



The City of Seattle

Pike Place Market Historical Commission

Mailing Address: PO Box 94649, Seattle WA 98124-4649
Street Address: 600 4th Avenue, 4th Floor

MINUTES

MHC 6/17

Wednesday, January 11, 2017

4:30 p.m.

PDA Meeting Room, 93 Pike Street, Room 317

COMMISSIONERS

Frank Albanese, Chair
Sam Farrazaino
Murad Habibi
Bob Hale
Michael Hammond
Patricia Julio
John Ogliore
Christine Vaughan, Vice Chair
Anais Winant

Staff

Heather McAuliffe
Melinda Bloom

Absent

Rachael Kitagawa
Lauren Rudeck

Chair Frank Albanese determined that a quorum was present and called the meeting to order at 4:38 pm.

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

011117.1 APPLICATIONS FOR CERTIFICATES OF USE/DESIGN APPROVAL

011117.11 Jesse Link Studio/Gallery
1501 Pike Place #324 Fairley (formerly Second Hand Gala)
Jesse Link

Staff Report, Use: Ms. McAuliffe explained the application for change of use for a studio/gallery featuring original paintings, sculptures, limited edition reproductions, open edition reproductions, sticker and sketch pads produced by the artist and owner

Administered by the Historic Preservation Program Seattle Department of Neighborhoods

"Printed on Recycled Paper"

Jesse Link. She said the space is in Zone 1, below street level, Food a-e, Retail a-b uses permitted. The former use was Retail a (used items) and new use would be Retail c. Space is 656 square feet. Proposed ownership structure: sole proprietorship. The applicant does not have a financial affiliation with another business and will be onsite daily operating the business. Business hours: 10:00 a.m. to 6:00 p.m. six days a week. Exhibits reviewed included site plan, written description of ownership interest and role in the business operation, and photos of owner's art. 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 2.1.4, 2.4, 2.5.4 c, 2.6, and 2.7.2 c and recommended to approve, with price list requested.

Applicant Comment:

Jesse Link explained the space will be used as studio and gallery and provided examples of his work.

Landlord Comment:

Matt Holland, PDA, said Mr. Link has a unique style and is a good fit. He said the area has worked well as a place to engage with artists and see artists work.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Ogliore said the Use Committee asked for a price list; product pricing runs from high to affordable. He cited 2.7.2 and said this is a good fit.

Mr. Hammond agreed.

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

MM/SC/JO/CV 10:0:0 Motion carried.

Staff Report, Design: Ms. McAuliffe explained the application for installation of furniture, fixtures, lighting and signage. Existing light fixtures to be removed. Exhibits reviewed included a site plan, photos, proposed floor plan, details – furnishings, lighting & signage, and color / material samples. Guidelines that applied to this application included 3.1, 3.4, 3.5. and 3.6.

DRC Report: Ms. McAuliffe said the Committee cited 3.1.2, 3.4.1 a & b, 3.4.3 a, b, & f, 3.5.1, 3.6.1, 3.6.2, 3.6.3, 3.6.6 a (2) and recommended to approve.

Applicant Comment:

Jesse Link explained that two rolling walls, birch paneling, wood grain counter, wood and steel shelving will be used.

Landlord Comment:

Matt Holland, PDA, said that there will be one off-premise sign will be on the stair going down to the 3rd level and one on-site sign. He said they may come back with blade sign – they are limited to options because of ducting.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said the DRC reviewed and noted it was utilitarian, natural wood, white walls, signage conforms, and recommended approval.

Ms. Vaughan asked about lighting.

Mr. Holland said they will remove existing and add new track lighting.

Ms. Julio asked about signs on the stairs.

Mr. Link said they will be hand painted on a distressed background.

Mr. Holland said block lettering will be used.

Ms. Winant said the sign will be original art in the style of his work.

Mr. Albanese said it will be light colored as in the packet.

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

MM/SC/CV/JS 10:0:0 Motion carried.

011117.2 APPLICATIONS FOR CERTIFICATES OF DESIGN APPROVAL

011117.21 Eighth Generation
93 Pike Street #103, Economy Atrium
Louie Gong

Staff Report: Ms. McAuliffe explained the application to install off-premise business sign. Exhibits reviewed included a site plan, photos of existing conditions,

renderings, and sign details. Guidelines that applied to this application included 3.1 and 3.6.

DRC Report: Ms. McAuliffe said the Committee cited 3.1, 3.6.1, 3.6.2, 3.6.6 a (1) and recommended to approve.

Applicant Comment:

Louie Gong explained the sign that will hang in the arcade. He said it is 1/8” acrylic with wood veneer over the top with black and white logo with inlay salmon in abalone or mother of pearl. He said it will hang in tandem with existing sign.

Landlord Comment:

Matt Holland, PDA, explained that one sign will be removed and another moved up 3” to allow clearance.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said it was straightforward.

Mr. Ogliore asked if the sign will move up when Honest Biscuits moves.

Mr. Holland said it depends – another business might go into where Honest Biscuits is now.

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

MM/SC/BH/JO 10:0:0 Motion carried.

011117.22 PDA - MarketFront Building
Ben Franz-Knight

Staff Report: Ms. McAuliffe explained that application for addition of HVAC, lighting and fire sprinklers in the MarketFront Building. Exhibits reviewed included plans, cut sheets and renderings. Guidelines that applied to this application included 3.1, 3.2, 3.3, and 3.5.

DRC Report: Ms. McAuliffe said the Committee cited 3.1, 3.2.1, 3.2.4, 3.3, 3.6.1, and 3.5.3 and recommended to approve.

Applicant Comment:

Ben Franz-Knight, PDA, explained they have worked hard to keep views open. He said that they will add ductwork for HVAC condenser units, common area lighting, and exposed pipe fire suppression system. He said that Jarrbar will do duct install work in their space with tenant required equipment.

Landlord Comment: PDA is landlord.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said it is complicated mechanical but they have done a good job of organizing to minimize impact to ceiling. He said it is exposed metal, industrial lighting and the louvers will go into the storefront window system.

Mr. Franz-Knight said the air curtain vestibule is removed and there are ADA lifts at stairs.

Mr. Albanese said it is technical.

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

MM/SC/MH/JS 10:0:0 Motion carried.

011117.3 COMMISSION BRIEFING

PDA – MarketFront Building

Ben Franz-Knight

Briefing on security gate options between MarketFront Building and Victor Steinbrueck Park.

Ben Franz-Knight explained there are a number of key connection points to the MarketFront Building and Victor Steinbrueck Park (VSP) and that he would discuss two: north to VSP and south to existing garage. He said that budget realities will inform the process. He said they are looking at putting in a temporary gate at VSP at Native Park on the north; they would cut a portion of the wall on the east side, create opening, and add temporary fence / gate. He said the gate will allow them to close off the MarketFront area at night. He said they are looking at the roles and responsibilities of the Market and DOPAR. Responding to clarifying questions he said temporary means 1 – 1 ½ years – to the completion of the park renovation project.

David Graves, DOPAR, said they plan to close the park after Labor Day 2018.

Ms. Winant asked the purpose of the gate.

Mr. Franz-Knight said they need to be able to close and secure the MarketFront; if not they would have to hire two security guards. He said there are gates all along Western Avenue.

Mr. Ogliore asked the brewery's hours.

Mr. Franz-Knight said it will be open past midnight. He said they will look at an analysis of needs, expenses associated with that and then coordinate with DOPAR needs.

Ms. Vaughan asked about the connection to VSP and said the picture shows the wall is gone.

Mr. Franz-Knight said a portion of it is still in place.

Ms. Winant asked about park security practices in general.

Mr. Graves said that parks are closed dusk to dawn; he said they don't police that unless there is an issue. He said the Park Rangers are there during the day.

Mr. Franz-Knight said the overall Waterfront, porosity of VSP to the MarketFront are part of a larger discussion.

Mr. Hale asked about long term plans for the park.

Mr. Graves said their intent is to make it available to go from VSP through the Market to Overlook, to the Waterfront 24/7.

Mr. Franz-Knight said there is debate over that aspiration.

Ms. Julio asked the height of the fence.

Mr. Franz-Knight said it is 8' tall.

Ms. Julio asked if they have information on people sleeping in the park.

Mr. Graves said there has been outreach to people there about the plans.

Mr. Habibi said he was concerned about the fence – its appearance and what that conveys.

Mr. Franz-Knight said it is just until the park renovation is complete. He said bigger discussion needs to happen with DOPAR. He said the gate will be there for security for a host of complexities.

Mr. Farrazaino wondered if it is a waste of money if people can just jump over it.

Mr. Franz-Knight said it is a deterrent and that they will deploy different tools to secure what is a very porous place. He said they will start when the building is complete and open – hopefully by March.

Ms. Julio encouraged thinking of a way to engage community to partner in the effort. She said the park is a vital amenity and she had concern with the optics of a gate. She asked if they thought of putting a ‘temporary’ sign up.

Mr. Franz-Knight said they are working with the Chief Seattle Club; some of their members sleep in the park. He said there will be 20 units of low income housing. He said they are looking at members participating in programming in the plaza. He said that chain link fencing is proposed in this area but that on Western fencing / gates are part of building that have been integrated with the design. He said they still have lots of work out.

Mr. Hale asked about access to plaza from apartments.

Mr. Franz-Knight said that residents will have access to the plaza via the elevator at all hours.

Mr. Stafford left at 5:30 pm.

Mr. Franz-Knight said security models range from the Sculpture Park model of sunrise to sunset and being open 24/7.

Mr. Habibi cited 2.12.5 about obscuring views.

Mr. Franz-Knight said that there is temporary connection from garage to Waterfront. He said residential tenants move in the last week in February. He said the first major inspection will take place next week.

- 011117.4 APPROVAL OF MINUTES:**
December 14, 2016
MM/SC/JO/MIH 7:0:2 Minutes approved. Ms. Julio and Mr. Albanese abstained.
- 011117.5 REPORT OF THE CHAIR** Mr. Albanese asked for volunteers to plan the holiday dinner; Mmes. Winant, Vaughan and Mr. Habibi volunteered. Date was set for Monday 1/30/17 at 6:00.
- 011117.6 REPORT OF STANDING COMMITTEES:** No reports.

011117.7 **STAFF REPORT** Ms. McAuliffe said the display fence is now in compliance; the crafts people put it up and remove it which seems to be working. She said the PDA just got DRC approval to paint the brackets to match the background.

She said she is looking for Mr. Stafford's replacement – property owner.

She said a briefing will be scheduled for the Pike Pine corridor up to Melrose project.

011117.8 **NEW BUSINESS**

011117.81 Election of 2017 Commission Officers
Commissioners re-elected Mr. Albanese as Chair and Ms. Vaughan as Vice Chair.

Action: Mr. Ogliore made a motion to elect Mr. Albanese as Chair and Ms. Vaughan as Vice Chair.

MM/SC/FA/CV 9:0:0 Motion carried.

Mr. Habibi said the homeless count will be done on January 27 and volunteers are needed.

Ms. McAuliffe explained the Butterworth Building fire was limited to the rooftop and caused smoke damage. She said it will be reviewed next meeting for seismic retrofit. She said the historic façade is OK.

6:15 p.m. Mr. Hammond made a motion to adjourn. Mr. Ogliore seconded.

Respectfully submitted,

Heather McAuliffe
Commission Coordinator