



The City of Seattle

## Pike Place Market Historical Commission

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

MHC 61/17

Wednesday, May 10, 2017

4:30 p.m.

PDA Meeting Room, 93 Pike Street, Room 317

### COMMISSIONERS

Frank Albanese, Chair

Sam Farrazaino

Murad Habibi

Bob Hale

Michael Hammond

Patricia Julio

Rachael Kitagawa

Jerrod Stafford

Christine Vaughan, Vice Chair

Anais Winant

### Staff

Heather McAuliffe

Melinda Bloom

### Absent

John Ogliore

Lauren Rudeck

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.

### **051017.1 APPLICATIONS FOR CERTIFICATES OF USE APPROVAL**

- 051017.1 Boston Street Baby  
1902 Post Alley, J. P. Jones  
Karin Lehotsky & Katey Hamlin

Staff Report: Ms. McAuliffe explained the application for change in ownership to an LLC owned 60% by Karin Lehotsky and 40% by Katelyn Hamlin. No change in use. She noted that the application has been amended by the applicant – Karin Lehotsky will be the only owner in the LLC. She said the space is in Zone 3, street level, all uses permitted. Use: Retail e - business specializing in the sale of children's clothing, furniture, gifts and accessories. Space is 1492 square feet. The current owner is an LLC with multiple owners. The business is operated by owner Cathy Aller. Proposed ownership structure: LLC. The applicant owns Lollipops Children's Boutique on Bainbridge Island. The boutique is for sale and is currently under contract with a buyer. The applicant will provide customer service, inventory control, displays and sales management. Business hours: 10:00 a.m. to 6:00 p.m., every day. Exhibits reviewed included site plan, existing use approval, MHC 57/04, written description of ownership interest and role in the business operation, letter from applicant's attorney, and list of products. Guidelines that applied to this application included 2.10, 2.1, 2.4, 2.5, 2.6, and 2.7.

URC Report: Ms. McAuliffe said the Committee cited 2.10.3, 2.10.4, 2.1.3, 2.1.4, 2.4, 2.5.4 e, 2.6.8, and 2.7.1 and recommended to approve, with condition that the applicant provides written statement of intent to sell the second business.

Staff Recommendation: Approval should be conditioned upon the applicant submitting updated paperwork that shows she owns 100% of the LLC.

Applicant Comment:

Karen Lehotsky said she is happy to be in the Market and will keep the business the same: 50% consignment by local artists; 30% clothes; and 20% toys. She said her store on Bainbridge Island is children's consignment; she has a buyer and they are in negotiations.

Landlord Comment: Landlord signed application.

Public Comment: There was no public comment.

Commission Discussion:

Ms. Vaughan said the URC reviewed and the application meets the specialty requirement. She said the Committee was concerned about her existing business and that approval should be conditioned on sale of the Bainbridge Island shop. She said the applicant could always come back for an extension, if needed.

Ms. McAuliffe said that it is a similar condition that has been imposed on others.

Ms. Lehotsky said having until October would be helpful and that she will provide a letter from her attorney.

Action: Ms. Vaughan made a motion to adopt a resolution to approve the application conditioned that the applicant's Bainbridge Island store be sold by October 31, 2017 and be verified in letter form.

MM/SC/CV/JS 10:0:0 Motion carried.

**051017.2 APPLICATIONS FOR CERTIFICATES OF USE/DESIGN APPROVAL**

051017.21 The Pink Door  
1919 Post Alley, Soames/Dunn  
Jacqueline Roberts

Staff Report, Use: Ms. McAuliffe explained the application for Change in ownership from a sole proprietorship to a corporation owned 90% by Jacqueline Roberts and 10% by Angelica Harris. She said the space is in Zone 2, above street level, all uses permitted. The Use is Food e: Italian restaurant. The space is 6,096 square feet. Proposed ownership structure: corporation. Owner affiliations: None. Owner operator: Jackie Roberts is the owner operator active in day-to-day operations and management. Angelica Harris is manager. Business hours: Monday – Saturday 11:30 a.m. to 12:00 a.m., Sunday 4:00 p.m. to 10:00 p.m. Exhibits reviewed included written description of ownership interest and role in the business operation; and corporate paperwork. Guidelines that applied to this application included 2.10, 2.1, 2.4, 2.5, 2.6, and 2.7.

URC Report: Ms. McAuliffe said the Committee cited 2.1, 2.1.3, 2.1.3, 2.4, 2.5.1 e, 2.6, and 2.7.1 and recommended to approve, with updated corporate paperwork requested.

Applicant Comment:

Jackie Roberts explained her daughter, Angelica, is being added to ownership and will eventually take over the restaurant.

Landlord:

Jennifer Maietta said she has been working with Angelica and the future of the restaurant is in good hands. She said she is glad there is a future with a family-owned business.

Commission Discussion:

Ms. Vaughan said the URC was enthusiastic about the continuation of a family-owned and operated business. She said the URC asked for the current menu.

Ms. Roberts said the menu is the same; it hasn't changed.

Mr. Albanese congratulated the owners and noted he was glad they have reopened following their massive remodel.

Ms. Roberts said they found an old Bingo Hall sign during renovation.

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

MM/SC/JS/MIH 10:0:0 Motion carried.

Staff Report, Design: Ms. McAuliffe explained the application for proposed replacement of exterior door on Pike Place. Exhibits reviewed included a site plan and photos. Guidelines that applied to this application included 3.1 and 3.2.

DRC Report: Ms. McAuliffe said the Committee cited 3.1.2, 3.2.3, and 3.2.4 and recommended to approve.

Applicant Comment:

Jackie Roberts explained they will continue to use the original entrance but will change out door in alley, and add panic hardware. She said it will be painted Market Green and will be used for exiting only.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said it is not a historic door and is for exit only; there are others similar on the block.

Ms. Maietta said the Lisa Harris Gallery sign will be painted over when the weather is dry.

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

MM/SC/BH/AW 10:0:0 Motion carried.

**051017.3 APPLICATIONS FOR CERTIFICATES OF DESIGN APPROVAL**

051017.31 Bottega Italiana  
1425 First Avenue, Economy Market  
Tiernan Gillan

Staff Report: Ms. McAuliffe explained the application for approval for neon sign installed in storefront window. 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:

Tiernan Gillan explained the sign is a cone design with gelato scoops and “Gelato” on it.

Landlord Comment:

Matt Holland, PDA, said that it replaces one that was previously there; it is clean and simple and in the same format.

Mr. Gillan said it is a bit smaller than the poster that was there.

Commission Discussion:

Mr. Hale said that there is lots of neon in the Market Arcade and this sign is in character. He said it represents a product they sell.

Mr. Albanese reminded applicant changes must come to Commission before they are implemented.

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

MM/SC/BH/RK 10:0:0 Motion carried.

051017.32

Chicken Valley  
1501 Pike Place #520, Leland  
Amy Weng

Staff Report: Ms. McAuliffe explained the application for approval for changes made to design of counter and displays. She noted that display cases were reused. K Exhibits reviewed included site plans, floor plans, and photos. Guidelines that applied to this application included 3.1 and 3.4.

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

Applicant Comment:

Amy Weng presented on behalf of her father and said they made changes to the counter, built a cover for the back, and swapped out and repainted old case.

Landlord Comment:

Jessica Carlson, PDA, said there was a miscommunication at lease-signing. She said they were asked to update and clean up space and the owner thought that was a 'go-ahead' to do the work.

Commission Discussion:

Mr. Hale said they repurposed the existing cases. He said the added wall is not visible from the Arcade. He said it is in character with the Market and food is on display.

Asked about the sign Ms. Weng said it is the same sign and that it had received approval.

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

MM/SC/JS/PJ            10:0:0 Motion carried.

051017.33    Honest Biscuits  
1901 Western Avenue #E, MarketFront  
Art Stone

Staff Report: Ms. McAuliffe explained the application for proposed lighting and signage. Exhibits reviewed included plans, sign details, lighting information, and color samples. Guidelines that applied to this application included 3.1, 3.4, 3.5, and 3.6.

DRC Report: Ms. McAuliffe said the Committee cited 3.1, 3.4.3, 3.5.1, 3.6.1 and recommended to approve.

Applicant Comment:

Kelly Sommerfeld explained they originally wanted 17 signs and have cut that back to eight.

Landlord Comment:

Jennifer Maietta, PDA, noted they have pulled back on their signage.

Ms. Sommerfeld walked Commission members through the detailed signage and lighting plans (in DON file) and indicated which fixtures go where. She said the

orange pendants are more decorative. She said a suspension light will go over the sink/prep area. She said that they will install chalk lighting on glu-lam beam; it will be inconspicuous. She explained that three 30" x 20" menu boards will hang side by side and are counted as one unit.

Ms. Maietta said they are counting as one sign because they read as one unit.

Ms. Vaughan asked if the signs are double sided and how high up the bottom is.

Ms. Sommerfeld said they are double sided and the bottom of the signs are at 7' 3". She explained that they propose signs along corridor to mask backs of ovens; they will read "made with care" and "best local ingredients". She said directional signs will be mounted to glulam at point of sale.

Ms. Kitagawa said the directional signs will help to draw people.

Ms. Sommerfeld said that to identify how to enter the space and let you know that you are crossing the threshold in Honest Biscuits they propose "Honest to Goodness" painted on floor – 6' x 2.5'.

Ms. Maietta said that neon signs in the new space are not all the same size; Honest Biscuits and Indi Chocolate will be similar in size and Old Stove will be longer and rectangular. She said that Old Stove will have two corners so will have signage on each side. She said they plan on stacking signage over entrance at Producers' Hall. She went over floor plan and renderings showing signs and their placement in Honest Biscuits: Order Here, Pick Up Here, and floor delineator. She said the signage helps to capture areas so you know what you are approaching.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said the DRC concern was the number of signs; he noted the number has been cut way back. He said that all sign designs are hand painted and neon.

Ms. Winant expressed concern about readability of one of the fonts.

Ms. McAuliffe said the Commission looks at legibility only.

Mr. Albanese said it is still a lot of signage but he appreciated the 8' width on the menu signage and the 10' signage on Western. He said the menu is readable.

Ms. Sommerfeld said the panel as screen element on corridor was already approved.

Ms. Maietta said now they are just filling the panels. They will read “made with care” and “best local ingredients”.

Art Stone said they will be on the pony wall and will block the back of the ovens.

Mr. Hale said that this business has storefront on all sides.

Ms. Winant asked if other businesses will be able to stamp the floor.

Ms. Maietta said that if it makes sense but no one else has asked. She said she doesn’t see other locations where this might be asked for.

Ms. Winant didn’t like the white heading typeface but noted they have significantly downsized the number of signs. She said given the location of this business it makes sense.

Mr. Stafford said seeing 3-D renderings of signage was helpful; it makes sense.

Ms. Julio echoed Ms. Winant’s concern about white headers on menu and said they are ‘squiggly’.

Ms. McAuliffe asked Commission members to review Guideline 3.6.1.

Ms. Vaughan said it is simple and legible.

Mr. Albanese said it is a script font; it is legible and fits in with the décor and design of the contemporary building.

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

MM/SC/CV/SF 10:0:0 Motion carried.

051017.34 Indi Chocolate  
1901 Western Avenue, #D, MarketFront  
Erin Andrews

Staff Report: Ms. McAuliffe explained the application for proposed changes to floor plan/interior modifications. Exhibits reviewed included floor plans, elevations, and renderings. Exhibits reviewed included floor plans, elevations, and renderings. Guidelines that applied to this application included 3.1 and 3.4.

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



Applicant Comment:

Jennifer Maietta, PDA, explained that HVAC and an electrical were installed with connections right in this space prompting changes.

Jonathan Rader, architect, explained they adapted the design to work around the equipment and walked Commission members through the drawing detail. He noted they moved three sink and dishwasher in scullery.

Public Comment: There was no public comment.

Commission Discussion:

Ms. McAuliffe provided additional clarification on design for storefront and window wall area.

Ms. Maietta said the plan show everything outline on pages; she went through drawings and noted the movement of an ADA ramp will provide space which has been incorporated into their space.

Mr. Rader said it is typical butt-jointed glazing wall of glass that sits on wall that runs along ramp.

Ms. Maietta said it is a much better option. She said the factory / production space was approved. She said the window panes are larger now; they reduced the number of panes which is more economical.

Mr. Albanese said it looks better.

Owner Erin Andrews said it was located there because of the need to install the electrical panel; it is visible from Western Avenue looking into the factory.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said they were responding to changes; it has been done well and is more interesting.

Ms. Andrews said it is right off the factory where that chocolate needs to set a bit will be on display.

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

MM/SC/MIH/JS 10:0:0 Motion carried.

**051017.4 APPROVAL OF MINUTES:** April 26, 2017

MM/SC/CV/MUH 7:0:3 Minutes approved. Messrs. Farrazaino, Stafford, and Ms. Julio abstained.

**051017.5 REPORT OF THE CHAIR**

Mr. Albanese noted this summer's Commission potluck. He asked for an update on Simply the Best.

Ms. McAuliffe said she received a call from the owner who is working with the PDA. The owner said they weren't able to sell apples because of the noise and congestion from Pike Place Fish.

**051017.6 REPORT OF STANDING COMMITTEES:**

There were no reports.

**051017.7 STAFF REPORT**

Ms. McAuliffe said there is a new bikeway on Western which the MHC didn't approve. She said that Ben Franz-Knight will submit an application. She said the Commission has jurisdiction over the design, loss of parking, conversion of parking areas and new curb bulbs.

She said there will be an SDOT briefing at the June 7 Design Review Committee meeting about station design, and design alternatives. She said they will present at the June 28 Commission meeting to brief on station design and will provide information to Commission in advance.

She said July 12 there will be a DRC briefing from the Victor Steinbrueck Park design team about design and membrane.

She said she will be on vacation the week of July 4. There will be no applications for the July 12 meeting and there will be a briefing only.

She said the Office of Arts and Culture notified her that the totem poles will be removed in the fall until the spring of 2019 to be reconditioned.

Ms. Winant asked about street car use.

Ms. McAuliffe said she hasn't received anything yet; there will be no construction until early 2019.

**051017.8 NEW BUSINESS**

6:10 pm Ms. Vaughan made a motion to adjourn. Ms. Kitagawa seconded.

Respectfully submitted,

Heather McAuliffe  
Commission Coordinator