



The City of Seattle

## Pike Place Market Historical Commission

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

MHC 149/16

Wednesday, September 28, 2016

4:30 p.m.

PDA Meeting Room, 93 Pike Street, Room 307

### COMMISSIONERS

Frank Albanese, Chair

Murad Habibi

Bob Hale

Michael Hammond

Patricia Julio

John Ogliore

Lauren Rudeck

Christine Vaughan, Vice Chair

### Staff

Heather McAuliffe

Melinda Bloom

### Absent

Sam Farrazaino

Rachael Kitagawa

Jerrod Stafford

Anais Winant

Chair Frank Albanese determined that a quorum was present and called the meeting to order at 4:33 pm.

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

### **092816.1 APPLICATIONS FOR CERTIFICATES OF DESIGN APPROVAL**

092816.11 Sushi Kashiba  
86 Pine Street, Inn at the Market  
Ed Kashiba

Staff Report: Ms. McAuliffe explained the application to install seasonal awning extension for weatherproofing at business entry. She noted that the extension is attached with magnets to existing awning supports and is easily removed. To be installed during inclement weather only. Exhibits reviewed include site plans, photos, rendering, cut sheets, and color / material sample. Guidelines that applied to this application included 3.1, 3.2, and 3.4.

DRC Report: Ms. McAuliffe said the Committee cited 3.1.2, 3.2.4, 3.2.9 and 3.4.1 b and recommended to approve.

Applicant Comment:

Ed Kashiba expressed appreciation for the last approval for patio changes and said that it was a success. He went on to explain the need to weatherproof the entry during inclement weather and noted that the courtyard becomes a wind tunnel. He said their intent is to leave as small a footprint as possible; their proposed solution is simple and sleek yet functional. He said it is easily detachable.

Landlord Comment:

Annie DeLucchi supported the application. She said the extension will hang below the existing awning; it is clear on top and black at bottom to allow visibility through.

Mr. Albanese asked if it is a total enclosure.

Mr. Kashiba said it is; it opens in the center and is held closed by magnet. He said that to enter you push the panels apart.

Mr. Ogliore asked how it is anchored.

Mr. Kashiba said that it is attached on four corners and is very sturdy. He said it is anchored at the bottom with rope or bungee.

Ms. DeLucchi said she believes it has sufficient support.

Mr. Kashiba said it is synthetic and very sturdy.

Public Comment: There was no public comment.

Commission Discussion:

Ms. Julio asked where the heat lamps are.

Mr. Kashiba said they won't be in use.

Mr. Habibi asked if the awning will be signed.

Mr. Kashiba said there is a greeter at the door and signage won't be necessary.

Mr. Hale said DRC thought the awning was functional and humble and fits the character of the surroundings. He said it will only be up on days when required.

Ms. Julio asked about impact to door.

Ms. DeLucchi said it is a storage space and not used during service hours.

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

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

092816.12

Indi Chocolate

1901 Western Avenue, #D, MarketFront

Erin Andrews

Staff Report: Ms. McAuliffe explained the proposal to install storefront systems and construct partition wall; construct counters and work surfaces; install equipment, fixtures and furnishings; install lighting. She noted that additional lighting, HVAC and signage will be reviewed later. Exhibits reviewed include site plan, floor plans, furnishings details, equipment cut sheets, lighting plan, lighting information, renderings, casework details, sliding storefronts / walls details, color / material samples and shelving details. 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, 3.2.4, 3.2.10, 3.2.11, 3.3, 3.4.1 a, b, c, d & e, 3.4.2 a, c & d, 3.4.3 a, b, 3 & f, and 3.5.1 and recommended to approve.

Applicant Comment:

Erin Andrews went through packet (in DON file). She provided context of the site and noted there will be windows on Western Avenue side and along the breezeway. She said she is keeping the space as open as possible to create a "meet the maker" experience and educational component for visitors. She went over orientation and use of the space including placement of equipment and furniture.

Jonathan Rader, Rader Tangen, walked through the renderings and went over lighting, equipment details, and finishes (in DON file).

Landlord Comment:

Jennifer Maietta, PDA, said there will be four tenants in one area and they are working on security with their different operating hours.

Ms. Rudeck asked if production space will be open to public.

Ms. Andrews said there will be tours.

Ms. Andrews said there will be a wall of aluminum panels that will be kept open but closed for temperature control on hot days. She said the slider panels telescope and stack when open; the floor track meets ADA requirements. It will be open when there are no classes.

Ms. Maietta said that all windows are fixed. She said that she is happy to have Indi Chocolate as a tenant and noted the thoughtfulness that has been put into the design. She said the openness, materials fit in with the building. She said it is a challenging space and they have a good creative solution.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said the wood ceiling is exposed and the storefront sill is high and looks into the production area.

Mr. Ogliore said they have done good preparation.

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

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

**092816.2 APPROVAL OF MINUTES:** September 14, 2016

MM/SC/JO/CB

5:0:3 Minutes approved. Mr. Hale, Mmes. Rudeck and Julio abstained.

**092816.3 REPORT OF THE CHAIR**

Mr. Albanese said there will be a Victor Steinbrueck Park briefing on October 12 to discuss the design of the totem poles. Prior to that meeting there will be a law and ethics training at 2:30 pm. He asked about the display fence letter to PDA.

Ms. McAuliffe said that a letter was sent on September 14 and they have one month to comply. She said the fences can be up from 8:00 am – 7:00 pm only. She said that Ben Franz-Knight was appreciative to have a month.

Mr. Habibi asked for clarification.

Mr. Hale said they have to be removed every day.

Ms. McAuliffe said that they can only be up when vendors are there.

Mr. Albanese said that starting October 14 or 15 they will down at 7:00 pm and can be put up at 8:00 am.

Ms. McAuliffe said that there will be no fence up when no vendors are there.

Ms. Vaughan said that they won't know until roll call at 9:00 am the number of vendors they will have.

Ms. McAuliffe said that the holders were painted and they are supposed to match the concrete; they should be returned to natural look.

**092816.4**      **REPORT OF STANDING COMMITTEES:** URC and DRC had no reports.

**092816.5**      **STAFF REPORT:** Ms. McAuliffe provided copies of the updated district ordinance to Commission members.

**092816.6**      **NEW BUSINESS:** Mr. Habibi said that the GRC met two weeks ago and discussed racial equity changes in Guidelines.

Adjourn      Mr. Habibi made a motion to adjourn. Mr. Hammond seconded.

Respectfully submitted,

Heather McAuliffe  
Commission Coordinator