



The City of Seattle

Pike Place Market Historical Commission

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

MHC 22/21

Wednesday, February 10, 2021

4:30 p.m.

Virtual meeting via WebEx

COMMISSIONERS

Sam Farrazaino

Chris Bown

Michael Hammond

Grace Leong

Golnaz Mohammadi

Lisa Martin

Christine Vaughan, Chair

Stephanie Young

Staff

Minh Chau Le

Melinda Bloom

Absent

Lauren Rudeck

Chair Christine Vaughan determined that a quorum was present and called the meeting to order at 4:35 pm.

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

In-person attendance is currently prohibited per Washington State Governor's Proclamation No. 20-28.5. Meeting participation was limited to access by the WebEx Event link or the telephone call-in line provided on the agenda.

Ms. Vaughan presented the Report of the Chair out of agenda order. She suggested clarification for wording for motions: 1.) "I move to adopt a resolution approving the application as presented" as the wording used when the application is being approved exactly as presented. 2.) If there are amendments that have been accepted by the applicant or conditions stipulated by the Commission, the wording would change to "I move to adopt a resolution approving the application as amended" or "with the conditions that..." and state the amendments or conditions. A simpler form is "I move that the application be approved as presented (or "as amended", or "with the condition that...")

Administered by the Historic Preservation Program Seattle Department of Neighborhoods

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021021.1 PUBLIC COMMENT

There was no public comment.

021021.2 APPLICATIONS FOR CERTIFICATES OF DESIGN APPROVAL

021021.21 Kitchen & Market

1926 Pike Pl, Champion Building
Stephanie King, Business Owner

Ms. Martin recused herself.

Ms. Le explained the proposal to install interior kitchen island, partition wall, signage, shelving, displays, decorative finishes, lighting fixtures. Exhibits included site location, photo of existing storefront, written scope of work, photos of existing interior conditions, existing floor plan, proposed floor plan, color and material samples, lighting details, display, shelving, door, kitchen island details, elevations, and reflected ceiling plan. Guidelines that applied to this application included 3.1, 3.2, 3.4, and 3.5.

Applicant Comment:

Stephanie King said the store is designed to be approachable and house-like. She went over existing and proposed floor plans, palette, and detail on lighting, chef island, shelving, signage, door and columns as noted in application materials. She said behind the pot rack a partition wall will go up to ceiling. She said fluorescent lights are white now and new will match.

Ms. Young asked if the black and white tile on the ramp will meet ADA.

Ms. Vaughan said ADA is taken care of before review and is taken care of by applicant. She said the Commission looks at if tile is consistent with others in the Market.

Ms. Le said it is appropriate to ask and think about ADA, but it is beyond the scope of the Commission to define its requirements. After MHC review, the applicant must get permits and then it is reviewed for those requirements.

Ms. Mohammadi said the Use was competing with the Market. The grocery section should be small and in back. She said it is important that it should complement Market rather than compete with it.

Ms. Vaughan said it is an important consideration that falls under Use. She said that no conditions were placed on Use and there was no undue competition with other parts of the Guidelines.

Ms. Mohammadi said the grocery should be moved in back.

Ms. King directed Commissioners to the layout and said there is no produce stand at the front; it is in the back at the north corner to address that concern. She said there is a seasonal rotation area that is not for produce. She said they are specifically not putting produce up front; it is in the back, in the north corner.

Ms. Vaughan asked if all inside signs are chalkboard.

Ms. King said yes.

Ms. Vaughan asked if there are seasonal signs.

Ms. King said yes. Responding to clarifying questions, she said paneling currently at the bottom of the column will continue up the column and will be painted Chantilly Lace.

Ms. Vaughan asked how the panel will adhere to the column.

Ms. King said in the same way the existing panel is. She said the column now looks sprayed with a textured finish. She said the conduit will disappear. She said they are not using faux beadboard, they are using real wood.

Ms. Leong asked if the concrete floor is currently stained.

Ms. King proposed to grind it off to the original gray and will then polish and seal it.

Ms. Leong asked how finely polished it will be.

Kate Robertson said the ramp tile is slip resistant and along with grout provides good traction. Responding to clarifying questions she said maintenance and paint touch up has been thought about. She said carts will be upper basket and lower shelf which impart minimal wear.

Ms. Leong asked why the chef island is a different color.

Ms. Robertson said they want the chef island to stand out; the check stands are a small feature and they didn't want them to be distracting.

Ms. Vaughan asked where the black and white tile will go.

Ms. King indicated on floor plan and noted the tile will be installed on entry ramp, inside the door.

Landlord Comment:

Lisa Martin supported the application. She said the space had been a grocery for years and this store is similar to what Pear was. She said it will be beautiful with nice design and colors. She said they are accenting items in the store and design is tasteful to building and to Market.

Commission Discussion:

Ms. Vaughan cited applicable guidelines as noted in Staff Report.

Mr. Bown asked for clarification on ‘diminished open feeling’ in guideline.

Ms. Vaughan said it means if it blocks view into the store, as you walk by. She asked what commissioners thought of the column paneling and noted the feature has been changed.

Ms. Mohammadi said she had no problem with it, it is reversible.

Ms. Young said she had no problem with it.

Discussion ensued about history of the columns in the space and when they were changed.

Ms. Martin said the wood panels were added to columns in 2003 and the conduit running up column was installed to add electrical outlet. She said the panels were an aesthetic addition.

Mr. Farrazaino said 3.2 relates to timber, not concrete. He said the columns have already been clad and adding more paneling will improve the look. He said leaving the conduit exposed is in the spirit of the whole space, not just one column.

Ms. Young asked if 3.2.11 refers to floors in public areas, outside the space.

Ms. Vaughan said 3.2.11 and 3.2.12 are more about public areas although others may interpret differently. She cited 3.2.10 and said it isn’t always clear but if walls and ceilings are visible from outside.

Mr. Farrazaino said the proposed design is in line with the Market and he appreciated the level of detail that speaks to the Market. He supported the application.

Ms. King clarified that there would be no produce at the front of the store, this will be notated on plan; the tile on the ramp will be non-skid per discussion and this will be noted on plan.

Action: Ms. Young made a motion to accept the application as amended to stipulate that 1.) produce may not be displayed in the front street-facing window display, and 2.) that all tile and finished concrete flooring must be non-slip commercial grade.”

MM/SC/SY/CB 7:0:1 Motion carried. Ms. Martin recused herself.

Ms. Vaughan said outdoor signage will come back to Commission.

Ms. King concurred.

021021.3 REPORT OF THE CHAIR

021021.4 STAFF REPORT

Ms. Le said Financial Interest forms would be sent to Commission members in the next couple weeks.

Ms. Vaughan said she would send out an email regarding motion verbiage.

021021.5 NEW BUSINESS

Ms. Vaughan said Friends of the Market has put forth four nominations for Position 2.

Adjourn Mr. Bown made a motion to adjourn. Mr. Farrazaino seconded.

Minh Chau Le
Commission Coordinator
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