



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 53/16

Wednesday, April 27, 2016

4:30 p.m.

PDA Meeting Room, 93 Pike Street, Room 307

COMMISSIONERS

Frank Albanese, Chair

David Guthrie

Murad Habibi

Bob Hale

Rachael Kitagawa

John Ogliore

Christine Vaughan, Vice Chair

Anais Winant

Staff

Heather McAuliffe

Melinda Bloom

Absent

Jerrod Stafford

Chair Frank Albanese 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.

042716.1 APPLICATIONS FOR CERTIFICATES OF USE APPROVAL

042716.11 Eighth Generation, LLC

Louie Gong

93 Pike St. #103, Economy Market (formerly Our Fabric Stash)

Staff Report: Ms. McAuliffe explained the application for change of use for a business specializing in the sale of Native-designed products. Business to include community resource space for meetings, workshops and educational classes. She

noted that the business includes the sale of art created by the applicant. She said the space is in Zone 2, below street level, Food a-e, Housing a-b, Social a, Retail a-d and Other Uses a-b uses permitted. Former use was Retail a & Other Uses b (formerly Our Fabric Stash). New use would be Retail c, d and Other Uses b. Space is 1,262 square feet. Proposed ownership structure: LLC. The owner owns 100% of the LLC. Owner affiliations: The owner does not have another retail location and currently sells online only. Owner operator: The applicant will be onsite regularly operating the business. Proposed business hours: 10:00 a.m. to 6:00 p.m. Monday through Saturday. Exhibits reviewed included site plan, floor plan, written description of ownership interest and role in the business operation, supplemental written information from the applicant and State of Washington Corporation registration detail. 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 c, d & 2.5.5 b, 2.6, and 2.7.1 and recommended to approve.

Applicant Comment:

Louie Gong provided an overview of his background and explained he has a studio over at Inscape Arts.

Landlord Comment:

Ben Franz Knight explained that Mr. Gong is a member of the Nooksak tribe and is on the national stage with racial equity and justice. He said that he is sought out by the Secretary of Interior, Smithsonian on the definition of native art and what that means. He said he comes to the business and process with a fresh perspective. He said in a way he mixes commercial enterprise with social offerings, and will be a tremendous addition to the Market.

Matt Holland said the applicant will come back for design approval.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Albanese asked about the range of products and prices.

Mr. Gong said there will be \$5.00 gift cards, soap for \$5-8 to blankets for \$190-220. His shoes are original art and will be on display and are priced from \$2,000-6,000.

Ms. Vaughan asked about the meeting space and gallery interface.

Mr. Gong said there is a wide network of non-profits and higher education. He said they will build meeting space in that provides space in a native owned

business. He said the teachings embedded there are valuable. He said he has done a lot of public speaking and this is an opportunity for people to come to him. He said he wants to provide capacity building for organizations- Potlatch, First People's Fund – around Indian Country and Native Art. He said when not used as meeting space they will use the space for artist in residence program to show other artist at work and as retail space.

Ms. Winant asked how he distinguishes between art and product line.

Mr. Gong said it is in how it is produced. Art on product hundreds of time is a product; limited edition or original is art.

Ms. Winant asked if he has a manufacturer.

Mr. Gong said it will be produced everywhere – locally and overseas. He said there will be a few signature pieces.

Mr. Albanese asked if everything will be dressed with Native Art.

Mr. Gong said yes, 100%.

Mr. Albanese said he thought it was a good complement to the Market.

Mr. Guthrie asked where he operates now.

Mr. Gong said he has studio and staging space at Inscape Arts in the International District.

Mr. Hale asked if he would do multi-cultural art.

Mr. Gong said his focus will be on Native art that is inclusive of indigenous diaspora in the United States. He said his native art is influence by his Chinese heritage as well. He said he will no appeal to stereotypes. He said he wants to tell the story of real native experience in America.

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

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

042716.12 Sunshine Jewelry
Han Kim
1501 Pike Place #419, Fairley Building

Staff Report: Ms. McAuliffe explained the application for change of ownership to an LLC owned 100% by Han Kim. She said the space is located in Zone 1, below

street level, Food a-e and Retail a-b uses permitted. No change in use is proposed. Existing approved use: Retail e per MHC 36/00 & MHC 46/07: Business specializing in jewelry, clocks, and brilliant vests and caps, with approval to sell embroidered garments and accessories. Space is 170 square feet. Proposed ownership structure: LLC. Owner affiliations: None. Owner operator: The applicant will be onsite daily operating the business. Business hours: 10:00 a.m. to 6:00 p.m. Monday through Saturday. Exhibits reviewed included a site plan, written description of ownership interest and role in the business operation, State of Washington Corporation registration detail, MHC 36/00 and MHC 46/07. Guidelines that applied to this application included 2.1, 2.4, 2.5, 2.6, 2.7, and 2.10.

URC Report: Ms. McAuliffe said the Committee cited 2.1.3, 2.1.4, 2.4, 2.5.4 e, 2.6, 2.7.2 a, b & c, 2.10.3 & 2.10.4 and recommended to approve, with condition that the cabinetry facing will be brought into compliance through submission of an application and issuance of a Certificate of Approval from the Commission, per 2.10.3 and 2.10.4.

Applicant Comment:

Perry Kim had nothing to add.

Landlord Comment:

Matt Holland introduced the current business owner, Margaret Dofredo Gabutero, and said that she has been in the Market for 43 years. He said he has been working with Perry who brings a lot to the business and will continue to do well. His focus is this business. He said he is pleased with this transition.

Public Comment: There was no public comment.

Commission Discussion:

Ms. Vaughan said if the cabinet face is laminate it is not in compliance.

Ms. McAuliffe said the applicant is proposing to come back.

Ms. Gabutero explained that she has hired a marine paint specialist to paint it one solid color.

Ms. McAuliffe explained they have to submit an application first and get approval.

Mr. Albanese said it has to be changed.

Ms. Gabutero said she understood.

Action: Mr. Ogliore made a motion to adopt a resolution to approve the application with condition the cabinet face be in compliance.

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

042716.13

Dwyer Gallery

Frank Dwyer

1518 Western Avenue, Fairley Building

Staff Report: Ms. McAuliffe explained the application for expansion of use for an art gallery specializing in art created by Franklin Dwyer. Expansion of use to host quarterly art shows featuring local emerging artists (painters, photographers and muralists). Artists shall be limited to 75% of display space. Staff Note: Applicant would like to add the sale of Terry Turrell T-shirts. She explained the space is located in Zone 1, below street level, Food a-e and Retail a-b uses permitted. Existing approved use – Retail c per MHC 193/10: Art gallery specializing in art created by Franklin Dwyer. Expansion of use would be Retail e. Art shows are expected to last one week to one month each. Exhibits reviewed included a site plan. Guidelines that applied to this application included 2.8.

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

Applicant Comment:

Frank Dwyer said they have occupied the space since 2010. He said he plans an expansion of walls to allow featured artists from all over town to display. He said he has a number of Terry Turrell t-shirts to display / sell; Turrell was an artist in the Market for 20 years.

Landlord Comment:

Matt Holland said it is a small area and a good opportunity to support others. He said this is a tough location.

Public Comment: There was no public comment.

Mr. Albanese asked if the t-shirts will be expensive.

Mr. Dwyer said they are \$1600 each; they tie in with the value of Turrell's work. He said they are mostly from his private collection but they are a way to bring people in to the gallery. He said new artists will also bring people in.

Ms. Vaughan asked if the work would be original.

Mr. Dwyer said it will be all original.

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

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

042716.14

Roberto's

Brian Leach & Lee Ann Frost-Correy
1501 Pike Place #200, Leland Hotel

Staff Report: Ms. McAuliffe explained the application for change in use to a restaurant and bar specializing in Northwest cuisine. No change in ownership. She said the space is location in Zone 1, below street level, Food a-e and Retail a-b uses permitted uses permitted. Change in menu only: existing use approval is for an Italian restaurant and bar. Former use was Food e. New use would be Food e. No change in ownership or operation is proposed. Exhibits included site plans and menus. Guidelines that applied to this application included 2.8.

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

Mr. Guthrie said URC had no problem.

Applicant Comment:

Brian Leach said there are too many Italian restaurants and this will be a better direction. They will use local Market products with a focus on Northwest cuisine which he said is a better fit for the Market.

Landlord Comment:

Jessica Carlson agreed and said she supported the application; she said it is a great transition.

Public Comment: There was no public comment.

Commission Discussion:

Ms. Vaughan asked if they anticipate a new name.

Ms. Carlson said Red Cedar and Sage; they are slowly implementing the changes.

Ms. Vaughan said to come before Commission before implementation.

Ms. Carlson said some have already taken place.

Mr. Albanese asked why they did that.

Ms. Carlson said that nothing has been done outside.

Mr. Leach said interior painting covered up the murals.

Ms. McAuliffe said that any change requires prior approval – interior and exterior.

Ms. Vaughan asked about the beam

Ms. Carlson said the only change is the ceiling – it is now one solid color.

Mr. Albanese suggested eliminating signage that has not been approved. He underscored the importance of keeping the character of the Market.

Mr. Leach said it is now more in character than what it was.

Ms. McAuliffe said any changes need to come to landlord and Commission. She asked if there would be a change in ownership.

Ms. Carlson said there will not but that Mr. Leach is general manager and will have ownership – they are working on restricting ownership and will come back for approval.

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

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

042716.15

The Cannery

Bryan Jarr

1901 Western Avenue #F, MarketFront Building

Staff Report: Ms. McAuliffe explained that application to establish use for a business specializing in the production of canned Northwest-based seafood. Business to include retail product sales and a restaurant/bar featuring a tapas style menu, wine, beer and spirits. She said the space is located in Zone 3, street level, all uses permitted. This is a new business for the applicant. He plans to sell the business he owns within the Market Historical District, the JarrBar. New use would be Food c, e & f, Other Uses c. Space is 3,059 square feet. Commercial area: 2,053 square feet. Back of house: 1,000 square feet. Proposed ownership structure: sole proprietorship. Owner affiliations: None. Owner operator: The applicant will be actively involved in the daily management and operations of the business and will be onsite regularly. Business hours: 11:00 a.m. to 10:00 p.m. Monday through Friday 9:30 a.m. to 10:00 p.m. Saturday and Sunday. Exhibits

reviewed included site plans, written description of ownership interest and role in the business operation, menu, supplement product list, letter from applicant: sale of Jarrbar. 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, 2.5.1 c, e and f, 2.5.5 c, 2.6.10 and 2.7.1 and recommended to approve, with condition that the applicant sells existing business in the Market.

Mr. Guthrie said the URC said it was within square footage.

Applicant Comment:

Brian Jarr read from a document (in DON file) about his ownership in JarrBar, and explained how he intended to handle the sale of it to be able to open this new business. He said the new business will shows ways to can seafood and a good way to feature it. He said customers can take product away or eat there. He said that the space is 53' larger than normal but allows retail, production and restaurant; he said it is a perfect size to showcase what they are doing.

Landlord Comment:

Jennifer Maietta, PDA, said the applicant has experience. She said customers will be able to see production of seafood – ‘Meet the Producer’. She said it is an unusual space – there is not a lot of frontage but there is a lot going on visually. She said it will be a draw for the area.

Public Comment: There was no public comment.

Bob Wagner said the Salmon Warehouse used to be small canners and it would be great to find those labels.

Mr. Jarr said they are researching the labels.

Commission Discussion:

Mr. Albanese asked for more information about production.

Mr. Jarr said they will stick to the small batch artisan method and customers will see different things going on at different times – cutting, salting, smoking. He said at night time you will see those items on the menu.

Mr. Albanese said they are close to guideline square footage and asked if during the evening hours the front of house will spill into back.

Mr. Jarr said no but they are working on it. He said there will be no dining back in production area – they will have a full operating kitchen and production.

Mr. Albanese cited 2.6.10.

Mr. Jarr said they will stay within ratio.

Mr. Guthrie asked about economic viability.

Mr. Jarr said that it is still a young business and it is doing well. He said they feature a tin product from Spain to see how it is used and received. He said lots of people come in to get canned seafood.

Mr. Guthrie asked his seafood source.

Mr. Jarr said the product is sourced from suppliers, fisherman and noted that the Pike Place Market seafood vendors are set up as retail rather than wholesale.

Mr. Habib cited 2.6.10 and asked about the 53 extra square feet overage.

Ms. Maietta said that it is hard to use 53 square feet and she considered that exceptional circumstances. She said the production portion needs space and the overage is nominal.

Ms. Winant said it is fantastic that the back of house displays to the street.

Mr. Jarr said the whole place is an open floor plan with visibility into production.

Ms. Maietta said they want to keep the Marketfront more open.

Ms. Vaughan asked if they are building a brand.

Mr. Jarr said yes. He said they will produce for the restaurant. If they went larger they would do offsite production. He said the production part is imperative for the experience and for educating the patron. He said he would be transferring ownership.

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

MM/SC/DG/BH 7:1:0 Motion carried. Mr. Habibi opposed.

The following agenda items were reviewed out of agenda order.

042716.4 APPROVAL OF MINUTES:

March 9, 2016

MM/SC/CB/DG 5:0:3 Minutes approved. Mr. Habibi and Mmes. Kitagawa and Winant abstained.

March 23, 2016

MM/SC/CB/JO 7:0:1 Minutes approved. Ms. Kitagawa abstained.

042716.2 APPLICATIONS FOR CERTIFICATES OF USE/DESIGN APPROVAL

042716.21 PDA – Soames/Dunn tenant restroom relocation
Jennifer Maietta

Staff Report, Use: Ms. McAuliffe explained the application for proposed relocation of restrooms. She said the space is located in Zone 2, above street level, all uses permitted. Change is proposed by the landlord. Displaces conference room space at Wagner Architects. New conference room will be built at the landlord's expense. New use is Other Uses c. Restrooms will be used by the employees, clients and customers of businesses upstairs in the Soames/Dunn Building. Exhibits reviewed included floor plan from approved Pink Door use application, site plan, space plan and location, and PDA lease excerpt. Guidelines that applied to this application included 2.4, 2.5, and 2.7.

URC Report: Ms. McAuliffe said the Committee cited 2.4, 2.5.5 c, 2.7.1 and recommended to approve, with condition that design is approved.

Applicant Comment:

Jennifer Maietta, PDA, explained the proposal to move restrooms to new location. She said exhibits were provided showing that plans to build new conference space, add data lines and door. She said access to restrooms allows tenants access as they do now.

Public Comment:

Mr. Albanese read letter submitted by Bob Wagner.

Bob Wagner said Ms. Maietta has been fair but with using the entire back hallway he thinks there is another way to do this without taking his conference room; his equipment won't fit.

Commission Discussion:

Ms. Winant asked how the loss of the room impacts Mr. Wagner's business.

Mr. Wagner said he will lose a workstation and will have one less employee. He said he uses the conference room for his work – printers are in there. He said he tried to cooperate with the Pink Door.

Mr. Albanese noted that Mr. Wagner had signed a lease with the PDA that indicated he was willing to give up the space

Mr. Wagner said when he signed the lease he had no choice. At the time Lisa Harris Gallery was not on the table and now it is. He thinks they should look at changing it with looking at the bigger picture. He said the Lisa Harris Gallery is about 1300 square feet.

Mr. Albanese said the halls were not included. He asked if there were alternative for the restrooms.

Ms. Maietta said the location was called out in the Pink Door application; the plan has always been to move the restrooms here.

Mr. Habibi asked if the restroom is for all tenants.

Ms. Maietta said it is.

Ms. Vaughan asked if they will replace the conference room.

Ms. Maietta said she didn't know but that she hoped it can be – Mr. Wagner will help do the design.

Mr. Wagner said he thought when relocated the restrooms would go to the Pink Door. He said it is not possible for the conference room to be the same size.

Ms. Vaughan cited 2.7.1 a and said she was not convinced this doesn't cause an adverse impact to this business.

Mr. Guthrie said that the URC discussed that and said the use should be conditioned on approval of design.

Mr. Albanese said it would be contingent on design of the bathrooms.

Ms. Kitagawa said the bathroom and conference room would be tied together.

Ms. McAuliffe said his space is private desks – a back of house type space that is not public. She said regarding 2.7.1 a they signed a lease agreement; the Commission reviews for conformance to the guidelines. She advised not to get into landlord – tenant issue.

Mr. Habibi said he agreed with Ms. Vaughan regarding 2.7.1 a.

Mr. Wagner said he will lose a work station and restricts his functionality. He said Ms. Maietta has been fair but there are adverse impacts to him.

Ms. McAuliffe noted 2.7.1 a and 2.1.3. She said this is a landlord-tenant issue and noted that Mr. Wagner has already signed a lease.

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

MM/SC/DG/FA 5:3:0 Motion carried. Mr. Albanese, Mmes. Kitagawa and Vaughan opposed.

Ms. Kitagawa left at 5:30 p.m.

Staff Report, Design: Ms. McAuliffe explained the application for proposed design for bathrooms. Exhibits reviewed included photos and material sample. Guidelines that applied to this application included 3.1.

DRC Report: Ms. McAuliffe said the Committee cited 3.1.2 and recommended to approve.

Applicant Comment:

Jennifer Maietta, PDA, went through existing and proposed plans and explained they would demolish a wall and build out restrooms. She said they will use the same materials as existing restrooms in both restrooms – wainscot, white subway tile, black laminate counter. She said there will be two restrooms.

Landlord Comment: Applicant is landlord.

Public Comment:

Bob Wagner said design of the whole floor should be reviewed rather than just the restrooms. He said he has never seen the drawings but that it looks great.

Commission Discussion:

Mr. Guthrie asked if they have done calculations for the number of people to use the restrooms and wondered if a single bathroom would be workable.

Ms. Maietta said that two fixtures are required by Code. She said there is often a wait because of the number of people on the floor. She said the restrooms will be open to the Pink Door, Bob Wagner and Lisa Harris Gallery.

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

MM/SC/BH/JO 6:1:0 Motion carried. Mr. Guthrie opposed.

042716.3 APPLICATIONS FOR CERTIFICATES OF DESIGN APPROVAL

042716.31 Pike Place Chowder
Larry Mellum
1530 Post Alley #9, Post Alley Market

Staff Report: Ms. McAuliffe explained the application for proposed change to design of outdoor tables and chairs. Exhibits reviewed included site plan, seating plan, catalog cuts, and photos. Guidelines that applied to this application included 3.1 and 3.7.

DRC Report: Ms. McAuliffe said the Committee cited 3.1, 3.7.1 and recommended to approve.

Mr. Hale said DRC thought it was straightforward.

Applicant Comment:

Michelle Mellum said the color matches awning and said it will be a plus for the alley.

Landlord Comment:

Jessica Carlson, PDA, said the color matches awning and she supported the application.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Albanese asked if the awning was approved.

Ms. Carlson said it was and this would be an in kind replacement.

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

MM/SC/DG/RK 8:0:0 Motion carried.

042716.32 PDA – wayfinding signage
Tamra Nisly

Staff Report: Ms. McAuliffe explained the application for proposed signage at PC1-S Garage and on Fairley Building adjacent to Pine Street stairway. Exhibits reviewed included rendering and photos. Guidelines that applied to this application included 3.1, 3.2 and 3.6.

DRC Report: Ms. McAuliffe said the Committee cited 3.1, 3.2.3, 3.2.10, 3.6.1, and 3.6.2 and recommended to approve, with changes recommended to designs by elevator at PC-1 South bottom elevator.

Mr. Hale said it matches existing signage and graphics.

Applicant Comment:

Tamra Nisly, DPA, provided updated packets and explained the proposed changes to wall design. Details in DON file.

Public Comment:

Bob Messina commented on the welcoming changes to the area. He said most visitors come in up the Hillclimb and he wanted to comments on the proposed placement of the sign. He said the big sign at the elevator is not successful because of the large ivy covered berm that disguises the elevator. He said there is a lot of signage there now. He said two existing metals signs are going away and said it is good to reduce the signage confusion. He said on the south side is an old 'elevator' word sign. He suggested adding a red "Elevator" on the curved wall.

Mr. Guthrie said improvements to signage being red paint on clean concrete is very good.

Mr. Ogliore said he gets complaints that people can't find things and he welcomed the changes – it is much more descriptive.

Ms. Winant asked if they will use a different font.

Ms. Nisly said they did this wayfinding project in 2015 and this area was not included. She said it matches the font and style of other signage and brings imaging to the back door. She said there are so many changes going on. She said they want to do larger elevator signage and will come back with that.

Ms. Kitagawa said she likes this – it is nicer and clean.

Brian said that two different fonts provide a hierarchy to help make the messages stand out.

Ms. Nisly said it is more information than the eye can process.

Mr. Hale said with the scale of the signs from a distance two separate signs work better.

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

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

Responding to questions Ms. Nisly said the Bakun Building is vacant now; it was purchased by WSDOT and Ben Franz Knight is working with them. She said it is a safety and security issue. She said they are looking at doing a temporary lease to store large pieces of art there, carts or farm carts, non-profit outreach for homeless.

042716.5 **REPORT OF THE CHAIR** No report.
042716.6 **REPORT OF STANDING COMMITTEES:** No reports.
042716.7 **STAFF REPORT** No report.
042716.8 **NEW BUSINESS** No report.

7:00 pm Mr. Hale made a motion to adjourn the meeting. Ms. Vaughan seconded.

Respectfully submitted,

Heather McAuliffe
Commission Coordinator