



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 67/24

MINUTES OF THE NOVEMBER 7, 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

Tommy Patrick, Chairperson
John Cashman
Max Genereaux
Philipp Koman
Anthony Salazar
Meagan Teutsch

STAFF

Minh Chau Le

Absent:

Miriam Hinden, Vice Chairperson

As a quorum was present, the meeting was called to order at 9:10 a.m. by chair pro tem Anthony Salazar.

110724.1 PUBLIC COMMENT

Joe Herrin, District property owner, provided comment in critique of 2022 right-of-way changes at the intersection of Ballard Ave NW and 20th Ave NW.

Laurie Lohrer, District property owner, provided comment in opposition to an adult entertainment business planning to operate within the District.

110724.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL

Max Genereaux was recused during this portion of the meeting.

110724.21 Hattie's Hat

Right-of-way adjacent to: 5231 Ballard Ave NW

Max Genereaux, Business owner

Proposal for a curbside outdoor dining structure and related seating, lighting, and heaters.

Staff provided a photo of the building façade, renderings, photos of the existing structure, site plan, floor plans, roofing plan, elevations, construction details. method of attachment for post bases, color and materials information, heating and lighting information, and an SDOT-generated sample site plan. Staff cited guidelines: Guidelines/Specific (3) - Scale of Buildings and Structures; Guidelines/Specific (7) – Transparency; Guidelines/Specific (9) - Vehicular and Pedestrian Access; Guidelines/Specific (15)(j) - New Construction Guidelines, Materials Textures; Guidelines/Specific (15)(k) - New Construction Guidelines, Colors.

Max Genereaux provided clarification that the proposed paint colors for wood surfaces could be eliminated in favor of stain, the presented floor plan should be revised to show dining booths placed a few feet away from the street-side railing rather than directly against it, and clarified the size, framing, and placement of the proposed vertical weather panels. He provided physical samples of the roof and weather panel materials.

The property owner was not in attendance.

The board found that most of the proposal was consistent with District guidelines, but that the multi-colored lighting was not adequately subdued.

Action: John Cashman made a motion to approve the application with the following amendments: all wood will be stained rather than painted, the furniture will be moved a few feet away from the railing on the street-facing side, the north and south sides of the structure will also have the removable window panels, all window panels will have a single outside frame only with no inside dividers, and the lighting must be non-blinking warm white only. Philipp Koman seconded the motion.

4:0:0. Motion carried.

Max Genereaux resumed his role as a board member.

110724.3 APPROVAL OF MINUTES

Anthony Salazar made a motion to approve the minutes of October 3, 2024, as presented. Philipp Koman seconded the motion.

5:0:0. Motion carried.

110724.4 REPORT OF THE CHAIR

No report.

110724.5 REPORT OF THE STAFF

No report

Tommy Patrick arrived at 10:13 a.m. and assumed the role of chair.

110724.6 BOARD BUSINESS

Review and update “Design Guidance for Structures in the Right-of-Way”:

The board discussed revising the existing guidance document in the following areas: removing the prescriptive 2 ½ foot recommendation regarding clearance between structures in favor of a more general emphasis on views and pedestrian flow; establishing a minimum required thickness of 10 millimeters for Plexiglas roof materials; prohibiting corrugated roof materials; prohibiting pliable wall materials, allowing gable and shed roofs so long as they maintain views and visibility, requiring that glass must be tempered or laminated, presenting the board’s existing sample pergola drawings as informational rather than prescriptive, requiring that lighting be warm white and non-blinking, and document formatting changes for clarity.

Phillipp Koman made a motion to approve the proposed revisions. Tommy Patrick seconded the motion.

6:0:0. Motion carried

Updates regarding public art planning in Ballard:

Anthony Salazar provided information on potential future artwork to activate Miller Plaza on Ballard Ave NW at NW Market St, including a pole wrapped in a custom designed mosaic to be built approximately spring 2026.

Adjourn The meeting was adjourned at 10:47 am.

Submitted by:
Minh Chau Le
Board Coordinator