



The City of Seattle

## Pike Place Market Historical Commission

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

MHC 33/16

Wednesday, March 9, 2016

4:30 p.m.

PDA Meeting Room, 93 Pike Street, Room 307

### COMMISSIONERS

Frank Albanese, Chair

David Guthrie

Bob Hale

John Ogliore

Christine Vaughan

### Staff

Heather McAuliffe

Melinda Bloom

### Absent

Murad Habibi

Rachael Kitagawa

Jerrod Stafford

Chair Frank Albanese determined that a quorum was present and called the meeting to order at 4:40 pm.

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

### **030916.1 APPLICATIONS FOR CERTIFICATES OF USE APPROVAL**

030916.11 Sonya's Bar & Grill  
Lucas & Valerie Wilson  
1919 First Avenue, Alaska Trade Building

Staff Report: Ms. McAuliffe explained the application for change in ownership to a corporation owned 50% each by Lucas Wilson and Valerie Wilson. No change in use. She reported the space is in Zone 3, street level, all uses permitted. Existing use: Food e - Restaurant with a class H license. No change in use is proposed. Space size: 2600 square feet Proposed ownership structure: corporation. Owner

affiliations: None. Owner operator: Both owners will be onsite daily sharing responsibilities. Business hours: 1:00 p.m. to 2:00 a.m. daily. Exhibits reviewed included site plan, written description of ownership interest and role in the business operation, State of WA corporation information, floor plan, and menu. 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, 2.4, 2.5.1 e, 2.6, 2.7.1, 2.10.1 and 2.10.2 and recommended to approve.

Applicant Comment:

Lucas Wilson said there will be no change in the business outside of the ownership structure.

Landlord Comment: Landlord signed the application.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Guthrie said it was a simple change of ownership and the URC was supportive.

Mr. Albanese said that everything was in conformance.

Ms. Vaughan asked if the applicants had affiliation with other restaurants or bars.

Mr. Wilson said they did not.

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

MM/SC/DG/JO 5:0:0 Motion carried.

## **030916.2 APPLICATIONS FOR CERTIFICATES OF DESIGN APPROVAL**

030916.21 Brooke Westlund Studio & Gallery  
1516 Western Avenue, Fairley  
Brooke Westlund

Staff Report: Ms. McAuliffe explained the application to install blade sign. Exhibits reviewed included a site plan, photos, 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, and 3.6.3 and recommended to approve.

Applicant Comment:

Brooke Westlund said it was straightforward and noted it will provide better visibility from north and south approaches. She said it is a black and white two foot square blade sign.

Landlord Comment:

Matt Holland said that it will be affixed to building in the same location as one before. He said the sign fits in.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said the sign is modest and simple and the location relates well to the architecture.

Ms. Westlund said the sign will go below awning level and between where awnings come out.

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

MM/SC/DG/CV 5:0:0 Motion carried.

030916.22 PDA – Harvester signage  
Tamra Nisly

Staff Report: Ms. McAuliffe explained the application for proposed signage to be included on temporary food recycling equipment on Pike Place. Exhibits reviewed included a site plan, plan view, photos, renderings and color/materials samples. 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, 3.6.3 and recommended to approve, with better conformance to Guideline 3.6.3.

Applicant Comment:

Tamra Nisly, PDA, presented.

Mr. Hale said that the sign is big but it almost camouflages the tank. He said it is a food waste recycler; the sign explains the process.

Ms. Nisly said that Mr. Hale and Ms. Kitagawa, DRC, provided clear direction and recommendations. She said the sign will let people know that it is a food waste recycler. The print is on the front only; the back is green. She said that the DRC suggested including “Harvester” – food recycler. She said it is a good opportunity to tell the story and the sign reflects the character of the Market. She said the tank is matte bone and graffiti proof.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Ogliore asked about visibility when approaching from the north.

Ms. Nisly said one will see icons and verbiage from every angle so people will know there is a message there.

Mr. Hale said it is a demonstration project so it makes sense to have explanation.

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

MM/SC/CV/JO 5:0:0 Motion carried.

### **030916.3 COMMISSION BRIEFINGS**

#### **030916.31 Victor Steinbrueck Park David Graves**

Update on site conditions relative to the 2008 Parks Levy language, public outreach effort and initial structural/membrane investigations.

Chris Jones, Walker Macy, presented via PowerPoint (full report in DON file). He said that there are five cues that the membrane is failing: 1) efflorescence; 2) staining; 3) active leaks; 4) rust; and, 5) spalling which is the most significant. These conditions were mapped on to a diagram. He said that Victor Steinbrueck Park (VSP) sits partially on the structure and partially on terra firma. He said the membrane along VSP has failed significantly and noted that water was found below the membrane. He said the entire membrane needs to be replaced with a 30-year membrane and water management system needs redesign. He said the condition of the guardrail needs to be addressed.

Mr. Jones said that efflorescence, hairline cracks, rust are part of normal wear. He said that property owner Unico’s responsibility is the east wall water intrusion,

spray from viaduct and staining of west façade, water entering from south ramp and north expansion joint to building. Department of Parks and Recreation (DOPAR) responsibility is the east side top of wall, damage to precast concrete, west side parapet attachment and scuppers. He said he met with Unico and DOPAR and presented all information. He said the project is much larger than originally thought. He said that 8 – 12 mil plastic was used for the membrane and technology has since changed.

Rich Haag said that the garage was constructed in 1982.

Ms. McAuliffe asked what membrane replacement entails.

Mr. Jones said that in a perfect world it would be done in phases during winter months; they would close the area being worked on.

Mr. Albanese asked how long it would take if they had all their funding.

Mr. Jones said they haven't looked at that – there are a lot of caveats. He said if it was just the park – replacing the membrane and putting the park back together it take eight to nine months.

Mr. Ogliore said it seems like the park would have to be closed during work.

Mr. Jones said they will provide a cost estimate together with order of magnitude to DOPAR for them to decide. He said that the levy was 1.6 million and is for safety only – lighting etc. – and covers none of this.

Mr. Hale asked if waterproofing on vertical parts would be done at the same time.

Mr. Jones said they could do injections behind wall instead of excavating.

Public Comment:

Sara Patton, Friends of the Market, said it was surprising that it is this bad and asked if there is any danger if it is not fixed.

Mr. Jones said not right now but who knows in five to ten years.

Rich Haag, park co-designer, said that when built the developer hired engineers. He said that Lorig did the garage and offered the roof top for use so Haag did the design. He said they used state of the art membrane thirty years ago. He said the

City Engineer inspects and takes photos and that should all be in the files. He said they constructed on top of the roof plane; it was flooded and tested for leaks and passed through several reviews. He said it is amazing that maintenance has not been done over the years. He said there are serious problems that might be a danger because of spalling. He said he is not sure if serious fracturing and damage was done by the Nisqually Quake. He said the Viaduct is about to be removed and there will be vibration and heavy equipment; he said work on park should not be done until other contextual work is done. He said to check with engineers and to delay work until the viaduct schedule is known. He said the whole thing should be done at once expeditiously. He said that lightweight solid was used on berms and they were careful not to penetrate membrane. He said they had concrete slabs over membrane and poles and furniture was on the concrete slabs. He said that stools and tables were glued in place on separate concrete pad. He said that city engineer said it wouldn't hold; when they tested it the chair pulled up the slab the epoxy was so strong. He said it is a sad day when the city is left holding the bag. He said to wait until the park is ready to be done and keep the money reserved for VSP.

**030916.4 APPROVAL OF MINUTES:**

January 27, 2016  
MM/SC/FA/JO 5:0:0 Motion carried.

February 10, 2016  
Deferred.

**030916.5 REPORT OF THE CHAIR** Anais will be at next meeting.

**030916.6 REPORT OF STANDING COMMITTEES:** No report.

**030916.7 STAFF REPORT**

**030916.8 NEW BUSINESS**

5:50 pm Mr. Guthrie made a motion to adjourn. Mr. Ogliore seconded.

Respectfully submitted,

Heather McAuliffe  
Commission Coordinator