



The City of Seattle

Pike Place Market Historical Commission

Mailing Address: PO Box 94649, Seattle WA 98124-4649
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MINUTES

MHC 83/20

Wednesday March 11, 2020

4:30 p.m.

PDA Meeting Room, 93 Pike Street, Room 317

COMMISSIONERS

Bob Hale

Sonja King

Lisa Martin via telephone

John Ogliore, Vice Chair

Lauren Rudeck

Christine Vaughan, Chair

Staff

Minh Chau Le

Melinda Bloom

Absent

Anais Winant

Michael Hammond

Sam Farrazaino

Rachael Kitagawa

Golnaz Mohammadi

Chair Christine Vaughan determined that a quorum was present and called the meeting to order at 4:35 pm.

She reminded Commission members to announce any conflict of interest or ex parte communication prior to review of applications.

031120.1 APPLICATIONS FOR CERTIFICATES OF USE APPROVAL

Los Agaves

1514 Pike Pl #7

Jaime Mendez

Staff Report, Use: Ms. Le explained the application for an existing restaurant selling Mexican street food proposes to sell Mexican beer for on-premises consumption only. She said the space is in Zone 2, street level, food a-e, retail a-d uses permitted. Former use was food e. New use would be food e (no changes to current). Space is 306 square feet. Proposed ownership structure: No changes to current. Owner financial affiliations: No changes to current. Owner operator: Jaime Mendez (no change). Business hours: 8 am – 6 pm daily, no changes to current. Exhibits reviewed included a site plan and business license. Guidelines that applied to this application included 2.8.

URC Report: Ms. Le said the Committee cited 2.8.1 a, b & c and recommended to approval.

Applicant Comment:

Jaime Mendez said the change is to meet customer demand for Mexican beer and to help increase revenue. He said he will demarcate an area for beer consumption.

Landlord Comment:

Karen Brems, PDA said the addition will enhance the dining experience; the beer will only be consumed on site.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Ogliore said URC reviewed and the addition doesn't change the specialty nature of the business and enhances the specialty nature. It is consistent with the guidelines. He said there are no similar items nearby and the change will not create an undesirable mix.

Ms. Martin said the Committee thought it conformed to Guidelines and would be a good enhancement to the business

Action: Ms. King made a motion to adopt a resolution to approve the application as presented.

MM/SC/SK/BH 6:0:0 Motion carried.

Market Optical
1906 Pike Pl #8
John Turnbull, PDA

Staff Report, Use: Ms. Le explained the application for proposal to reduce space of existing business by approximately 350 square feet to allow for expansion of

adjacent business, Piroshky Piroshky. She said the space is in Zone 2, street level, food a-e and retail a-d uses permitted. Former use was retail a. New use would be retail a (original space) and food c, f. Space is approx. 1480 square feet. Proposed ownership structure: No changes to current. Owner financial affiliations: No changes to current. Owner operator: Jamey Balousek (no change). Business hours: 10 am – 6 pm daily, no changes to current hours. Exhibits reviewed included a site plan, photos of existing interior, and schematic renderings of existing space and proposed modifications. Guidelines that applied to this application included 2.8.

URC Report: Ms. Le said the Committee cited 2.8.1 a, b & c and recommended to approve.

Applicant Comment:

John Turnbull, PDA explained the 15 year old business had expanded; prior owner sold the business and the new owner does not need as much space. He said the business will downsize to allow expansion of Piroshky.

Ms. Vaughan asked if Piroshky Piroshky would still be within square foot requirement in guidelines.

Mr. Turnbull said it would.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Ogliore said the change is consistent with character of the business and with guidelines. He said it is a minor change of use.

Ms. Martin said it is a good move for Market Optical and it makes sense.

Action: Ms. King made a motion to adopt a resolution to approve the application as presented.

MM/SC/SK/JO 6:0:0 Motion carried.

031120.2

APPLICATIONS FOR CERTIFICATES OF DESIGN APPROVAL

Seattle Cutlery

1920-A Pike Pl

Peter Bassiri, Robert Wagner

Staff Report, Design: Ms. Le explained the application to demolish existing walls, expand store space, move knife sharpening area, create display area, and install window at adjacent business per use approval MHC 25/20. Exhibits reviewed

included plans detailing existing floor plan, walls to be demolished, elevations, electrical plan; photos and dimensions of proposed features; and color and material samples. Guidelines that applied to this application included 3.4 and 3.5.

DRC Report: Ms. Le said the Committed cited 3.4 and 3.5 and requested that applicant must provide lighting plan at March 11 meeting.

Applicant Comment:

Brian ___ explained the design concept to expand into the public lobby which is not well-used and to create an area for professional chefs. He said the expansion will not impact the entrance to Bavarian Meats. He said the sharpening room will be reduced in size. They will add a steel wall with moveable partition; access will remain to restrooms, storage, and for deliveries. Color will match Market Green. They will use the same cabinet makers for continuity.

Mr. Ogliore said the committee had concerns about delivery – pallets and strollers.

Mr. Turnbull said concerns were met.

Public Comment: There was no public comment.

Mr. Hale said the Committee had concerns about impacts to neighbors and visibility of Bavarian Meats.

Ms. Rudeck asked the distance between sharpening room and stairway.

Robert Wagner said it is over 5’.

Ms. Martin said she had nothing further to add.

Action: Mr. Hale made a motion to adopt a resolution to approve the application as presented.

MM/SC/BH/LR 6:0:0 Motion carried.

Corner Produce
1500 Pike Pl #12
Robert Klein

Staff Report, Design: Ms. Le explained the proposal to install signage, equipment, display case, produce tables, and cash registers related to the relocation of Ellenos Yogurt per Use approval MHC 2/20. Exhibits reviewed included a site plan, written scope of work, equipment list, specifications for

equipment, before and after photos of proposed work, and signage details. Guidelines that applied to this application included 3.4 and 3.6.

DRC Report: Ms. Le said the Committee cited 3.4 and 3.6 and recommended to approve.

Applicant Comment:

Robert Klein went over rendering; he said table locations will be as indicated on plan. Seasonal fruit will be on the corner. He said two flat top gelato cases and a refrigerator case would be added; there will be a common area for coats.

Alex ___ said they will extend flavors; new stands are a little lighter but will look the same and be painted Market Green.

Mr. Ogliore asked if there will be a sign change.

Mr. Klein said there will be some neon.

Alex ___ said sign text will read “Ellenos”.

Mr. Klein said a huge photo of the corner from the 1930s will be added to back wall. He noted location of elements is written on the drawings; they will use same signage and lighting and the same tiles on the wall.

Alex said the tile wall remains.

Mr. Turnbull said the wall with “Ellenos” on it will be rebuilt to a work counter. He indicated a small wall that would be moved to allow for prep/functionality. The front of the case will be white ship lap. He said he is glad to get to this point; the space will work better and functions are placed where they will work best.

Public Comment:

Mr. Hale said it is a big improvement; it maintains character and the produce stand maintains its character. He said equipment is what you would expect.

Ms. Martin had no further comment.

Ms. Le noted the moving of the wall is not clear on the plans. She said the notes on the rendering have info on moving a wall but it is really a screen. Placement is indicated in photo.

Mr. Turnbull said it is a food prep area so will need to be solid and closed; he said he would work out dimensions.

Mr. Hale said in hindsight an as-built would have been helpful.

Action: Ms. King made a motion to adopt a resolution to approve the application as presented.

MM/SC/SK/LR 6:0:0 Motion carried.

031120.3 APPROVAL OF MINUTES:

December 11, 2019

MM/SC/JO/BH 3:0:3 Minutes approved. Mmes. King, Martin, and Rudeck abstained.

January 8, 2020

MM/SC/BH/JO 5:0:1 Minutes approved. Ms. Rudeck abstained.

031120.4 REPORT OF THE CHAIR No report.

031120.5 REPORT OF STANDING COMMITTEES: DRC: No report. **URC:** will rotate to train new members.

031120.6 STAFF REPORT

Ms. Le said she is waiting to hear back from Mayor's Office about Position 1, Friends of the Market, Mr. Ogliore's position. She noted the desire for DON to interview four nominees for MHS and Allied Arts. She said it is on hold at the moment and she is waiting for guidance and noted impacts from Corona Virus. She said that Position 12 will be treated the same way. She said there are a number of compliance issues; she will develop a system address them. She asked Commissioners to provide FIS forms.

031120.7 NEW BUSINESS

Mr. Turnbull returned to the meeting with update on Corner Produce. He said the wall noted on the drawing is existing and is not moving.

He said that presentation on Daystall Rules has been postponed; there are no significant changes to definitions etc.

Ms. Vaughan said she asked for a report from Seattle Parks and Recreation regarding where they are at in the Victor Steinbrueck Park process.

5:45 pm Ms. Rudeck made a motion to adjourn. Mr. Hale seconded.

Minh Chau Le
Commission Coordinator

