



The City of Seattle

Pike Place Market Historical Commission

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

MHC 73/16

Wednesday, May 11, 2016

4:30 p.m.

PDA Meeting Room, 93 Pike Street, Room 307

COMMISSIONERS

Frank Albanese, Chair

David Guthrie

Bob Hale

Rachael Kitagawa

John Ogliore

Jerrold Stafford

Christine Vaughan, Vice Chair

Anais Winant

Staff

Heather McAuliffe

Melinda Bloom

Absent

Murad Habibi

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.

051116.1 APPLICATIONS FOR CERTIFICATES OF USE APPROVAL

051116.11 Dot's Butcher & Deli
94A Pike Street, Corner Market (vacant)
Miles James

Staff Report: Ms. McAuliffe explained the application to establish use for a butcher shop & deli including on-premise seating. She said the space is in Zone 2, street level, Food a-e and Retail a-d uses permitted. Former use was Food a, b, c

& e. New use would be Food a, b, c & e. The business includes installation of seven stools for on-premise seating. Space is 731 square feet. Proposed ownership structure: LLC. Miles James owns 75% and Jacob Myer owns 25% of the LLC. Owner affiliations: Neither owner has a financial affiliation with another existing retail business. Owner operator: One or both owners will be working onsite daily, working full-time. Business hours: 10:00 a.m. to 6:00 p.m. Exhibits reviewed included site plan, written description of ownership interest and role in the business operation, sample menu, list of additional items to be sold, floor plan (use review only), registration detail – State of WA corporation registration, and letter from applicants' attorney. Guidelines that applied to this application included 2.1, 2.4, 2.5, 2.6, and 2.7.

Mr. Hale arrived at: 4:33 pm.

URC Report: Ms. McAuliffe said the Committee cited 2.1.2, 2.1.3, 2.1.4, 2.4, 2.5.1 a, b, c & e, 2.6, and 2.7.1 and recommended to approve.

Applicant Comment:

Miles James said it is a great opportunity to be in the Market.

Jacob Myer said they will be a good fit in the Market.

Landlord Comment:

Matt Holland, PDA, said it is a good opportunity. He said they have a big following and are well-known.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Guthrie said the URC thought it was a great fit.

Ms. Vaughan asked if they make their own pate and sausage.

Mr. James said they will make it on site.

Ms. Vaughan asked about their business in Fremont.

Mr. James said he owned a French Bistro / Charcuterie but is it no longer open. He said that everything but dry cured items will be done on site. He said some of the process will be visible.

Mr. Holland said they will use local sourcing.

Ms. Vaughan asked about the seven stools and said the Market is becoming like a fast food court and she said she doesn't like that atmosphere. She cited 2.7.1 b and c.

Mr. Ogliore said that Seabreeze was approved.

Mr. Albanese said he appreciates Ms. Vaughan's comments but that seven seats will make a big difference for this tough spot and he wanted to do as much as possible to help the business succeed. He said those seats are important.

Mr. Ogliore said they need the seats and he didn't feel it violated 2.7.a b.

Ms. Vaughan said there are lots of stools around.

Mr. Holland said that Oriental Mart has a number of stools – 15 – 18 are approved.

Mr. Guthrie cited 2.7.1 b and said that this is not an undesirable mix. He noted this is a historic use.

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

MM/SC/DG/JO 7:1:1 Motion carried. Ms. Vaughan opposed. Mr. Hale abstained.

051116.2 APPLICATIONS FOR CERTIFICATES OF USE/DESIGN APPROVAL

051116.21 KK's Henna Tattoo
Victor Steinbrueck Park
Kulbir Kaur

Staff Report, Use: Ms. McAuliffe explained the application for temporary use approval requested for a business specializing in the application of temporary tattoos, from May 12 through December 31, 2016. She said the space is in Zone 3, street level, all uses permitted. New use would be Other Uses b. Commission previously approved this application on a temporary basis in the Park. Proposed ownership structure: sole proprietorship. The applicant does not have a financial affiliation with another business. Business hours: 10:00 a.m. to 7:00 p.m. Monday – Sunday, unless it is rainy or windy. Exhibits reviewed included site plan, written description of ownership interest and role in the business operation, price list and supplemental information, and photos of sample henna tattoos. Guidelines that applied to this application included 2.1, 2.4, 2.5, 2.6, 2.7 and 2.9.

URC Report: Ms. McAuliffe said the Committee cited 2.1.3, 2.1.4, 2.4, 2.5.5 c, 2.6, 2.7.1, and 2.9.1 and recommended to approve.

Applicant Comment:

Kulbir Kaur said she started the business in 2010.

Landlord Comment: Landlord signed the application.

Mr. Guthrie said URC recommended approval.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Albanese asked if she had any issues last year.

Ms. McAuliffe said there was issue with sign placement and she has been working on that. She said there has been a shuffle in park staff and the application was missed last year.

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

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

Staff Report, Design: Ms. McAuliffe explained the application for proposed design of business and signage. Exhibits reviewed included a site plan and photos. Guidelines that applied to this application included 3.1, 3.4, 3.6 and 3.8.

DRC Report: Ms. McAuliffe said the Committee cited 3.1, 3.4.2 a, b, & f, 3.6.1, 3.6.2, 3.6.2, 3.8.6, and 3.8.7 and recommended to approve.

Applicant Comment:

Kulbir Kaur provided photos and explained that two signs will hang from umbrella and a sign sitting on a chair will show photos of tattoo examples. She said there will be no other signs; pricing will be on table.

Mr. Hale said there will be no congestion. He said signs hanging from umbrella are not shown.

Ms. McAuliffe said the chain link is set back; because it moved she has adjusted her location.

Public Comment: There was no public comment.

Commission Discussion:

Ms. Winant said the table location can't be moved.

Ms. Kaur said she understood.

Ms. Winant said more signs can't be added without permission.

Ms. Kaur said she understood.

Mr. Albanese said that no additional signs can be put up – only what is approved today.

Ms. Winant said she had no problem with the signs as shown. She said there is no view obstruction and they are needed.

Discussion ensued about placement of the signs on the umbrella and the umbrella being more distracting than the signs. Commission members thought that sign placement on the north and south sides were least impactful to views.

Action: Ms. Vaughan made a motion to adopt a resolution approving the application as presented with signs on north and south sides as shown in photo.

MM/SC/CV/JS 6:2:0 Motion carried.

051116.22

Old Stove Brewery

1901 Western Avenue #A, MarketFront

Chris Moore

Staff Report, Use: Ms. McAuliffe explained the application for expansion of use/alteration of portion of public plaza area for installation of two exterior grain silos. She reported that the space is in Zone 3, street level, all uses permitted. Former use was public plaza. New use would be 2.5.5 c. Since installation of the silos is on behalf of a private business will the alter use of the plaza, it requires use approval, but it is separate from the business space itself. The 8 ½” legs of the structures will be attached to existing planters and walls, displacing about four square feet of space. The public will be able to walk under them. Exhibits reviewed included plans. Guidelines that applied to this application included 2.1, 2.4, 2.5, and 2.7.

URC Report: Ms. McAuliffe said the Committee cited 2.1, 24.24.040 C & E, 2.4, 2.5.5 c, and 2.7.1 and recommended to approve, with the condition that the design is approved.

Applicant Comment:

Greg Bjarko explained the two silos are proposed to go in the plaza adjacent to the Old Stove space. They will not interfere with pedestrian circulation. He showed the location via renderings.

Ms. Kitagawa left at 5:15 pm.

Mr. Bjarko said they won't have a ladder between the two. The silos will be attached to the ground and not to the building. He said they straddle the ramp, the elevator lobby to the plaza is to the west. He said that some piping will connect to the building.

Ms. Vaughan asked if there would be structural impact to the building if the silos went away.

Mr. Bjarko said there would be no impact to the building.

Chris Moore, owner, said that plaza designer David Miller liked the look of them and said they worked with the plaza.

Ms. Winant asked why they were doing silos and not bags.

Mr. Bjarko said the volume of grain at the new location will be greater than the current location. He said this is the most efficient and cost effective way to store it.

Mr. Albanese asked how the grain will get into the silos.

Mr. Bjarko said that it will be filled early in the morning from the street; they will park in delivery zone and the grain will be blown in to a port on the side of the building.

Mr. Moore said it is fast – takes about 20 minutes.

Ms. McAuliffe asked about noise.

Mr. Bjarko said you will hear the truck but not much more.

Landlord Comment:

Jennifer Maietta, PDA said that it will use permitted loading zone that is there for anyone to use.

Mr. Bjarko showed via renderings the experience of walking underneath the silos. He said it is an additive element to "Meet the Producer" theme. He said it creates a unique experience.

Ms. Maietta said that she is happy with what is proposed and noted the time and thoughtfulness that went into it. She said they have make sure it is structurally supported.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Guthrie said the URC thought it was a nice addition to the Market.

Mr. Bjarko said it is structurally and aesthetically the best choice.

Ms. Winant said that it works in form and function, use and design.

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

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

Staff Report, Design: Ms. McAuliffe explained the application for design of grain silos. She noted that the applicant will return for approval of piping and paint color for silos. Exhibits reviewed include cut sheets, method of attachment details, plan, and renderings. Guidelines that applied to this application included 3.1, 3.2, 3.4, and 3.8.

DRC Report: Ms. McAuliffe said the Committee cited 3.1, 3.2.1, 3.2.4, 3.4.3 e, 3.8.7 and recommended to approve, with discussion per 3.8.7.

Applicant Comment:

Greg Bjarko provided views of the silos from other levels and in relation to other elements on the plaza (see drawings for details). He said they coordinated the four footings with the construction of the plaza so the support is there. He said the pipes will go down into the dirt zone into landscaped area. He said the pneumatic pipes fill the pipes and boot and auger will churn g rain to brewery. He provided Miller Hull renderings with silos superimposed on images from different sight views. He said there will be no caged ladder as shown and they will service the silos in another way with a lift or they will rent a ladder. He provided view from the top of Desimone Bridge looking out.

Landlord Comment:

Jennifer Maietta, PDA, spoke in support.

Mr. Bjarko said the steel will be epoxy painted and they will come back for color approval.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said the DRC main concern was the extra elements on the plaza but there was not a better location and the view impact is minimal.

Ms. Winant asked about dimensions.

Mr. Bjarko said it is on the section drawings – 12’ diameter, 8 ½” legs, and 9’ 6” up from bottom.

Ms. Vaughan wanted to see picture of what it looks like from the inside window of the Desimone Bridge; she said views should be preserved.

Mr. Guthrie said the Committee said that it is an acceptable alteration to views that have yet to be created. He said there is not too much of a change in the cone of vision. He noted the silos are lower than the decking of the neighboring building to the south.

Mr. Bjarko said the elevations show how the silos relate to the large windows and how you can see past them.

Mr. Albanese said that a limited view is being given up; he said it is minimal and not an adverse impact.

Mr. Guthrie said he thought the view was enhanced and not diminished.

Ms. McAuliffe cited 4.4 and said the new development extends the view. Two bare silos are in application, no piping, color or ladders.

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

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

051116.3 APPLICATIONS FOR CERTIFICATES OF DESIGN APPROVAL

The following item was reviewed out of agenda order.

051116.32 Eighth Generation, LLC
93 Pike St. #103, Economy Market
Louie Gong

Staff Report: Ms. McAuliffe explained the application for selective refinishing and demolition; construct partition wall; install interior doors; paint interior walls and floors; install lighting fixtures. Exhibits reviewed included floor plan, list of furnishings, photos, lighting information, finish schedule and cut sheets. Guidelines that applied to this application included 3.1, 3.4 and 3.5.

DRC Report: Ms. McAuliffe said the Committee cited 3.1, 3.4.2 a & c, 3.4.3 a, b & f, and 3.5.1 and recommended to approve.

Applicant Comment:

Louie Gong explained the proposal to add sheetrock for smooth white wall, and to building one wall. He said the space will be 60% retail and 40% multi-use space (meetings, artist space, and retail). He said the materials will be metal or wood finish materials, white color.

Landlord Comment:

Matt Holland, PDA, said there will be new lighting as well; a reflected ceiling plan was provided.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said the DRC recommended approval; there are no changes to storefront, no obstructions to view, materials are simple and industrial and in the character of the Market.

Mr. Guthrie said the floor was previously painted.

Mr. Holland said it is concrete.

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

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

051116.31

Choukette
1500 Western Avenue, Leland
Elizabeth Bastoni

Staff Report: Ms. McAuliffe explained the application to install blade sign. Exhibits reviewed included sign details and renderings. 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.

Landlord Comment:

Matt Holland, PDA, presented on behalf of the owner. He provided sign image and photo that shows the old tenant sign that was removed. Sign is 30" x 30".

Mr. Hale said the sign is modest in size and reflects the products being sold.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Albanese asked for clarification on the colors.

Mr. Holland said that there is gray, black, and pink on the sign.

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

MM/SC/CV/JO 7:0:0 Motion carried.

051116.4 APPROVAL OF MINUTES:

April 13, 2016

MM/SC/DG/CV 6:0:1 Minutes approved. Mr. Guthrie abstained.

April 27, 2016

Deferred.

051116.5 REPORT OF THE CHAIR

There was discussion about tobacco store. Commissioners asked owner during application review if they would sell cannabis products and owner said they would not and that they would sell solely tobacco. Ms. Winant noted there was an appearance of conflict of interest for her in that she owns the building. Mr. Albanese took photos and thinks the Commission has been deceived. He said it appears to be a head shop with bong, individual hit pipes used for pot and crack, butane torches, knives, gram scales, etc. He said there is also a sandwich board advertising sale of lotto tickets which is also not approved. He said the store was approved as smoking accessories. He wondered about enforcement. He said he would gather more information and delay further discussion until June.

051116.6 REPORT OF STANDING COMMITTEES: No report.

051116.7 STAFF REPORT Four new commissioner appointments were forwarded to City Council. Training for all new Commissioners will be set up once all on board.

051116.8 **NEW BUSINESS** No new business.

6:15 pm Mr. Guthrie made a motion to adjourn the meeting. Mr. Stafford seconded.

Respectfully submitted,

Heather McAuliffe
Commission Coordinator