



Historic Review Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item: 2

Subject

Consider and act upon a recommendation to the City Council for a request regarding the enclosure and covering of an existing outdoor patio area for outside seating for a restaurant located in the Downtown Historic District. Property located at 302 N Ballard.

Recommendation

Motion to recommend (**approval, approval with conditions, or denial**) as presented

Discussion

Owner: Jimenez Evaristo

Applicant: Jose Rosales & Bryan Rogers

The Owner/Applicant is proposing to replace an existing open air patio with a covered raised wooden deck that faces N Ballard Avenue. The measurements of the deck are 50 feet by 19 feet (950sf) with a cover height of 12 feet.

The purpose of the request is to provide exterior improvements to the existing visual appearance of the restaurant, and provide additional seating for the clientele. While the main area for the restaurant was a home built in 1900, the existing outside patio was constructed in 2021.

All of the proposed exterior materials are to match the existing appearance of the restaurant. The construction of the deck will be made out of cedar wood. Paint for the new deck shall be SW 7012 Creamy from the Sherwin Williams America's Heritage Pallet. The shingles of the covered deck shall match the shingles of the primary structure.

The current owner purchased the property in 2019 (which has used as a restaurant at that time) and has completed renovations on the property which include outdoor seating, constructing a walk-in cooler to the rear, expanding the south side of the building to add a bar on the porch, adding doors and windows, extending the existing patio to relocate the ADA ramp to the front of the building, enclosure of an existing outdoor storage area and lastly the conversion of a garage for overflow seating. These previous modifications received approval by the Historic Review Commission and City Council on 06/11/2019, 04/11/2023, and on 10/14/25.

In accordance with Ordinance No. 2022-34, any development proposing new construction or substantial renovation requires special oversight by the Commission to ensure preservation of the historic and architectural character of the area.