



The City of Seattle

Pike Place Market Historical Commission

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

MHC 114/15

Wednesday, August 26, 2015

4:30 p.m.

PDA Meeting Room, 93 Pike Street, Room 307

COMMISSIONERS

Frank Albanese

David Guthrie, Chair

Murad Habibi, Vice Chair

Bob Hale

Deborah Jones

Rachael Kitagawa

John Ogliore

Jerrold Stafford

Christine Vaughan

Staff

Heather McAuliffe

Melinda Bloom

Absent

Marika Cialdella

Chair David Guthrie determined that a quorum was present and called the meeting to order at 4:30 p.m.

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

Applications for Certificates of approval were reviewed out of agenda order.

082615.2 APPLICATIONS FOR CERTIFICATES OF USE/DESIGN APPROVAL

082615.21 Artificial Gallery

1501 Pike Place #328, Fairley (formerly Ethan Jack Harrington Gallery)

Alex Achaval

Staff Report, Use: Ms. McAuliffe explained the application to establish use for an art gallery featuring paintings, mixed media and sculptures by Alex Achaval. She reported that the space is in Zone 1, below street level, where Food a-e and Retail

a-b uses permitted. The former use was Retail e – art gallery; new use would be Retail e – art gallery. Space is 155 square feet. Proposed ownership structure: sole proprietor. The applicant does not have a financial affiliation with another business. He will be onsite operating the business. Business hours: Wednesday – Sunday 10:00 a.m. to 6:00 p.m. Exhibits reviewed included a site plan, written statement of ownership and role in the business operation, product list, photos of samples of artist’s work. Guidelines that applied to this application included 2.1, 2.4, 2.5, 2.6, and 2.7.

URC Report: Ms. McAuliffe said the Committee cited 2.1.4, 2.4, 2.5.4 e, 2.6, 2.7.2 a, b, & c and recommended to approve.

Applicant Comment:

Alex Achaval explained his background and desire to be in the Market.

Landlord Comment:

Jennifer Maietta, PDA, said they support the applicant. She said his unique artwork will add to the art galleries in the area. She said he has a solid background in art.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Albanese said the URC reviewed and recommended approval.

Mr. Habibi asked price range of products.

Mr. Achaval said \$20.00 to \$1000.00.

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

MM/SC/FA/JS 9:0:0 Motion carried.

Staff Report, Design: Ms. McAuliffe explained the application to paint a mural on back wall, install lighting, furniture, fixtures and on/off-premise signage. Exhibits reviewed included a site plan, photos, proposed floor plan, photos of proposed fixtures and furnishings, lighting information, and sign information. 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, 3.4.2 a, 3.4.3 a, b & f, 3.5.1, 3.6.1, 3.6.2, 3.6.3 and 3.6.6a (2) and recommended to approve, with

modification to sign recommended, and with the condition that the LED lights are 2700k.

Landlord Comment:

Jennifer Maietta, PDA, said the design was straightforward and walked Commissioners through the floor plan showing the proposed layout. She said that plywood will be used at the back for the mural. She said the DRC recommended less white on the sign but they don't have it for review; she said they would bring it back to DRC for review per Staff suggestion. She provided samples of art, furniture, fixtures and said the lights will be 2700 kelvin. She said that signage is important because the area is one of the least trafficked areas.

Responding to questions Mr. Achaval clarified the proposed rug and said that they would not paint the space at this point.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale asked about the mural.

Mr. Achaval said it looks like the room extends back.

Mr. Guthrie said that DRC noted there was lots of white in relation to the font/logo on the sign over the doorway and requested reduction in white; DRC recommended conditions requiring final DRC review and approval on the sign modifications and that the LED lights are 2700k. He said the directional arrow is appropriate because of the setback.

Action: Mr. Stafford made a motion to adopt a resolution to approve the application with the condition that the LED lights are 2700k and sign modifications return to DRC for final review and approval.

MM/SC/JS/FA 9:0:0 Motion carried.

082615.1 APPLICATIONS FOR CERTIFICATES OF USE APPROVAL

082615.11 The Pink Door
1919 Post Alley, Soames/Dunn
Jacqueline Roberts

Staff Report, Use: Ms. McAuliffe explained the proposed expansion of business area into 1922 Pike Place (Lisa Harris Gallery). She reported that the space is in Zone 2, above street level, all uses permitted. Existing use at 1922 Pike Place is 2.5.4 e – retail art gallery; new use would be Food e – Italian restaurant.

- Existing square footage: 4642
Commercial area: 3,473 square feet
Areas not open to the public: 3485
- Proposed square footage: 6096
Commercial area: 4064
Areas not open to the public: 2032

Exhibits reviewed included a letter from Pink Door owner, Jackie Roberts, summary of proposal & floor plans from John Turnbull, letter from Lisa Harris, owner of Lisa Harris Gallery, photos and accident report. Guidelines that applied to this application included 2.1, 2.4, 2.5, 2.6 and 2.7.

URC Recommendation: Full Commission should discuss the application. Committee requested accurate figures for the existing/proposed square footage and recommended that the Commission's approval of the expansion should be conditioned upon the areas not open to the public not exceeding 50% of the commercial space, per Guideline 2.6.10.

July 28, 2015 letter from Lisa Harris was read.

Applicant Comment:

Jackie Roberts explained the need to expand; the kitchen is too small – they had outgrown it.

Angelica Roberts read a history of the restaurant and cited 2.6.10.

Paul Sussman, a friend of the owner, spoke in support of expansion and said that the restaurant is an institution, one of the top three restaurant experiences in Seattle. He said they want to provide a good and suitable work environment for their employees.

Jennifer Maietta, PDA, said that the restaurant is an asset to the Market and they have been trying to figure out a way to solve the problems and this is viable. It allows the proper kitchen and back of house to support staff.

Public Comment:

Ms. McAuliffe read two letters: 1) David Ghoddousi, not supportive; and 2) Bob Wagner, not supportive.

Paul Dunn said that the restaurant is an important commodity in the Market. He said it is an icon like the sign and clock. Regarding the kitchen and non-common use he said that other spaces have expanded similarly and noted the Inn at the Market, Roberto's, and Matt's. He said all were approved by the Commission to benefit the Market. He said the Pink Door is a continuing benefit to the Market.

Commission Discussion:

Discussion ensued about the increase in space – that in order to make the ratio work the front of house would have to increase in order to get what they need in the kitchen.

Ms. Maietta said they have applied for the maximum allowed for front and back and will come back with details for design approval. Responding to questions she explained that where the restrooms are is a common area that is primarily used to access restrooms. She said that Robert Wagner signed a lease knowing the back hallway could be used for kitchen. She said he has a full storefront and there are restrooms downstairs.

Mr. Albanese asked if Mr. Wagner would lose access.

Ms. Maietta said he doesn't have top level access.

Mr. Habibi said the restaurant has had one expansion already and asked if there were exceptional circumstances.

Angelica Roberts said that they can't just expand the kitchen – they need the tables they have now so will have to expand into new space.

Mr. Guthrie said that exceptional circumstance is that the kitchen is unsafe.

Mr. Kitagawa asked if this would be precedent setting.

Ms. McAuliffe cited 1.4 and said that the Commission has discretionary power.

Mr. Ogliore asked how many spaces that exceed 2000 square feet were grandfathered.

Ms. McAuliffe said that some spaces were large to begin with and she noted that the restriction on back of house space was since then. She noted that Kell's expanded to their mezzanine because the mezzanine could not be rented out to others.

Mr. Guthrie said that there is precedent in that Matt's in the Market was allowed to expand to space across the hallway; the brewery has spaces above and below. He said that accommodations have been made.

Commissioners agreed that safety is an exceptional issue and that the Pink Door is not expanding to add more seating but to simply make their kitchen safer for their employees. Commissioners noted that the proposal will meet the ratio that back of house is no more than 50% of the space.

Action: Mr. Albanese made a motion to adopt a resolution to approve the application based on square footage presented and with the condition that changes to square footage requires a new Use Application; and conditioned on design approval.

MM/SC/FA/JS 7:2:0 Motion carried. Messrs. Ogliore and Habibi opposed.

082615.3 APPROVAL OF MINUTES:

July 22, 2015

MM/SC/MH/JO 5:0:4 Minutes approved. Messrs. Albanese, Guthrie and Mmes. Vaughan and Jones abstained.

August 12, 2015

MM/SC/CV/JS 6:0:3 Minutes approved. Messrs. Guthrie, Habibi, and Albanese abstained.

082615.4 REPORT OF THE CHAIR No report.

082615.5 REPORT OF STANDING COMMITTEES: No report.

082615.6 STAFF REPORT No report.

082615.7 NEW BUSINESS

Weekend concert on roof near clock and sign did not come through Commission for review although it should have.

Mr. Guthrie asked if it benefitted the Market in any way or if fundraising dollars were just for KEXP. He said the PDA needs a reminder to come before the Commission.

Respectfully submitted,

Heather McAuliffe
Commission Coordinator