



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 40/26

MINUTES OF THE JUNE 4, 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 9:10 a.m. by Chairperson Tommy Patrick.

060426.1 PUBLIC COMMENT

None.

060426.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL

060426.21 Homage
5000 20th Ave NW (storefront and adjacent sidewalk right-of-way)

Rachel Reid, Business Co-owner

Proposal for storefront café tables and chairs. Additionally, proposal for retroactive approval of window decal signs, a storefront sign, and painting. Postponed from the meeting of May 7, 2026.

Staff provided: applicant's statements; photos of the storefront; paint color; site plan for café area; signage colors, materials, methods of application; furniture details. Staff cited guidelines: 5, Building Surface Treatments; 7, Transparency; 10, Street Furniture; 13, Signs.

Rachel Reid presented the proposal, providing confirmation of the site dimensions and that the paint color was the same as what was used by the previous tenant.

The property owner was not in attendance.

The board found that the proposal was mostly consistent with district guidelines, but that using painted rather than vinyl window signs would be more compatible with the District. The board cited the following guidelines: 5, Building Surface Treatments; 7, Transparency; 10, Street Furniture; 13, Signs.

Action: John Cashman made a motion to approve the application under the following condition: the window signage will be painted instead of vinyl decal. Philipp Koman seconded the motion.

7:0:0 Motion carried.

060426.22

Intersection Planters

Right-of-way: intersection of Ballard Ave NW and 20th Ave NW
Joe Herrin, Project Designer and Manager

Proposal to remove the existing planters and replace them with corten steel planters.

Staff provided: site plans; photos of the existing intersection and planters; planter sizes, materials, colors, plantings. Staff cited guidelines: 8, Landscaping; 9, Vehicular and Pedestrian Access; 10, Street Furniture.

Joe Herrin presented the proposal, providing confirmation that the planters custom fabricated to match the curved contours showing the proposed site plan, and that abutting tenants and business owners had agreed to maintain the plantings.

The property owner was not in attendance.

The board found that the proposal was mostly consistent with the relevant district guidelines. The board cited the following guidelines: 8, Landscaping; 9, Vehicular and Pedestrian Access; 10, Street Furniture.

Action: Tommy Patrick made a motion to approve the application as presented. Philipp Koman seconded the motion.

7:0:0 Motion carried.

060426.3 APPROVAL OF MINUTES

Tommy Patrick made a motion to approve the minutes of May 7, 2026, as presented. Anthony Salazar seconded the motion.

7:0:0. Motion carried.

060426.4 REPORT OF THE CHAIR

The chair announced an August 8 community fundraiser and provided a reminder to the board to use a consistent and guidelines-based approach to its reviews and decisions.

Max Genereaux exited the meeting at 9:50 a.m.

060426.5 REPORT OF THE STAFF

None.

060426.6 BOARD BUSINESS

Discussion of right-of-way issues including unpermitted structures and pedestrian safety at intersections.

Adjourn The meeting was adjourned at 9:57 a.m.

Submitted by:
Minh Chau Le
Board Coordinator