

020526.6 BOARD BUSINESS

None.

Adjourn The meeting was adjourned at 10:48 a.m.

Submitted by:
Minh Chau Le
Board Coordinator