



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 7/19

Wednesday January 23, 2019

4:30 p.m.

PDA Meeting Room, 93 Pike Street, Room 317

COMMISSIONERS

Sam Farrazaino

Bob Hale

Michael Hammond

Rachael Kitagawa

John Ogliore, Vice Chair

Lauren Rudeck

Christine Vaughan, Chair

Staff

Heather McAuliffe

Melinda Bloom

Absent

Anais Winant

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

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

012319.1 APPLICATIONS FOR CERTIFICATES OF USE APPROVAL

012319.11 Virginia Inn
1937 First Avenue, Livingston-Baker
Craig Perez & Karl Sexton

Staff Report, Use: Ms. McAuliffe explained the application for change in ownership to an LLC owned by Craig Perez (50%) and Karl Sexton (50%). No change in use. She said the space is in zone 3, street level, all uses permitted. Use: Food e – restaurant. Space is 2,270 square feet. Proposed ownership structure:

Administered by the Historic Preservation Program Seattle Department of Neighborhoods

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LLC. Owner financial affiliations: None. Owner operator: Both applicants will be onsite daily operating the business. Business hours: Sunday-Thursday 11:30 a.m. to midnight. Friday & Saturday 11:30 a.m. to 2:00 a.m. Exhibits reviewed included a site plan, written description of ownership interest and role in the business operation, LLC agreement excerpt – member information, and a menu. Guidelines that applied to this application included 2.10, 2.1, 2.4, 2.5, 2.6, and 2.7.

URC Report: Ms. McAuliffe said the Committee cited 2.10.4, 2.1.4, 2.4, 2.5.1 e, 2.6, and 2.7.1 and recommended to approve.

Applicant Comment:

Karl Sexton said the menu is not changing.

Craig Perez explained that between the two of them they have 40 years of restaurant experience. He said they will carry on the tradition of the Virginia Inn; they will keep the menu, feel and flavor the same. He said the menu will change with the seasons. He said they will build a late-night business for food and will appeal to locals.

Mr. Sexton said they have always promoted the market and will assume stewardship of a local icon.

Landlord Comment:

Tabitha Kane, PDA, had no comment.

Public Comment:

Patrice Demombynes, former owner, said it is the oldest tavern in the Market and he noted the traditions and history of the business. He supported the new ownership and said he is fortunate; the new owners are well-qualified, have respect for the Market and for the Virginia Inn.

Corey Ramey, owner of the Alibi Room, supported the new ownership and said they are a good fit and bring much experience and knowledge.

Chris Moore, Old Stove Brewery, supported the new ownership. He said Patrice Demombynes has cared about the place for a long time. He said if Patrice chose them, they must be good.

Commission Discussion:

Mr. Ogliore went through applicable guidelines. He said as for experience, they couldn't have found two better people. He said the menu is in line with pricing etc. He supported the application.

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

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

012319.2 APPLICATIONS FOR CERTIFICATES OF USE/DESIGN APPROVAL

012319.21 PDA/Old Stove Brewery
Matt Holland

Staff Report, Use: Ms. McAuliffe explained the expansion of use permitting Old Stove Brewery to offer table service at six public exterior tables immediately adjacent to tenant premises from 10:00 a.m. to 10:00 p.m. May through October and 11:00 a.m. to 9:00 p.m. November through April. Tables will remain available to public on “first come first served” basis and non-reservable by tenants. She said that table service area is not included within the lease area for Old Stove. This is similar to outdoor seating for Place Pigalle, also shared with the public. Exhibits reviewed included a site plan, photos of existing approved public seating, and a rendering showing the overall available public seating. Guidelines that applied to this application included 2.8.

URC Report: Ms. McAuliffe said the committee cited 2.8 and said the full Commission should discuss.

Applicant Comment:

Matt Holland, PDA, said they had talked about using a placard and the Commission gave it conditional approval. He said they did some public seating signs and stanchions noticing it as public seating and it has worked well. Summer use will pick up, Old Stove wants enhanced use of the seating and will take on maintaining it. He said there will be no reservations, they could wait tables there. He provided a drawing show the context of the seating.

Landlord Comment: Applicant is also landlord.

Greg Bjarko said the drawing shows three levels of a variety of seating from rooftop to lower levels: benches, stand-up counter, small round tables. He said they wanted approval for eight tables but removed the two closest to the fence because they interfered with the medallions.

Alex Farrell said this will provide the ability to enhance the experience of all users whether patrons or passersby. He said it will keep the area cleaner and tidier.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Ogliore said the URC gave no recommendation. The committee decided it was a major change of use; there is a big difference when the doors are closed but when open, it looks like the tables belong to Old Stove. He said the committee had concern for future use. He noted 2.7 and 2.8 and wondered if it is permitted.

Mr. Hammond agreed and said he can't tell until the doors are open and the viaduct is down to see the real situation. He said he thought it was OK but preferred a 'wait and see' approach.

Ms. Vaughan said it would be a change from public to mixed use. She noted this condition exists at Place Pigalle but that the Pike Place Chowder signage in their seating area states you 'must have chowder in hand'. She said stanchions are more welcoming. She said that if approved now, we don't know what it will look like and suggested temporary approval.

Mr. Ogliore said he thought a trial basis with report back would be good.

Mr. Hale said it is important to consider the whole area and noted it is well-used in the summer.

Mr. Farrell said there will be better maintenance with them servicing the tables; Indi Chocolate and Honest Biscuits are already using the tables.

Ms. Vaughan said a placard on each table makes it clear.

Ms. Kitagawa clarified that there was no wait-list for outside tables.

Mr. Farrell said it is first come, first served seating outside.

Ms. Kitagawa asked how they will monitor who sits there and if they want service or are a member of public.

Mr. Farrell said there will be a verbal check in. He said that people come in now and place their order; they are given a number and a server brings the food out.

Ms. Rudeck expressed concern that people will feel unwelcome to sit there.

Ms. Kitagawa said people might assume that is Old Stove's seating.

Mr. Farrell said they will have staff service who will communicate and welcome people.

Ms. Vaughan said when really busy, servers will be too busy to communicate that.

Mr. Bjarko showed all the additional seating for the public and said it will be good for all the businesses there.

Ms. Kitagawa asked about the Chowder situation.

Ms. McAuliffe said the seating has been theirs from the beginning.

Mr. Bjarko said this will be less onerous than a sidewalk café. He mentioned Pink Door, Steelhead Diner have outdoor seating. He said it is a reasonable ask.

Ms. Vaughan was concerned that whatever is done with benches will bleed to high tops as well.

Mr. Ogliore said it is constrained by design – it looks like it is all Old Stove. He said the high ones sort of mitigate it.

Ms. Kitagawa said she thought it is not comparable to constrained cafés along 1st as this is public seating. She said like in Italy, one grabs food to go out to seating. She said it is a very different use because this is public seating. She said it will change when the viaduct comes down. It is hard to know if it will be clear to public that it is public seating especially if they see someone being served.

Mr. Hale wondered if table service really affects the feel; it is going to feel like Old Stove.

Mr. Ogliore said after hours it really is Old Stove.

Ms. Kitagawa said evening ask is reasonable versus daytime; there are different patrons there.

Ms. Vaughan said the approval should be temporary trial for a year.

Ms. Rudeck cited 2.3 and said public seating is supposed to be maintained. She said night is OK, but daytime is awkward.

Mr. Farrazaino said the area was designed to look like it is all Old Stove. He asked what the benefit is to have more staff etc. versus just going inside.

Mr. Farrell said hospitality makes it a nicer experience to sit out there and be served.

Ms. Vaughan said the benefit is that tables will be bussed.

Mr. Ogliore noted Ms. Kitagawa's point about timing and suggested approving on a trial basis for specific times.

Mr. Bjarko said it may be wise to allow on a temporary basis to see how it works out when viaduct demolition is going on and when done; it would give a full sense of what it will be like.

Mr. Holland suggested temporary as presented for one year.

Ms. Rudeck said that makes sense. Mr. Hale and Ms. Kitagawa concurred.

Action: Ms. Kitagawa made a motion to adopt a resolution approving the application as amended to temporary for one year and then return to assess.

MM/SC/RK/JO 6:1:0 Motion carried. Mr. Farrazaino opposed.

Chris Moore asked the commissioners to come in over the next year in the evening to see how it functions. He said people come to the area to have a beer at Old Stove or else read a book or have coffee. He said they go to those tables because they want to have a beer at Old Stove, or they go to one of the other tables. He said it works out quite well.

Ms. Kitagawa said she didn't want someone to feel that they needed to go to another table to read because this is where you drink beer, but that they could feel comfortable to choose any table they wanted to sit at. They should not feel awkward because it doesn't feel equitable.

Staff Report, Design: Ms. McAuliffe explained the application to install six exterior high-top tables. Exhibits reviewed included a site plan, photos, and cut sheet. Guidelines that applied to this application included 3.1 and 3.8.

DRC Report: Ms. McAuliffe said the Committee cited 3.1 and 3.8.1 and recommended approval.

Applicant Comment:

Matt Holland said six high-top tables with stainless bases will add value to the area for food, drink, reading. He said the tables are bar height. He said they were part of another application, but he didn't have enough details. He said the tables have been out for three months in a controlled area.

Landlord Comment: Applicant is landlord.

Ms. Vaughan said it is not Old Stove table service.

Greg Bjarko said it should be a separate PDA application.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said it is in conformance with Guidelines. The tables are well-coordinated and matches the table tops. He said there is pedestrian access and not view obstruction.

Mr. Ogliore said if they signed it will feel more public.

Mr. Farrazaino said the location doesn't obstruct, but it doesn't feel public. He expressed concern about business scope creep and that it feels like a land grab. He said everything is designed the same, there is not enough delineation.

Mr. Holland noted there is 5'4" clearance on one side and there is 19' of clear pedestrian access. They are working to amend that because it doesn't make sense with relation to planter.

Mr. Bjarko said it allows 5'4" of pathway through, more than the development agreement calls for.

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

MM/SC/BH/JO 4:3:0 Motion carried. Mr. Farrazaino and Mmes. Rudeck and Kitagawa opposed.

012319.3 APPLICATIONS FOR CERTIFICATES OF DESIGN APPROVAL

012319.31 Pizza and Pasta Bar
1530 Post Alley #7, Post Alley Market
Babak Ziraknejad

Staff Report, Design: Ms. McAuliffe explained the application to construct storefront and seating; add window for to-go orders; install lighting. Exhibits reviewed included site plan, photos, floor plans, section drawing, elevation drawing, reflected ceiling plan, lighting information, and color samples. Guidelines that applied to this application included 3.1, 3.4, and 3.5.

Exhibits Reviewed:

DRC Report: Ms. McAuliffe said the Committee cited 3.1, 3.4.1 a, b, c, d & e, 3.4.2 a & b, 3.4.3 a, b & c and recommended to approve.

Applicant Comment:

Babak Ziraknejad said per the Liquor Board they need a different iteration to meet Code requirements; he said it is a new design to put in a storefront to control access. He said they will put in new finishes and brought samples.

Ms. Rudeck asked if the footprint has expanded slightly.

Mr. Ziraknejad said it had and noted they are still within the lease line.
Landlord Comment:

Jessica Carlson, PDA, said at first it was a challenge to make a storefront, but they came up with a design that creates a great experience for customers. They will be able to control their tables, utensils, and condiments.

Mr. Ziraknejad noted the cost and time involved but that it is ultimately better for their customers.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said the space is increased by about 1'. He said it is a marginal impact but necessary plus it makes it cozier and more intimate. He said Pike Place Chowder monopolizes the area now. He said it is more inviting. He said the proposed security gate slides into a pocket and is not visible.

Mr. Ogliore said they need it for serving beer and wine. He said it will help during cold weather and it provides delineation between them and Pike Place Chowder.

Ms. Rudeck said it is nice to define the space and suggested thinking about signage for window.

Mr. Ziraknejad said they will do that at a later date.

Action: Ms. Rudeck made a motion to adopt a resolution approving the application as presented.

MM/SC/LR/RK 7:0:0 Motion carried.

012319.4 APPROVAL OF MINUTES:

January 9, 2019
Deferred.

012319.5 REPORT OF THE CHAIR

012319.6 REPORT OF STANDING COMMITTEES:

Ms. Vaughan asked if the information about the Guidelines from Law had been received.

Ms. McAuliffe said the attorney assisting with the guidelines is out of the office.
Ms. Vaughan said a series of questions will be developed for Guidelines revision after the Racial Equity Toolkit training.

012319.7 STAFF REPORT

Ms. McAuliffe said the Racial Equity consultant will provide feedback on Guidelines. She said she will schedule a one-hour meeting with the consultant, the Chair and herself.

Ms. McAuliffe said she has forwarded information for reappointments and new commissioners to Mayor's office and she is waiting to hear back.

012319.8 NEW BUSINESS

012319.81 2019 MHC Officers

Election of Commission officers for 2019.
Christine Vaughan was elected to another year as Chair.
RK/JO 7:0:0

John Ogliore was elected to another year as Vice Chair.
RK/ST 6:0:1 Mr. Ogliore abstained.

Mr. Ogliore agreed to be Vice Chair, but suggested that he not remain chair of the URC. Ms. Vaughan expressed a desire to spread the leadership roles and committee responsibilities. She asked Mr. Hammond to chair the URC and Ms. Kitagawa to chair the DRC.

Ms. Vaughan said she would like to be an ex officio member of the DRC and the URC so that she could review, at the table, complicated applications in advance of the full commission meetings. Since the MHC Rules and Procedures do not provide for this role, the MHC might need to pass a resolution to that effect. She said she would check Roberts Rules of Order

Mr. Ogliore said more people are needed on the Commission.

Discussion ensued about committee participation: DRC – Mmes. Kitagawa, Rudeck, and Mr. Hale; URC: Messrs. Hammond, Ogliore; will ask Ms. Winant to join URC.

Ms. Rudeck noted that there are a lot of sandwich boards and it is getting worse. She said main street businesses should not have sandwich board.

Mr. Ogliore said the PDA should enforce it.

Ms. McAuliffe said the Commission can't revoke but could address it. She said that there is no enforcement because SDOT allows them. She asked if this is a priority and noted the pressure on businesses due to the viaduct and squeeze. The Commission would like enforcement.

6:05 pm Ms. Kitagawa made a motion to adjourn. Mr. Ogliore seconded.

Respectfully submitted,

Heather McAuliffe
Commission Coordinator