



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 16/26

MINUTES OF THE MARCH 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
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.

030526.1 PUBLIC COMMENT

None.

030526.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL

030526.21 Hotcakes
Right of way adjacent to: 5427 Ballard Ave NW
Jason Huntley-Land, Mallett Design Build
Austin Crider, Hot Cakes

Proposal for a covered curbside dining structure and related flooring, stair access, furniture, lighting, and heaters.

Staff provided: photos of the adjacent storefront; photos of the existing curbside structure and furniture; site plan; floor plan; roof plan; elevations; section drawing; color and materials information; applicant's comments regarding proposed flooring materials; fixtures and hardware 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 and Austin Crider presented the proposal and provided material samples for wood, roofing, decking, and hardware.

The property owner was not in attendance.

Public comment: Adam McQueen.

The board found the proposal to be consistent with district guidelines relating to pedestrian and vehicular access, street furniture, scale, and transparency. The board discussed the structure's unfinished wood and hardware, concluding that they were not compatible with materials in the district and would require a surface treatment to be compatible. The board identified the synthetic flooring material as being in conflict with district guideline 15(j), but acknowledged replacement would be potentially costly and wasteful. The board found that the flooring material served a safety function by providing a level and slip-resistant surface, that it is a reversible change, and that its appearance can be mitigated. The board found that the street beneath the structure is uneven. The board cited the following 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.

Action: Tommy Patrick made a motion to approve the application under the following conditions: all wood on the structure will be painted or solid body stained in a color matching the frame color of the adjacent building marquee; all exposed cut edges of the decking material will be visually concealed with fascia, all hardware will be painted a color matching the frame color of the adjacent building marquee; the stair at the entry will be modified to consist of two risers of equal height; future replacement of the deck will be either wood or another guideline-compliant material only. John Cashman seconded the motion.

5:1:0 Motion carried. Anthony Salazar opposed.

Right of way adjacent to: 5429 Ballard Ave NW
Jason Huntley-Land, Mallett Design Build
Adam McQueen, Skal Beer Hall

Proposal for a covered curbside dining structure and related flooring, stair access, furniture, lighting, and heaters.

Staff provided: photos of existing storefront; rendering of proposed structure; photos of existing curbside structure and furniture; site plan; roof plan; elevations (east and west only); section drawing; color and materials information; applicant's comments regarding proposed flooring materials; fixtures and hardware 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 and Adam McQueen presented the proposal and provided material samples for wood, roofing, decking, and hardware.

The property owner was not in attendance.

The board found the proposal to be consistent with district guidelines relating to pedestrian and vehicular access, street furniture, scale, and transparency. The board discussed the structure's existing wood treatment, concluding it was not compatible with materials in the district and would require a different surface treatment to be compatible. The board identified the synthetic flooring material as being in conflict with district guideline 15(j), but acknowledged replacement would be potentially costly and wasteful. The board found that the flooring material served a safety function by providing a level and slip-resistant surface and that it is a reversible change. The board found that the street beneath the structure is uneven. The board cited the following 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.

Action: Tommy Patrick made a motion to approve the application under the following conditions: all wood on the structure will be painted or solid body stained in a color matching the frame color of the adjacent building marquee; the stair at the entry will be modified to consist of two risers of equal height; future replacement of the deck will be either wood or another guideline-compliant material only. Joe Krentz seconded the motion.

5:1:0 Motion carried. Anthony Salazar opposed.

030526.23 La Carta de Oaxaca
Right of way adjacent to: 5431 Ballard Ave NW
Jason Huntley-Land, Mallett Design Build
Roberto Dominguez, La Carta de Oaxaca

Proposal for a covered curbside dining structure and related flooring, stair access, furniture, lighting, and heaters.

Staff provided: photos of existing storefront; rendering of proposed structure; photos of existing curbside structure and furniture; site plan; roof plan; elevations; section drawing; color and materials information; applicant's comments regarding proposed flooring materials; fixtures and hardware 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 and Roberto Dominguez presented the proposal and provided material samples for wood, roofing, decking, and hardware.

The property owner was not in attendance.

The board found the proposal to be consistent with district guidelines relating to pedestrian and vehicular access, street furniture, and scale. The proposed plexiglass railing-level enclosure did not provide adequate transparency and obscured views. The proposed unfinished wood is not adequately compatible with materials in the district and requires a surface treatment to be compatible. The board identified the synthetic flooring material as being in conflict with district guideline 15(j), but acknowledged replacement would be potentially costly and wasteful. The board found that the flooring material served a safety function by providing a level and slip-resistant surface, that it is a reversible change, and that its appearance can be mitigated. The board found that the street beneath the structure is uneven. The board cited the following 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.

Action: Tommy Patrick made a motion to approve the application under the following conditions: all wood on the structure will be painted or solid body stained in a color matching the frame color of the adjacent building marquee; all exposed cut edges of the decking material will be visually concealed with fascia; the stair at the entry will be modified to consist of two risers of equal height; future replacement of the deck will be either wood or another guideline-compliant material only; the railing-level enclosure will be a picket-style wood railing instead of plexiglass. John Cashman seconded the motion.

5:1:0 Motion carried. Anthony Salazar opposed.

030526.3 APPROVAL OF MINUTES

Tommy Patrick made a motion to approve the minutes of February 5, 2026, as presented. Anthony Salazar seconded the motion.

6:0:0. Motion carried.

030526.4 REPORT OF THE CHAIR

Tommy Patrick reported on conditions facing district business including unpredictably rising costs. He raised the topic of the board considering the long-term viability, appropriateness, and necessity of dining structures in the right of way.

030526.5 REPORT OF THE STAFF

Annual board member election will be held in June. Board positions 6-Property Owner or Business Person, and 7-Property Owner will be up for election in 2026. Board documents will be re-formatted to improve readability; formatting changes only with no changes to contents or substance.

030526.6 BOARD BUSINESS

The board discussed the loss of parking that has resulted from the dining structures in the right of way, and the planning effort to restore the Benson Trolleys.

Adjourn The meeting was adjourned at 11:40 a.m.

Submitted by:
Minh Chau Le
Board Coordinator