

**Ballard Avenue Landmark District
Staff report summary for the meeting of January 2, 2025**

010225.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL

010225.21 Roam Bar
5105 Ballard Ave NW
Alexander Fraser, Swoose Studio
Nicole Healy, Business Owner

Proposal for retroactive approvals: a business sign, television monitors mounted on the building exterior, a covered outdoor dining structure and its related equipment located within the business property.

Additional relevant information:

- The current tenant was not aware that their new sign required Landmark District Board review and approval. Upon learning of the requirement, they immediately applied for retroactive approval.
- A routine review of prior building Certificates of Approval revealed that the outdoor dining structure, designed and built by the previous tenant, had not been reviewed or approved by the board.
- The current tenant seeks to retain and continue operating the outdoor structure.

Exhibits

- Site plan.
- Photos of existing and previous signs.
- Sign details.
- Photos of existing outdoor structure and its related heaters, lighting.
- Photos of the building-mounted television monitors.
- Color and materials information for the structure.
- The board’s 2008 approval for a covered outdoor area (which does not match the structure that was eventually built in 2013).
- Scale drawings and construction details for the structure.

Relevant Landmark District Guidelines:

| Guideline Title | Comments |
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| Guideline 7, Signs a. Sign Materials f. Sign Lighting | The new sign is mounted on the existing, previously board-approved sign mount. The materials appear to conform to guidelines regarding sign materials. Internally lit signs and signs that portray motion are not permitted. The televisions very likely create an effect similar to these qualities that are not permitted. |
| Guideline 14, Additions to Existing Buildings | The structure obscures the original building due to the combination of its footprint and form. Board to determine whether the structure meets the stated requirement that the “size and scale of an addition shall be limited in relationship to the existing building so that the addition does not diminish or visually overpower the building.” |