



The City of Seattle

Pike Place Market Historical Commission

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

MHC 24/15

Wednesday, February 25, 2015

4:30 p.m.

PDA Meeting Room, 93 Pike Street, Room 307

COMMISSIONERS

Lisa Connelley

David Guthrie, Chair

Murad Habibi, Vice Chair

Bob Hale

Donald Horn

John Ogliore

Jerrod Stafford

Christine Vaughan

Staff

Heather McAuliffe

Melinda Bloom

Absent

Frank Albanese

Marika Cialdella

Chair David Guthrie determined that a quorum was present and called the meeting to order at 4:30 pm.

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

Applications reviewed out of agenda order.

022515.2 APPLICATIONS FOR CERTIFICATES OF USE/DESIGN APPROVAL

022515.21 Our Fabric Stash

Gary & Deborah Boone

93 Pike Street #103, Economy Atrium (formerly Pike Place Outfitters)

Staff Report, Use: Ms. McAuliffe explained the application to establish use as a retail business specializing in the consignment and resale of specialty and designer fabrics, including notions and other related sewing items; 20% finished goods made

from fabric, materials and notions; and classes; alteration and customer sewing services. She said the space is in Zone 2, below street level, Retail a-e and Other a –b uses permitted. Former use was Retail e (Pike Place Outfitters sold clothing) and new use would be Retail a and Other Uses b. Space is 1,262 square feet. Proposed ownership structure: LLC. Deborah Boone owns 51% and Gary Boone owns 49%. Owner affiliations: The applicants also own an art gallery in Tacoma, B2 Fine Art Gallery. Owner operator: Deborah Boone will be onsite daily operating the business. Gary Boone will be conducting business development and marketing. Business hours: 10:00 a.m. to 6:00 p.m. every day. Exhibits reviewed included sit plans, written description of ownership interest and role in the business operation, and WA State Dept. of Revenue database detail, listing owners in LLC. Guidelines that applied to this application included 2.1, 2.4, 2.5, 2.6, and 2.7.

URC Report: Ms. McAuliffe said the Committee cited 2.1.3, 2.1.4, 2.4, 2.5.4 a, 2.5.5 b, 2.6.8, and 2.7.1 and recommended to approve.

Applicant Comment:

Deborah Boone provided history of the company and noted their rapid growth. She said they had a location in the International District which is now closed.

Landlord Comment:

Jennifer Maietta, PDA, supported the application and said she was excited. She said they will provide service – tailoring – as well as lower priced fabric.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Guthrie requested paperwork confirming closure of International District store.

Action: Mr. Horn made a motion to adopt a resolution to approve that application as submitted.

Mr. Guthrie made a friendly amendment to condition approval on submission of paperwork showing closure of ID space to staff.

MM/SC/DH/JO 7:0:0 Motion carried.

Staff Report, Design: Ms. McAuliffe explained the application to install furnishings and display fixtures. She noted that the application includes a sign on an easel that will be put outside the business each day. Exhibits reviewed included a detailed list of items to be installed, floor plan and photos. Guidelines that applied to this application included 3.1, 3.4, 3.6 and 3.8.

DRC Report: Ms. McAuliffe said the Committee cited 3.1, 3.4.1 a, b & e, 3.4.3 a, b, & f, 3.6.1, 3.6.2, 3.6.3, 3.8.6, 3.8.8 and recommended to approve.

Landlord Comment:

Jennifer Maietta, PDA, explained that they will use the space 'as is' and will just bring in furniture and fixtures. She said it is a simple floor plan.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Ogliore asked if the sign is an A-board.

Ms. Maietta said that the image will be in a frame set on a wrought iron standing easel. She said it will not be on the street and will be considered an on-premise sign. The sign will not obscure any architectural features. Responding to clarifying questions she said that the shelving will go against walls and not windows. Some of the vintage sewing machines are for display and others work.

Mr. Guthrie asked where working area for alterations will be.

Ms. Boone said that it will be done offsite. She said that lessons will take place back where the cutting table is. Classes average between six and eight students. She said there will be classes for teaching sewing; garments, doll making, and jewelry.

Action: made a motion to adopt a resolution to approve that application as submitted.

MM/SC/DH/LC 7:0:0 Motion carried.

022515.1 APPLICATIONS FOR CERTIFICATES OF USE APPROVAL

022515.11 PDA – cooler space John Turnbull

Staff Report: Ms. McAuliffe explained the application to convert 425 square feet of space at 1530 Post Alley #9 (currently Milagros) into cooler space. She noted that a portion of the cooler will be visible within the Old Stove Brewery space. The design will be included in the brewery design application. She said the space is in Zone 2, street level, Food a-e and Retail a-d uses permitted. Former use was Retail d (Mexican imports) and new use would be Food f. Cooler space will be rented to commercial tenants Exhibits reviewed included site plans and photos. Guidelines that applied to this application included 2.1, 2.4, 2.5, and 2.7.

URC Report: Ms. McAuliffe said the Committee cited 2.1.1, 2.1.4, 2.4, 2.5.1 f, 2.7.2 b & c and recommended to approve.

Applicant Comment:

John Turnbull, PDA, explained the plan to reconfigure the space with three businesses in mind. He said that it fits in well with the redesign and 'retenancing' of many spaces.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Guthrie said the URC thought it met the Guidelines.

Mr. Stafford arrived at 4:50 pm.

Action: Ms. Connolley made a motion to adopt a resolution to approve the application as submitted.

MM/SC/LC/JO 7:0:1 Motion carried. Mr. Stafford abstained.

022515.22

PDA – bike corral
James Cornell

Staff Report, Use: Ms. McAuliffe explained the application for street use/right-of-way approval to install bike corral on Stewart Street; one taxicab space to be displaced. She said the corral displaces one taxicab parking spot and is reversible. Exhibits reviewed included description, site plans, photos, renderings. Guidelines that applied to this application included 2.3.

URC Report: Ms. McAuliffe said the Committee cited 2.3.1 and 2.3.2 and recommended to approve.

Applicant Comment:

James Cornell, PDA, explained that the proposed location was selected based on Commission comments during application for a different location. He said that the space doesn't impact pedestrian zones and isn't congested like the other location was.

Public Comment: There was no public comment.

Mr. Guthrie said that it fits all the requirements and the URC was supportive.

Ms. Vaughan asked how many taxi spots will be lost.

Mr. Cornell said just one and it is not used. He said that three minute load zones are available for taxis if needed.

Kyle, SDOT, said that the bike corral will still leave 12' from the stop sign. He said that if they need to expand it they will need to find another location because of drainage issues there.

Action: Ms. Vaughan made a motion to adopt a resolution to approve that application as submitted.

MM/SC/CV/MH 8:0:0 Motion carried.

Staff Report, Design: Ms. McAuliffe explained the application for design of bike corral. Exhibits reviewed included a description, site plans, photos, and renderings. Guidelines that applied to this application included 3.1 and 3.8.

DRC Report: Ms. McAuliffe said the Committee cited 3.8.1, 3.8.1, 3.8.6, and 3.8.8 and recommended to approve.

Applicant Comment:

James Cornell, PDA, explained the corral will be attached with 5/8" x 5" long mechanical ledge anchors.

Mr. Horn said that the street has been previously messed up by SDOT. He stressed that attachment should go into joints and not historic paving.

Kyle, SDOT, said that he will check. He said that on other installations of the bike corrals concrete is used.

Mr. Horn said the pavers are historic; we don't want concrete. If there is a problem, then it must come back to the Commission.

Public Comment: There was no public comment.

Responding to questions Mr. Cornell showed photos of the proposed rack; he said it will attach to a rail and the rail attached to street. It will be green.

Kyle said that it is one of the best racks on the market.

Ms. McAuliffe said that it is reversible.

Action: Mr. Horn made a motion to adopt a resolution to approve that application as submitted with the proviso that any changes to installation will come back to the Commission.

MM/SC/DH/BH 8:0:0 Motion carried.

022515.3 APPLICATIONS FOR CERTIFICATES OF DESIGN APPROVAL

022515.31 PDA – brackets for outside slabs
James Cornell

Ms. Vaughan said she is a craftsperson and what is proposed will not affect her any differently than any other craftsperson. She said she will make her decision according to the Guidelines.

Staff Report: Ms. McAuliffe explained the application to install brackets along wall next to outside slabs to hold display fixtures for Daystall tenants. Exhibits reviewed included work description, site plan, rendering, photos and color/material samples. Guidelines that applied to this application included 3.1, 3.2, 3.8 and 3.9.

DRC Report: Ms. McAuliffe said the Committee cited 3.1, 3.2.1, 3.2.4, 3.2.12, 3.2.13, 3.8.1, 3.8.7, 3.8.8, and 3.9.10 and recommended to approve.

Applicant Comment:

James Cornell, PDA, provided a not-exact prototype of the bracket and pointed out how it will look and work and where it will be different. He explained how fixtures are currently installed with C-Clamps which is not great. He said that they propose to weld the 50 brackets on to pre-existing metal on the slabs. He said that the bracket will have a clear powder coat and mounted to metal strips. He directed Commissioners to Appendices C and D to see what it will look like.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Horn said that it is a really good solution as well as elegant. He said that it is reversible.

Mr. Cornell said that engineer said that it will strengthen the upper lip of the slab. Responding to questions he said that it is hollow so cleaning accumulated debris will be each. He said that maintenance will touch up spots and it is durable. He said the grids are removable.

Action: Mr. Horn made a motion to adopt a resolution to approve that application as submitted.

MM/SC/DH/CV 8:0:0 Motion carried.

022515.32

Honest Biscuits

Art Stone

93 Pike St. #201, Economy Atrium

Staff Report: Ms. McAuliffe explained the application for interior alterations and changes to lighting. Work to be reviewed included: construct counter/bar top, island cabinetry, countertops, shelving and work surfaces; install furniture, equipment and fixtures; install plumbing and sinks; paint premises; replace VCT flooring in prep area; install kitchen exhaust hood; relocate pendant light fixtures; relocate electric panel; replace existing sheetrock pony wall with metal railing. Exhibits reviewed included a floor plan, photos, renderings, catalog cuts, and color/material samples. Guidelines that applied to this application included 3.1, 3.2, 3.3, 3.4, and 3.5.

DRC Report: Ms. McAuliffe said the Committee cited 3.1.2, 3.2.4, 3.3, 3.4.1 a & e, 3.4.2 a, c & d, 3.4.3 a, b, e & f, and 3.5.1 and recommended to approve, with lighting information requested.

Applicant Comment:

Art Stone said it is a simple design, they will add modern elements that will fit in and then add fixtures and paint. He provided copies of lighting details and said that four existing pendant lights will be removed and the other four will be relocated.

Landlord Comment:

Matt Holland, PDA, explained that three track light fixtures with a total of nine lights will be installed; the four relocated pendants will go in the front retail area along the island. He said that the LED lighting will match 2700k, the color temperature of incandescent lighting in the Market.

Mr. Stone said the counter and island will have butcher block counter top. He said they will sheath around the IKEA shelving. He said that the furniture, equipment and fixtures match what is in the Atrium. He said that the work surfaces will be stainless steel work tables. He said they will install plumbing and sinks with plumbing coming up from below. He said that part of the island will be hidden from view. He said they will paint the area white to clean it up. He said that they will replace existing VCT floors with similar that will meet health department food service grade requirements. He said that the kitchen exhaust hood will connect to existing ductwork. He said they will move duct to front to meet code. He said that they will remove sheetrock pony wall and replace with railing to match what is in the Atrium.

Mr. Holland said that they have done a good job with setting up the 450 square foot space; it simplifies and opens up the space.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Horn said the DRC was supportive and were fine with the plumbing and hood. He said that most of the furnishings are on wheels. He said they had some concern with the track lighting but had no problem with the wall connection. He said the railing is from the 1970s and they have proposed matching what is on the opposite side of the Atrium and DRC was okay with that.

Mr. Stone said the track lighting is for work purposed only...they arrive while still dark. He said during the day there is a lot of light.

Ms. Connolley said the existing pony wall acts as a modesty panel and expressed concern about removing it and putting up railing.

Mr. Horn said that if they decide to amend the design they can come back.

Action: Mr. Horn made a motion to adopt a resolution to approve that application as submitted.

MM/SC/DH/JS 7:1:0 Motion carried. Ms. Connolley opposed.

022515.33 PDA – South Site Early Work – Heritage House
Ben Franz-Knight

Staff Report: Ms. McAuliffe explained the application to reroute existing building utilities and mechanical infrastructure in preparation for construction of Pike Place Market Waterfront Entrance. Work to include removal of existing exterior mechanical louvers & lighting fixtures, removal and rerouting of gas meters/piping, exhaust venting and utilities, existing loading access and door/window openings to be abandoned and infilled, existing steel frame trellis to be demolished; signage to be salvaged. Exhibits reviewed included photos and plans. Guidelines that applied to this application included 3.1, 3.2, and 3.3.

DRC Report: Ms. McAuliffe said the Committee cited 3.1, 3.2.1, 3.2.12 and 3.3 and recommended to approve.

Applicant Comment:

Ben Franz-Knight explained that utilities and conduit need to be relocated in preparation for upcoming construction.

Steve Doub, Miller Hull, said that Heritage House and PC-1 North share a property line and utilities and conduit need to be relocated. He went over items that need to be relocated.

Mr. Franz-Knight provided additional images from the Committee meeting that show how the duct work will run.

Public Comment: There was no public comment.

Mr. Guthrie asked if reroute of duct will impede traffic.

Mr. Franz-Knight said no.

Ms. Vaughan asked if the garage will remain operational during the work.

Mr. Franz-Knight said just the south exit will be closed.

Mr. Doub said they will utilize removable bollards as necessary.

Ms. Connolley said some of the food bank trucks are large.

Mr. Franz-Knight said they will park in open air portion of garage; some of the larger ones will need to park on Western. He said that overall access to the food bank is improved.

Action: Mr. Ogliore made a motion to adopt a resolution to approve the application as submitted.

MM/SC/JO/DH 8:0:0 Motion carried.

022515.4 APPROVAL OF MINUTES:

January 28, 2015

MM/SC/JO/DG 7:0:1 Minutes approved. Mr. Horn abstained.

February 11, 2015

MM/SC/CV/DG 8:0:0 Minutes approved.

022515.5 REPORT OF THE CHAIR There was no report.

022515.6 REPORT OF STANDING COMMITTEES: DRC looking for additional members.

022515.7 STAFF REPORT

022515.8 NEW BUSINESS

Mr. Guthrie suggested crafting a letter to the PDA regarding future businesses in the Market. He said he has noticed a decline of retail and farmers' market and the rise of restaurant, food service, and boutique alcohol. He said the Commission has a clear directive to ensure that the market remains viable and caters to those who live here. He said that businesses that are needed in the Market include bank, hardware, laundromat, service related, more farmers and retail.

Mr. Horn said that he thought the Commission could express preferences but can't force them to conform. He said that banks can be troublesome because they have multiple branches and are big business.

Mr. Guthrie said they are just ideas to get the conversation going.

Mr. Ogliore supported sending a letter with Commission preferences.

Mr. Stafford said that early warning from the PDA would be helpful. He said the brewery is going into the new building.

Ms. McAuliffe said she saw that in the Daily Journal of Commerce.

Mr. Stafford said it would be nice to work more closely with the PDA.

Ms. Connolley said that the PDA has a marketing department that actively searches for businesses. She said services are needed and vendors could use bank and hardware store.

Ms. Vaughan suggested a credit union and said a hardware store would be good for residents. She said that when two spaces are turned into one it impacts the diversity of the Market. She said they shouldn't be afraid to wait for the right business to keep the mix of businesses.

Mr. Horn said that URC and DRC recommendations can be stronger and that is the time to make recommendations and comments.

Ms. McAuliffe said that she met with John Turnbull who has requested briefing the Commission once a month regarding upcoming projects and noted the mix of uses in the new building. She said the letter is a good idea.

Mr. Habibi asked how to measure when a product is a percentage of sales.

Ms. McAuliffe said that it is an estimate and said the Commission looks at whether it meets 2.6.4 and has a declared specialty. She said that compliance with the Guidelines is written into the lease. If a change of use is desired they will have to come back to Commission. She said that the Guidelines are written to allow a gradual change in the Market while preserving its character.

6:10 pm Ms. Connolley made a motion to adjourn. Ms. Vaughan seconded.

Respectfully submitted,

Heather McAuliffe
Commission Coordinator