



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 14/24

MINUTES OF THE APRIL 4, 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
Miriam Hinden, Vice Chairperson
David Brazeau
John Cashman
Richard Hiner
Philipp Koman
Anthony Salazar

STAFF

Minh Chau Le
Melinda Bloom

Absent:

Philipp Koman

As a quorum was present, the meeting was called to order at 9:15 a.m. by Tommy Patrick.

040424.1 PUBLIC COMMENT

Joe Herrin provided comment citing non-compliance with Landmark District requirements and spoke in support of increased enforcement.

Kevin Troutt of Ballard-Fremont Greenways provided comment in support of enhancing walking and rolling modes of transportation in public spaces.

040424.2 INFORMATIONAL BRIEFINGS

San Fermo

Right-of-way adjacent to: 5341 Ballard Ave NW

Tim Baker, San Fermo

Preliminary information for a structure in the right-of-way, to be used for outdoor dining on a seasonal basis.

Tim Baker described the proposal for a platform in the right of way to be used for outdoor dining on a seasonal basis. He provided a site plan, photos of the space, proposed color and material information, and furniture details.

Responding to questions, he clarified the structure would not be attached to anything and that the design was compatible with the needs of the weekly farmers' market.

The board found that the roofless design fully satisfied the board's interest in allowing visual access to buildings and features in the district. The board found the proposed dimensions and the offset placement of the structure in relation to the adjacent building and property lines was acceptable due to site-specific conditions. The board generally approved of the proposed materials, but there was not affirmative consensus regarding the proposed decking.

040424.3 APPLICATIONS FOR CERTIFICATE OF APPROVAL

040424.31 Lupe's Situ Tacos

5239 Ballard Ave NW

Lupe Flores, Business Owner

Proposal to paint building exterior and add painted signage, door decal signage, and window décor.

Staff provided the applicant's statement, photos of the existing space, renderings of proposed changes, signage details, window décor details, and color samples. Staff cited guidelines: 2, Secretary of the Interior Standards (c); 5, Building Surface Treatments; 7, Transparency; 13, Signs.

Lupe Flores described the proposal and provided color and material samples, adding clarification that the proposed transom decorative material was acetate.

The board discussed whether the proposed front window décor was overly obstructing, the proposed building color being distinctive and not highly subdued, and the boldness of the proposed building signage, particularly on the side facing NW Vernon Pl.

Action: Richard Hiner made a motion to approve the application with the following amendments: the painted designs on the front windows must be reduced as follows: top from 7 down to 5 inches, sides from 5 down to 3 inches, bottom from 16 down to 12 inches. Applicant to provide revised scale drawing to staff for review and administrative approval. Anthony Salazar seconded the motion.

6:0:0. Motion carried.

040424.4 APPROVAL OF MINUTES

Tommy Patrick made a motion to approve the minutes of March 7, 2024 as presented. John Cashman seconded the motion.

6:0:0. Motion carried.

040424.5 REPORT OF THE CHAIR

None.

040424.6 REPORT OF THE STAFF

None

040424.7 BOARD BUSINESS

None.

Adjourn The meeting was adjourned at 11:00 am.

Submitted by:
Minh Chau Le
Board Coordinator