



The City of Seattle

Pike Place Market Historical Commission

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

MHC 60/19

Wednesday May 8, 2019

4:30 p.m.

PDA Meeting Room, 93 Pike Street, Room 317

COMMISSIONERS

Sam Farrazaino

Bob Hale

Michael Hammond

Rachael Kitagawa

Lauren Rudeck

Christine Vaughan, Chair

Anais Winant

Staff

Heather McAuliffe

Melinda Bloom

Absent

John Ogliore, Vice Chair

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. She acknowledged we are on Coast Salish land.

050819.1 APPLICATIONS FOR CERTIFICATES OF USE APPROVAL

050819.11 Sunshine Jewelry
1501 Pike Place #419, Fairley Building
Han Kim

Staff Report, Use: Ms. McAuliffe explained the application for change in ownership structure from an LLC to a corporation owned 100% by Han Kim. She said it is a change in business ownership structure only – no owners are being added or removed, and no change in use is proposed. Exhibits reviewed included a site plan, and State of WA Articles of Incorporation. Guidelines that applied to this application included 2.10.

URC Report: Ms. McAuliffe said the Committee cited 2.10.2 and recommended to approve.

Applicant Comment:

Han Kim said he is changing from LLC to incorporation.

Landlord Comment:

Tabitha Kane, PDA, had nothing further to add.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hammond said URC discussed 2.10.2 and recommended approval.

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

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

050819.12 Market Optical
1906 Pike Place #8, Stewart House
Jamison Balousek

Staff Report, Use: Ms. McAuliffe explained the application for change of ownership to an LLC owned 80% by Jamison Balousek, 14% by John B. Balousek, 5% by Jon M. Blousek, and 1% by Greg Inglin. No change in use proposed. She said the space is in Zone 2, street level, Food a-e and Retail a-d uses permitted. Approved use: full-service retail optical shop selling prescription eyeglasses, lenses and contact lenses. Business includes on-premise lab work and eye examinations - Retail e and Other Uses b. No change in use is proposed. Space is 1,582 square feet. Proposed ownership structure: LLC. Owner financial affiliations: None. Owner operator: Jamison Balousek will be active and present at the business on a daily basis. Business hours: Monday through Saturday: 10 a.m. to 6 p.m.; Sunday 11 a.m. through 5:00 p.m. Business provides a number of free services to low income patrons of the Market, including providing new glasses and adjusting or repairing existing glasses. Exhibits reviewed included a site plan, written description of ownership interest and role in the business operation, sample product list with prices, and LLC Agreement. 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 2.10, 2.1.3, 2.1.4, 2.4, 2.5.4 e, 2.5.5 b, 2.6, and 2.7.2 a & c and recommended to approve.

Ruvane Richman read from a document (in DON file). He said Market Optical serves local clientele. He said the business will continue to be owner-operated; new owner Jamison Balousek will be on site and will run the business the same way. He said they will continue to do repairs for free and will serve those in need.

Jamison Balousek said it will be a family business and they will continue what has been built.

Landlord Comment:

Jessica Carlson, PDA, supported the application.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hammond said URC reviewed and recommended approval.

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

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

050819.2 APPLICATIONS FOR CERTIFICATES OF USE/DESIGN APPROVAL

050819.21 Brooke Westlund Studio and Gallery
1514 Western Avenue, Fairley Building
Brooke Westlund

Staff Report, Use: Ms. McAuliffe explained the application for approval requested for existing sandwich board on sidewalk in front of business. Exhibits reviewed included photos and drawing. Guidelines that applied to this application included 3.6.

URC Report: Ms. McAuliffe said the Committee cited 3.6.6 b and recommended that full Commission should discuss the application. She said the Commission should determine whether an exception should be granted, if there is an access problem.

Applicant Comment:

Brooke Westlund explained the location on Western is isolated and tough for foot traffic. She said that there are four shops there, separated by garbage room and utilities room. She said the A-board "Open" sign helps with traffic; there is plenty of space and no tripping hazard.

Landlord Comment:

Tabitha Kane, PDA, said Western is a tough location; businesses there all have different hours. She said the businesses in this location have different standards from other Market businesses.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hammond said URC recommended full board discussion.

Ms. Winant said the sign would be beneficial to the business.

Ms. Rudeck said the sign is needed at this location.

Mr. Hale said the space is isolated and the sign is needed. He noted the sidewalk is wide.

Ms. Kitagawa said the sign is needed.

Ms. Vaughan said the last A-board that was approved included language noting the ability to revoke the sign, if/when the overlook walk makes it unnecessary.

Ms. Winant agreed that it is good to cite language, so it is clear.

Ms. McAuliffe noted the challenge of blanket approvals.

Ms. Vaughan cited 3.6.6 b (6) and said the motion should say it is revocable.

Ms. McAuliffe said the discussion is in the minutes including discussion about isolated location, and different hours.

Mr. Hale said the alternative is the applicant needing to come back annually.

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

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

Staff Report, Design: Ms. McAuliffe explained the request for approval of existing sandwich board design. Exhibits reviewed included photos and sign details. Guidelines that applied to this application included 3.1 and 3.6. She said the applicant revised the size of the sign to 15" x 36"; maximum size is 18" x 36".

She asked the Commission to discuss if there is sufficient space for A-Board to be in a group.

DRC Report: Ms. McAuliffe said the Committee cited 3.1, 3.6.1, 3.6.2, 3.6.3, 3.6.6 b: 2-7 and recommended to approve, with the condition that the use application is approved.

Applicant Comment:

Brooke Westlund said the sign will just have her logo and “Open”; she said it meets the size requirements.

Landlord Comment:

Tabitha Kane said she had nothing further to add.

Public Comment: There was no public comment.

Commission Discussion:

Ms. Kitagawa said the DRC reviewed and found the sign to be in conformance with size. Regarding the spacing of the signs, she said the signs are in front of the businesses’ own doors; the sidewalk is large enough to allow circulation.

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

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

050819.22

Market Grill

1509 Pike Place #3, Fairley Building
Rod Mick & Drew Zarba

Staff Report, Use: Ms. McAuliffe explained the application for street use/right-of-way approval requested for a temporary outdoor seating area on Pike Place from July 26, 2019 through July 25, 2020. She said it is an annual street use application. Existing indoor square footage is 370; seasonal outdoor square footage brings the total to 1044. Seating area is within proximity to two bike racks, a driving lane and storage. The seating area is proposed to be 3’ back from the travel lane and 6’ of clearance is proposed from the bike rack at either end of the seating area. Current use approval for Market Grill per MHC 70/96: Food f – fast food business specializing in grilled fresh seafood. Seating area is set up and broken down each day. Hours requested for approval to change slightly this year: Previously they were 11:30 a.m. to 3:30 p.m. The applicant has requested approval from 11:00 a.m. to 4:00 p.m. to allow more time to set and break down because of truck

load/unloading. Exhibits reviewed included a site plan, floor plan, and photos. Guidelines that applied to this application included 2.1, 2.3, 2.6, and 2.9.

URC Report: Ms. McAuliffe said the Committee cited 2.1.3, 2.1.4, 2.3.1, 2.6, 2.9.1, 2.11.4 and recommended to approve.

Applicant Comment:

Drew Zarba requested what they had before.

Landlord Comment:

Tabitha Kane, PDA, had nothing further to add.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hammond said the URC supported the application.

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

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

Staff Report, Design: Ms. McAuliffe explained the application for proposed design of seating area. She said that two larger tables to be replaced with smaller square tables. There will be no sign outside - menus on tables instead. Exhibits reviewed included a site plan, floor plan and photos.

DRC Report: Ms. McAuliffe said the Committee cited 3.1 and 3.4.3 b and recommended to approve.

Applicant Comment:

Drew Zarba explained they replaced the large round tables with smaller square ones that make it easier to stay in ADA compliance and are generally more manageable.

Landlord Comment:

Tabitha Kane, PDA, signed the application.

Public Comment: There was no public comment.

Commission Discussion:

Ms. Kitagawa said DRC discussed and found it to be similar to what they had last year; the large tables are being replaced with smaller ones which will benefit circulation. She said they will remove the sign and will have menus on the table. She said the DRC recommended approval.

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

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

050819.3 APPLICATIONS FOR CERTIFICATES OF DESIGN APPROVAL

050819.31 Robot vs. Sloth
1535 First Avenue, First & Pine Building
Lauren Rudeck

Staff Report: Ms. McAuliffe explained the revised proposal for art to be installed on column in front of store. She noted that the application includes roller shades proposed for three windows to reduce glare. Exhibits reviewed included photos and renderings. Guidelines that applied to this application included 3.1, 3.2, and 3.4.

DRC Report: Ms. McAuliffe said the Committee cited 3.1, 3.1.2, 3.2.5, 3.4.1 a & b and recommended to approve.

Applicant Comment:

Lauren Rudeck originally proposed installation of wood cutouts but concern about theft prompted her to change to painting the figures directly onto the column. She provided paint samples. She proposed installation of roller shades on back-facing windows in the back of house area. She said the windows are high above.

Ms. Vaughan asked if the roller shades will be installed inside.

Ms. Rudeck said they would be. She said they are needed mainly to block glare that comes through and blinds worker at cash wrap.

Landlord Comment:

Jessica Carlson, PDA, had nothing further to add.

Public Comment: There was no public comment.

Commission Discussion:

Ms. Kitagawa said the paint is reversible. She said the shades will go in back of house area, above walking height, and will be used only for glare. She said the DRC recommended approval.

Mr. Hammond asked if there is visibility through the shades.

Ms. Rudeck said you can see silhouettes.

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

MM/SC/BH/SF 6:0:1 Motion carried. Ms. Rudeck abstained.

050819.4 APPROVAL OF MINUTES:

April 10, 2019

MM/SC/LR/MH 6:0:0 Minutes approved as amended.

April 24, 2019

MM/SC/MH/BH 5:0:1 Minutes approved as amended. Ms. Kitagawa abstained.

050819.5 REPORT OF THE CHAIR

Ms. Vaughan asked if the Guidelines revisions had gone to Law yet.

Ms. McAuliffe said they will next week.

050819.6 REPORT OF STANDING COMMITTEES:

URC: No Report

DRC: provided feedback on sign at Inn at Market; applicant decided to stay with current sign.

050819.7 STAFF REPORT

Ms. McAuliffe explained the reappointment of five members and two new candidates went to DON Director; reappointments are through December 2020. She explained that reappointments must be scheduled to Council for reappointment.

She talked about opening up the At-large position to attract a wider pool of applicants; Ms. Winant would be moved to property owner position. Ms. McAuliffe said she is working on getting applicants from the Native American community. Discussion ensued about the long process of appointments and confirmation. Ms. McAuliffe explained she is doing what she can to move things along.

Mr. Farrazaino asked about the letter that was written.

Ms. Vaughan said there are factual errors and it will have to be re-written.

50819.8 NEW BUSINESS

5:30 pm Mr. Farrazaino made a motion to adjourn. Mr. Hammond seconded.

Respectfully submitted,

Heather McAuliffe
Commission Coordinator