



The City of Seattle

## Pike Place Market Historical Commission

Mailing Address: PO Box 94649, Seattle WA 98124-4649  
Street Address: 600 4th Avenue, 4th Floor

### **MINUTES**

MHC 35/21

Wednesday March 24, 2021

4:30 p.m.

Virtual meeting via WebEx

### **COMMISSIONERS**

Chris Bown

Michael Hammond

Grace Leong

Lisa Martin

Lauren Rudeck

Christine Vaughan, Chair

Stephanie Young

### **Staff**

Minh Chau Le

Melinda Bloom

### **Absent**

Sam Farrazaino

Golnaz Mohammadi

**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.**

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.

### **032421.1 PUBLIC COMMENT**

There was no public comment.

### **032421.2 APPLICATIONS FOR CERTIFICATES OF USE APPROVAL**

#### **032421.21 The Taproom at Pike Place**

1525 1<sup>st</sup> Ave #16, First and Pine Building

Vuong Loc, Prospective Business Owner

Staff Report, Use: Ms. Le explained the proposal for change of ownership of existing restaurant currently operated by The Taproom at Pike Place LLC owned 100% by Brian Stan. Business to continue operating under The Taproom at Pike Place LLC owned 100% by Vuong Loc. She said the space is located in Zone 2, street level, food (a-e), retail (a-d) uses permitted. Current use: food (e); new use would be food (e). Space is 1,690 square feet. Proposed ownership structure: LLC owned 100% by Vuong Loc  
Owner financial affiliations: No similar businesses owned  
Owner operator: Vuong Loc to be onsite for day to day operations  
Business hours: 11 am – 8 pm, 7 days/week

Exhibits included location and site plan; statements from prospective owner; sample menu offerings; previous Purchase and Sale Agreement; and draft Assignment and Assumption document. Guidelines that applied to this application included 2.1, 2.4, 2.6, 2.7 and 2.10.

Applicant Comment:

John Turnbull, PDA explained the Taproom started as Old Stove Brewery. When Old Stove moved, owner Chris Moore sold his interest in the Taproom to Brian Stan who is now transferring ownership to Mr. Loc. He said it is a simple transfer of ownership with some menu changes. He said the menu is great.

Vuong Loc provided an overview of his background and his culinary experience. He shared his vision for the business.

Ms. Vaughan asked if Mr. Loc has any other restaurants open.

Mr. Loc said he didn't.

Landlord Comment:

Susan Brems, PDA said the applicant is in compliance and there is an agreement that Chris Moore will be repaid for equipment.

Commission Discussion:

Ms. Vaughan cited applicable guidelines as she said the URC would.

Responding to clarifying questions, Mr. Loc said there will be no live or amplified music; volumes will remain within this space.

Ms. Martin asked if food will be made on site.

Mr. Loc said it will.

Ms. Young noted the applicant was taking over financial issues and bringing business back to profitability. She asked what the strategy is to address local clientele.

Mr. Loc said he will offer high quality and unique product for food. He proposed a seafood boil which is unique and will garner attention. He said the Taproom has done a good job of attracting locals with drinks and beverages, his culinary background will do that with food.

Ms. Young asked if the applicant would be using the space as a turnaround or to enhance quality.

Mr. Loc said he will enhance the quality. He said before Covid it was quite busy. He said he will push food more so it will be 50% food, 50% beverages.

Ms. Leong asked how he will support success if he is keeping same name and design.

Ms. Vaughan said any changes would come back to Commission with proposed changes.

Ms. Leong said the name, Taproom does not equate with food boil.

Ms. Rudeck said it will be great to have the space open again and noted the activation of space is good for the Market.

Ms. Martin concurred.

Action: Ms. Rudeck make a motion to approve the application as presented.  
Chris Bown seconded the motion.

MM/SC/LR/CB            7:0:0    Motion carried.

**032421.3            APPLICATIONS FOR CERTIFICATES OF DESIGN APPROVAL**

032421.31            Eclipse Hat Shop  
1518 Western Ave, Fairley Building  
Sharon Hagerty, Business Owner

Staff Report, Design: Ms. Le explained the proposal to install interior displays, lighting, and hat-making equipment; paint interior, install exterior blade sign, apply decal lettering to existing exterior canopy. Exhibits provided included photos, interior and exterior; color sample for interior paint; proposed floor plan; shelving details and display details; lighting details; signage details. Guidelines that applied to this application included 3.1, 3.4, 3.5 and 3.6.

Sharon Hagerty said she will replace the awning sign with her business name, in her font. She went over floor plan of space and explained the proposed layout and furnishings. She proposed use of same sign that hung here in 1949 and will utilize the existing blade sign bracket holes.

Landlord Comment:

Zack Cook, PDA said they were glad to have the hat shop back. He said the space has large windows and this will be a great addition.

Ms. Vaughan asked if just the wording will be replaced on the awning.

Ms. Hagerty said yes, new lettering in her font will be used.

Mr. Cook said each business has its own font.

Ms. Vaughan asked how the blade sign compares to the others.

Ms. Hagerty said hers is a bit larger than her neighbors'.

Ms. Rudeck said there are others there that are the same length. She asked the height of the bottom of the sign from the ground.

Ms. Hagerty thought it was about 7' to just below the awning, where the previous sign was.

Mr. Cook said it was 6'.

Ms. Le said the motion could contain language the sign bottom must be 7' from sidewalk.

Mr. Turnbull said it has to be 7' from the sidewalk; the PDA will work with applicant on that. He said they will use lag bolts in existing holes and will use bolts, washers, and anchors.

Ms. Vaughan asked if there will be visibility through the front window display.

Ms. Hagerty said the displays change every two weeks and sits atop console.

Mr. Cook said it is lower than counter height. He said existing banners blocking visibility were left in there for security purpose and belong to the PDA.

Ms. Leong asked if there will be accent lighting.

Ms. Hagerty explained she will use track lighting and a pendant over the work bench.

Ms. Rudeck asked for picture of pendant light.

Ms. Hagerty held the lamp up and noted it looks like a vintage streetlight. She said it is 30" tall with copper base. She said the hat tree is a 5'3" wood pole with dowels; lowest dowels start at 30" from floor.

Ms. Rudeck said in general the Use Review Committee will call out size of display, what the space will look like and what finishes are. She said it is not clear what finishes are here.

Ms. Hagerty explained details of proposed furnishings.

Action: Ms. Young made a motion to adopt a resolution approving the application with conditions: bottom of exterior sign meet PDA guidelines; brackets for exterior signage will be black and will be submitted to Staff for administrative review; and pendant light will return for administrative review.

Ms. Leong made a friendly amendment that the blade sign bracket be same color as existing.

Ms. Hagerty said they are all black there.

The amendment was removed.

MM/SC/SY/GL 6:0:0 Motion carried as amended.

**032421.4 APPROVAL OF MINUTES**  
March 10, 2021

**032421.5 REPORT OF THE CHAIR**  
Ms. Vaughan said there has been no change regarding Commission appointments.

**032421.6 STAFF REPORT**

**032421.7 NEW BUSINESS**  
Discussion of Guideline and Rules & Procedures revisions

Ms. Vaughan said she wanted to move forward on Rules and Procedures. She cited SMC 25.24.030 c and SMC 25.24.050. She said two changes have been proposed to the Rules and Procedures: one addresses acknowledgement at the beginning of Commission meetings of being on tribal lands; the other states that Commission Position 12 would be addressed by the MHC Executive Committee. She said the procedure needs to be in place so it is known who has control of that process and responsibility for filling that position.

Ms. Vaughan said she wanted to move forward on Rules and Procedures. She cited SMC 25.24.030 c and SMC 25.24.050. She said one addresses acknowledgement of being on tribal lands. The said the other addresses position 12 and would be addressed by executive committee. She said the procedure needs to be in place so it is known who has control old that process and filling that position.

Ms. Le said Law review is the next step and that she can't speak to their timeline. She said a lot is going on now and she didn't know the level of priority this would have at this time.

Ms. Vaughan said a strike through copy was sent two years ago and when she talked to Law she was told any conversation needed to go through Historic Preservation / Department of Neighborhoods. She said that is as far as it went.

Ms. Le said she didn't know what kind of turnaround they will provide but that she would ask.

Ms. Vaughan said it is a log jam last time and it was stuck in DON because the attorney said he had dealt with it.

Ms. Le noted that there had been a major staff transition at that time.

Ms. Rudeck said URC / DRC need to meet again.

Adjourn            6:17 pm.

Minh Chau Le  
Commission Coordinator  
206-684-0229