

Summary:

I am submitting a MHC application in order to update and complete the renovations at Uli's Sausage (1511 Pike Place). Specifically, I am looking to create a partition in the kitchen, that will help separate our cook and prep spaces, as well as providing a better aesthetic from the customers viewpoint. This partition wall will also serve as one of the main focal points for the kitchen, as all of the menus and signs will integrate with this wall.

On top of this, I am building large built in cabinets for the dining room that will store ingredients as well as showcasing the various European pre packaged foods/beverages I will be selling. I'm hoping this update to the dining room area will make it more inviting for customers to come and sit down, relax and enjoy the fresh food. Opening up the space and freshening up the paint, will make a big difference to the feel of the space while retaining all the charm this place has cultivated over the last 20 years.

Scope of work: partition wall with 5ft walkthrough, and 6 ft eye level openings, install of painted brick, install and hanging of A3 sized sign on the partition wall, install of built-in cabinets, track lighting along with an energy efficient combo cooler and display case. Estimated cost - \$6,500.

Materials Used:

Steel studs to create the partition between the kitchen and the 'front of house'. Studs covered in fire retardant drywall, to exceed current fire code requirements and will include fire retardant insulation for echo and noise control.

Finishes:

Real reclaimed clay fired brick - identical to the brick in Post Alley/gumwall. This will be paint washed (Paint Code: GLN9011N - ADJ 61YY 89/135 Soft) to add some texture to the front of house, which will be downlit with spotlights (2700k) to highlight the texture wall. Menus (printed canvas) hung from the brick will also be lit with spotlights (2700k). These spotlights will be surface mounted to the ceiling to blend in with the current flat black ceiling.

The brick will be salvaged from a reclaimers yard in Woodinville, pictured below. Which is as close in size and colour to the brick used around the market. This will only be used for the feature wall as seen from front of the space, which will be less than 110 sq ft in total.

The shelf in the partition wall, will be an exposed 9 inch tall view through window, that will allow people to see through and more importantly - will allow a pass through window for food

from the kitchen. The kitchen will still be visible for customers, specifically through the dining room walk way - which still gives customers a front row seat into their food being cooked.

As viewed from the front cooler, there will be a 5ft opening from the partition wall to the main wall, that also looks directly into the main grill/cooking area - which will allow customers a view from the front.

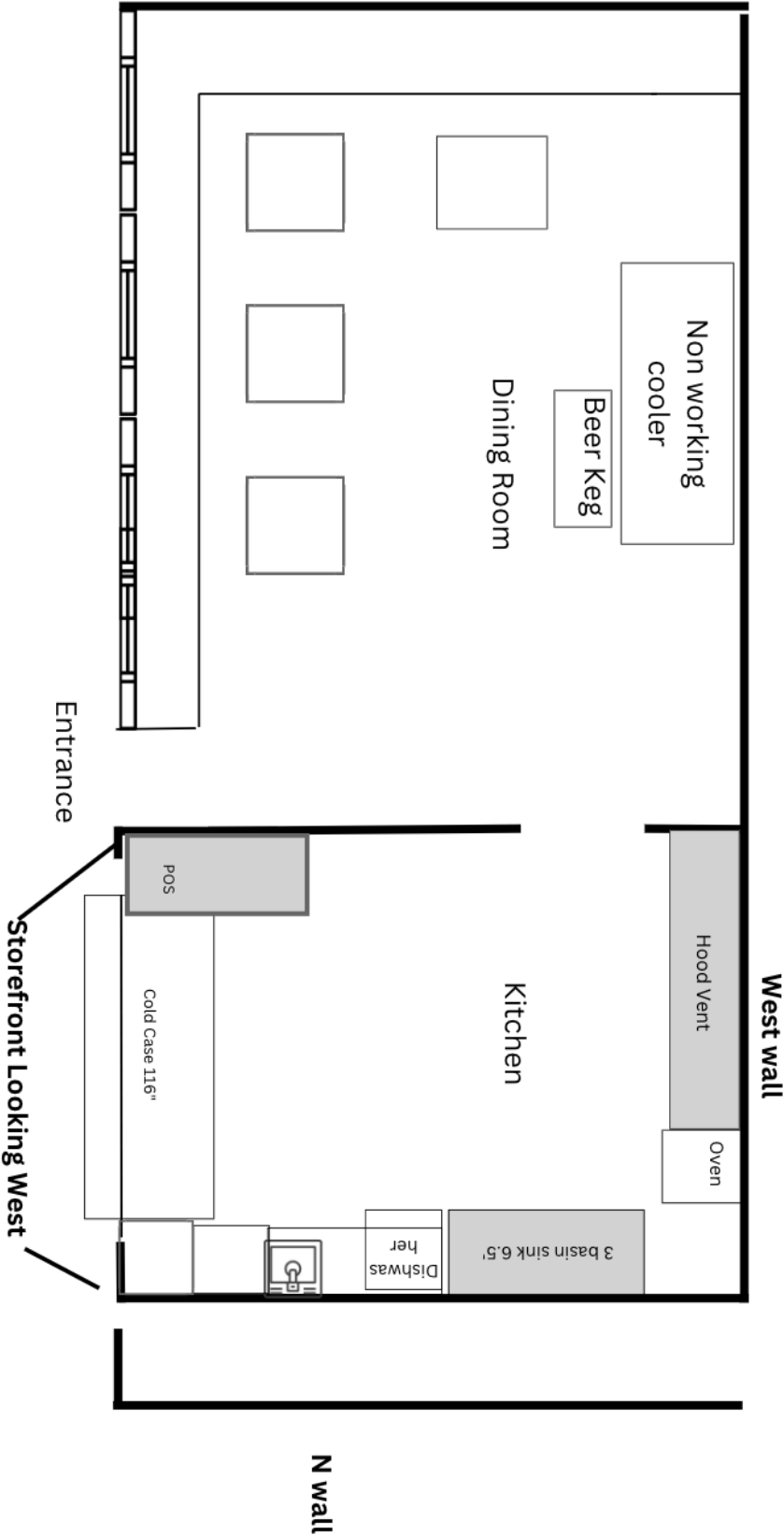
Frontside (customer side) will be brick, washed with the same paint as before (Paint Code: GLN9011N - ADJ 61YY 89/135 Soft).

Backside (kitchen side) will be fire rated drywall painted the same paint as before (Paint Code: GLN9011N - ADJ 61YY 89/135 Soft).

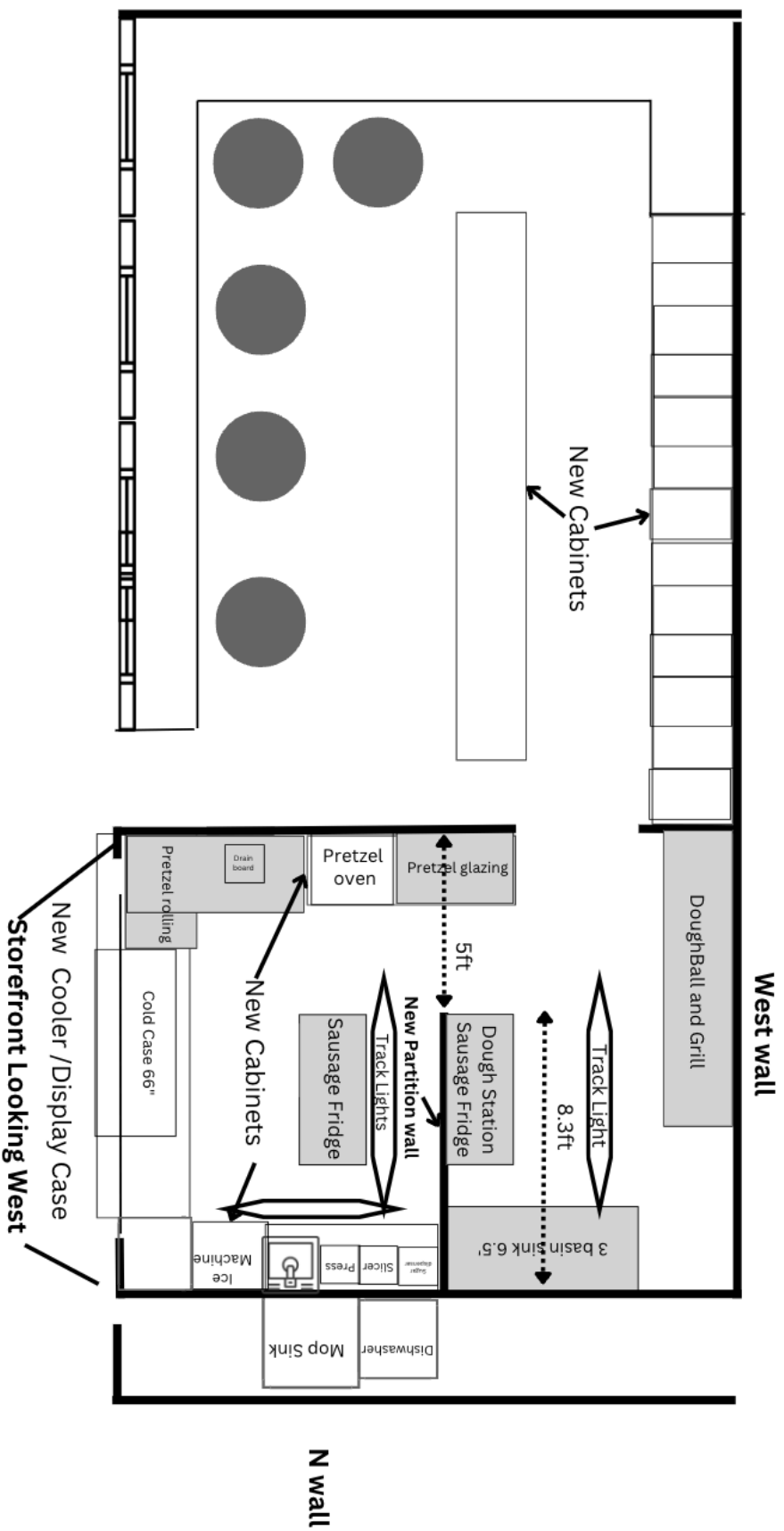
Front cooler is now replaced with a more energy efficient display case, which will allow for better presentation of the pre packaged sausages and baked goods. While the bulk of the pre packaged sausages will be stored in **TWO larger** dedicated fridges with space for **TWO** more in the dining room.

Point of reference: Previous cooler was 10ft wide and could hold 180lbs of fresh sausage at a safe temperature. The new front cooler is 6ft wide, but has space for 4 tiers which increases fresh sausage capacity to 260lbs with space for merchandising the product in a much more appealing way. I will also be applying a 'Fresh Sausage' sign the width of the front cooler, to make sure it is front and center of the new Uli's.

Original Layout



Proposed Work



Second stud

Partition Wall Looking West

Menu
Showing Pretzels

Menu
Showing Fresh
Sausages

Menu
Showing Lemonade

Gap in drywall

Paint Code:
GLN9011N-ADJ 61YY
859/135 Soft



8"

56"

Partition Wall - Looking West (Fresh Sausage Fridge 1)



Partition wall, track lights (2700k), Fresh Sausage Fridge 1 (After and before)

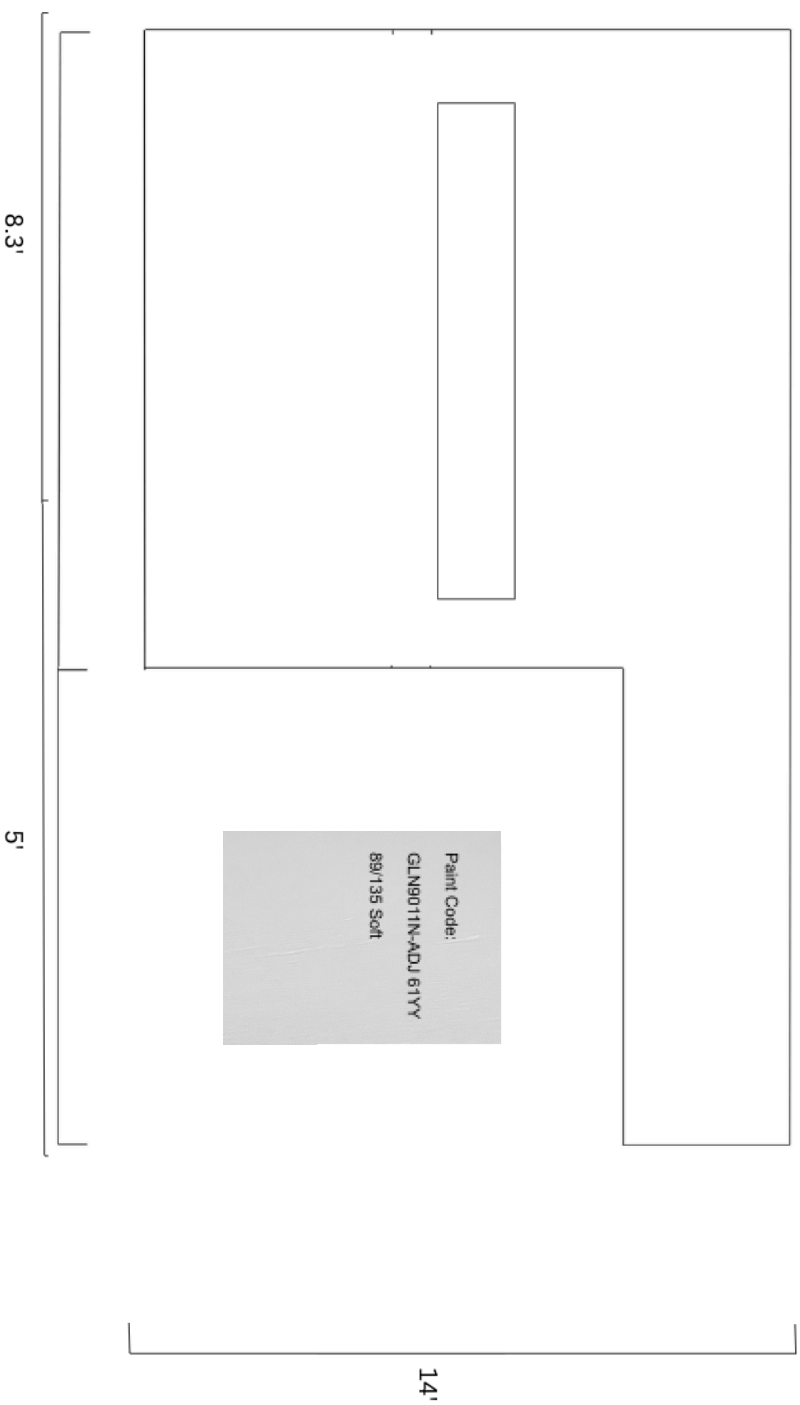




Brick Walls



Rear of Partition Wall
Looking from the kitchen east to the front of the store



Kitchen view looking north. Fresh Sausage Fridge 2 (After and before)





Dining Room Cabinets (After and Before)

11ft tall built in cabinets, that will be used to showcase prepackaged food for sale as well as some of our specialised beer offerings. The top shelf once finished, will have a round arch (picture 2).

Cabinets will be painted the same color as the rest of the interior - (Paint Code: GLN9011N - ADJ 61YY 89/135 Soft)

————16.5ft————

11ft



Paint Code:

GLN9011N-ADJ 61YY

89/135 Soft





Paint Code:

GLN9011N-ADJ 61YY

89/135 Soft

Kitchen looking south into Dining Room



Dining Room looking at the south wall



Dining room looking East to the arcade (After and before)



Dining room looking North into the Kitchen (entrance is to the right)



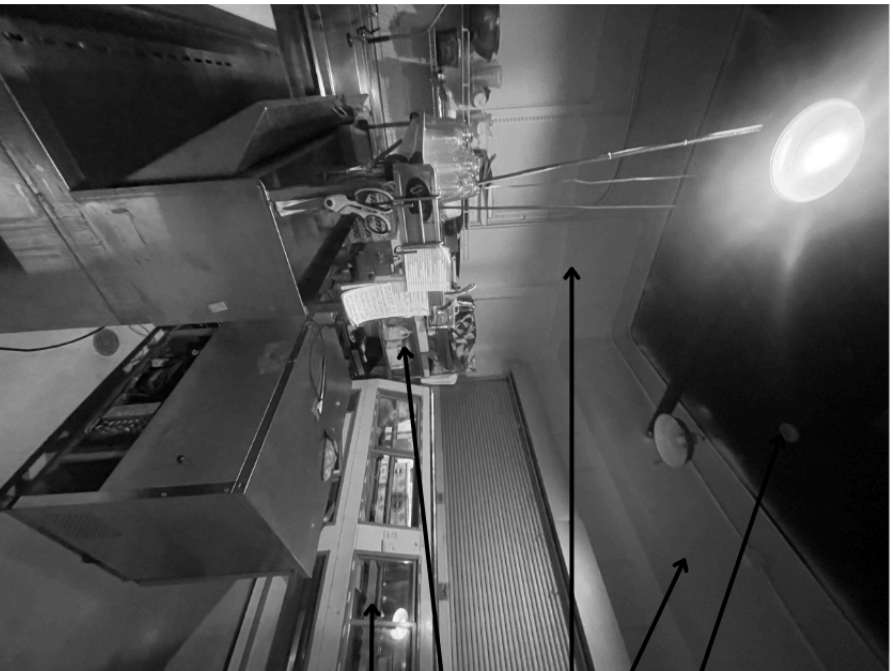
Old Kitchen, looking south into the dining room area.



- Painting Walls
- New Cabinets
- New Combo cooler and Display Case

Kitchen, looking north. (After and before)





Track Lights

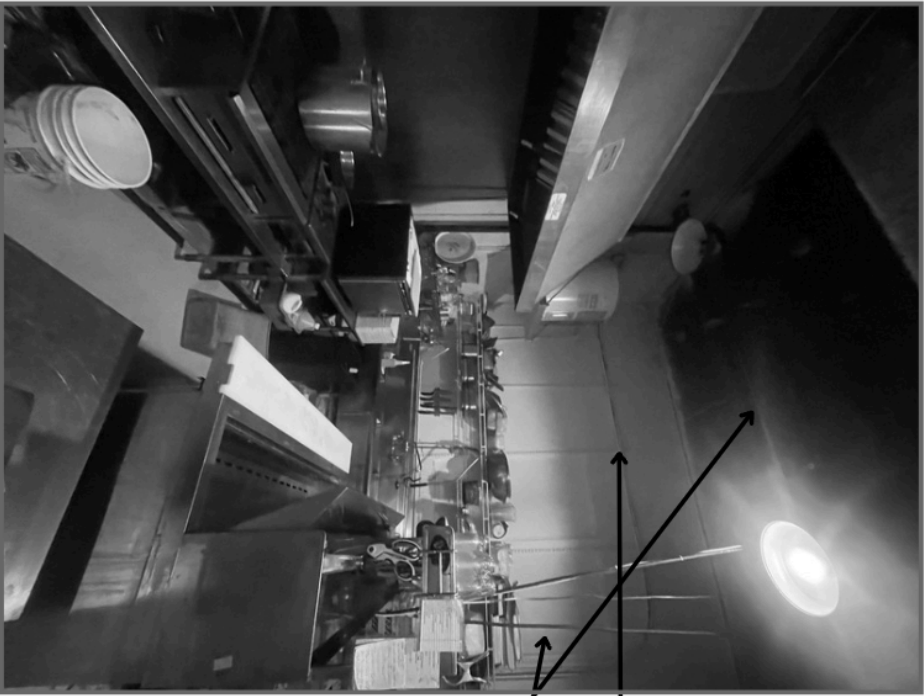
Painting Walls (GLN9011N) / Brick

New Cabinets

New Comb cooler and Display Case

Standing between kitchen and dining room, looking North towards 3 compartment sink (After and before)





Painting Walls (GLN9011N)

Partition Wall Location

Track Lighting

Dining Room



Painting Walls and Trim
(GLN9011N)









Front Counter - with 'Fresh Sausage' sign on the front (6 inches x 55 inches). Fresh sausage fridge in the kitchen still visible from the front from 15ft away.



Track Lighting (2700k)



Front Cooler

Reveal®

Combination Convertible Service Above Refrigerated Self-Service Case

Structural Concepts®

DELIVERING FRESH. ALWAYS.™

- **NR3651RRSSV** 35-3/4"L x 33"D x 50-3/4"H
- **NR4851RRSSV** 47-3/4"L x 33"D x 50-3/4"H
- **NR6051RRSSV** 59-3/4"L x 33"D x 50-3/4"H
- **NR7251RRSSV** 71-3/4"L x 33"D x 50-3/4"H

Included

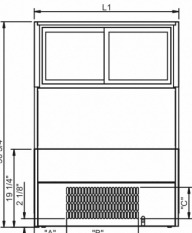
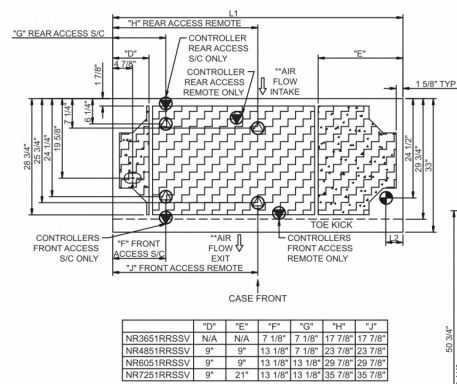
- NOTE: Glass warranty only applicable to first point of delivery
- Breeze-E (Type-II) self-contained refrigeration
- Blue Fin coated coil
- Clear glass shelf, lighted (LED 3500K) in upper display
- Condensate pan (self-contained refrig. only)
- Convertible baffle in upper display
- Fixed vertical glass
- Integrated average product temperature of 40°F or less
- LED top light
- One piece formed ABS plastic tub
- One year parts & labor; 5 year compressor warranty



NR4851RRSSV

Intended Environment: Type II - Designed to operate in ambient conditions of 80°F and 55% relative humidity unless noted otherwise in system information below.		
Zone	Intended Product To Be Displayed	Warmest Avg Prod Temp ° F
1	Packaged / unpackaged refrigerated products	40

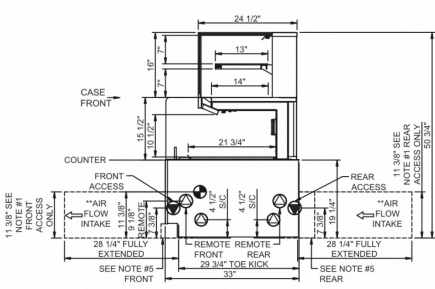
PLAN VIEW



	"A"	"B"	"C"
NR3651RRSSV	8"	17 3/4"	7 3/4"
NR4851RRSSV	14"	17 3/4"	7 3/4"
NR6051RRSSV	13"	30 1/2"	7 3/4"
NR7251RRSSV	25"	30 1/2"	7 3/4"

NOTE: ALL DIMENSIONS APPROXIMATE

SIDE VIEW



- NOTES:
- 11 3/8" TALL, FULL WIDTH OF CASE OPENING IN CABINET OR COUNTER IS REQUIRED TO PULL OUT REFRIGERATION SYSTEM.
 - BACK OF COUNTER / CABINET MUST BE VENTED PROPERLY FOR ADEQUATE AIRFLOW TO CONDENSER.
 - "REPRESENTS REAR PULLOUT REFRIGERATION. AIR FLOW INTAKE AND EXIT DETAILS ARE REVERSED WITH FRONT PULLOUT REFRIGERATION OPTION.
 - SELF-CONTAINED ACCESS ONLY BY PULLING OUT CONDENSER UNIT.
 - 4" OPEN AREA CLEARANCE REQUIRED FOR AIR FLOW FRONT AND REAR OF CASE.

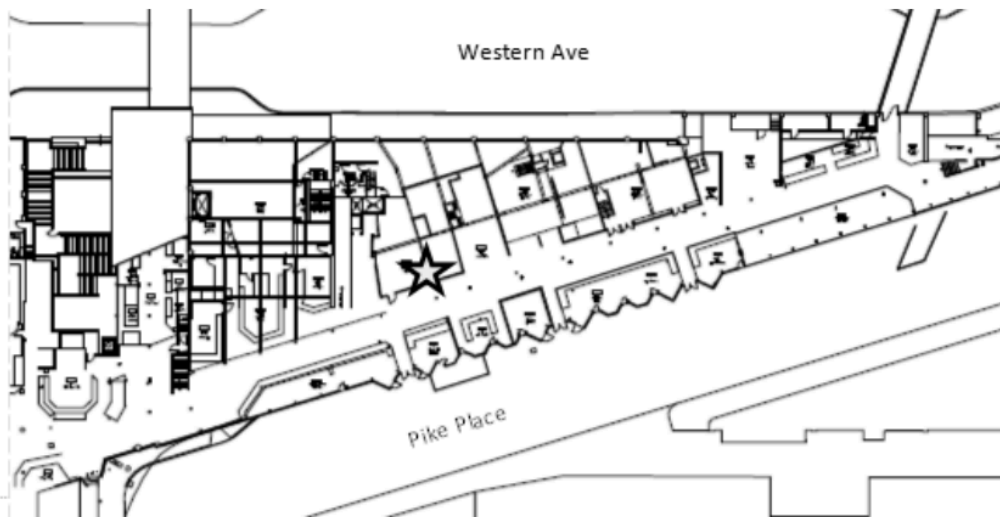
Tables (x5)



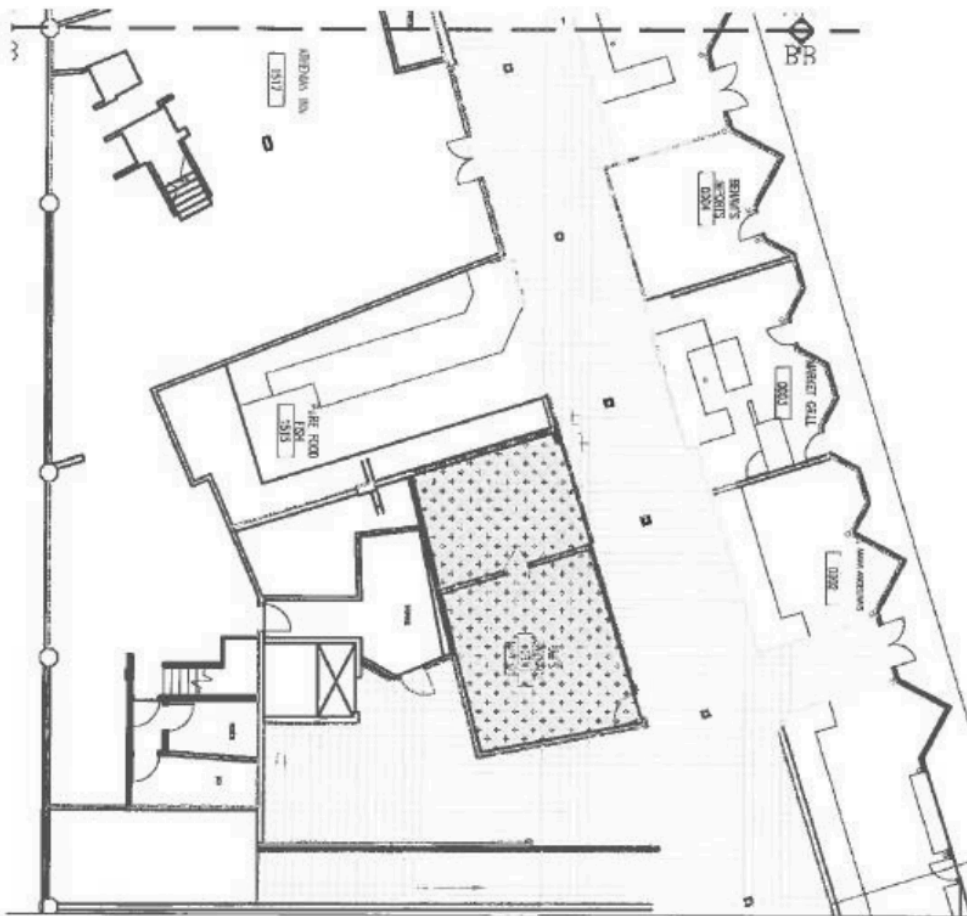
Other Dimensions

Legs	28" H
Overall	30" H X 30" W X 30" L
Overall Product Weight	34 lb.
Table Weight Capacity	250 lb.

Siteplan



SPACE PLAN AND LOCATION





The City of Seattle

Pike Place Market Historical Commission

700 Third Avenue • 4th floor • Seattle, Washington 98104 • (206) 684-0228

CERTIFICATE OF APPROVAL FOR USE

Date: April 14, 2000

MHC 48/00

Applicant: Uli Lengenber, Mathew Brenan

Business: Uli's Famous Sausage

Address: 1511 Pike Place, Seattle, Washington 98101

Building: Fairley Building

At its meeting of April 12, 2000 the Pike Place Market Historical Commission approved the following:

Change of ownership and change of use to a sausage production factory and retail shop specializing in a variety of homemade/custom sausages and sandwiches; and, limited quantities of spit-roasted chicken and marinated barbecue products to go for home cooking according to the attached description.

(This action is categorically exempt from SEPA by the provisions of WAC 197-11-800.)

The Certificate is issued with the understanding that the applicant will obtain all other permits and approvals that may be required.

Martin Kaplan, Commission Chair

By:

Tom Quackenbush, Commission Coordinator
Pike Place Market Historical Commission

cc: Catherine Stanford, PDA
Richard Krochalis, DCLU

**Administered by The Historic Preservation Program, The Seattle
Department of Neighborhoods**

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The City of Seattle

Pike Place Market Historical Commission

700 Third Avenue • 4th floor • Seattle, Washington 98104 • (206) 684-0238

CERTIFICATE OF APPROVAL FOR USE

Date: November 19, 2001

MHC 211/01

Applicant: Ulrich Lengenber

Business: Uli's Famous Sausage

Address: 1511 Pike Place, Seattle, Washington 98101

Building: Fairley Building

At its meeting of November 14, 2001 the Pike Place Market Historical Commission approved the following:

- Change of ownership and expansion of use for a sausage production factory and retail shop specializing in a variety of homemade/custom sausages and sandwiches; and limited quantities of spit-roasted chicken and marinated barbecue products to go for home cooking per MHC 48/00.
- Use expansion to include sale of: limited quantities of German mustards, pickled canned sauerkraut, and specialty pickles.

(This action is categorically exempt from SEPA by the provisions of WAC 197-11-800.)

The Certificate is issued with the understanding that the applicant will obtain all other permits and approvals that may be required.

Martin Kaplan, Commission Chair

By:

Katy McNabb, Commission Coordinator
Pike Place Market Historical Commission



The City of Seattle

Pike Place Market Historical Commission

Mailing Address: PO Box 94649 Seattle WA 98124-4649
Street Address: 700 5th Ave Suite 1700

CERTIFICATE OF APPROVAL FOR USE

Date: August 14, 2008 MHC 114/08
Applicant: Uli Lengenber
Business: Uli's Famous Sausage
Address: 1511 Pike Place
Building: Fairley Building

At its meeting of August 13, 2008 the Pike Place Market Historical Commission approved the following:

Change of use for a German biergarten to serve traditional German food and beer. Menu to include but not be limited to: bratwursts, sausages, sauerkraut and hot dogs. Accompanying German side items to include potato salad, cucumber salad and pommes frites. Business to include the sale of beer and wine. No change in ownership.

(This action is categorically exempt from SEPA by the provisions of WAC 197-11-800.)

The Certificate is issued with the understanding that the applicant will obtain all other permits and approvals that may be required.

Karin Link, Commission Chair
By:

Heather McAuliffe, Commission Coordinator
Pike Place Market Historical Commission

cc: Cecilia Hall, PDA



The City of Seattle

Pike Place Market Historical Commission

Mailing Address: PO Box 94649 Seattle WA 98124-4649
Street Address: 700 5th Ave Suite 1700

CERTIFICATE OF APPROVAL FOR DESIGN

Date: August 14, 2008

MHC 115/08

Applicant: Uli Lengenber

Business: Uli's Famous Sausage

Address: 1511 Pike Place

Building: Fairley Building

At its meeting of August 13, 2008 the Pike Place Market Historical Commission approved the following:

Convert existing manufacturing area to new café; alterations to existing kitchen.

(This action is categorically exempt from SEPA by the provisions of WAC 197-11-800.)

This Certificate authorizes the application for a building permit. **Work must occur exactly according to approved plans and specifications. Any changes other than those specified above will require the review and approval of the Commission prior to implementation. Any work done in non-compliance with this permit will be reported directly to the Enforcement Division of the Department of Planning and Development.** The Certificate is issued with the understanding that the applicant will obtain all other permits and approvals that may be required.

Work associated with this Certificate of Approval must commence within eighteen months from the date of the issuance of this Certificate unless the Pike Place Market Historical Commission determines that extenuating circumstances justify extension of the expiration date.

Page Two

Karin Link, Commission Chair

By:



Heather McAuliffe, Commission Coordinator
Pike Place Market Historical Commission

cc: Cecilia Hall, PDA
Diane Sugimura, DPD
Cheryl Mosteller, DPD

APPEAL PROCEDURE: Any interested person of record may appeal to the City Hearing Examiner the decision of the Commission per SMC 25.24.080. A written notice of the appeal, a copy of this certificate and a \$50.00 filing fee made out to the City of Seattle must be filed with the Office of the Hearing Examiner (mailing address: P.O. Box 94729, Seattle, WA 98124-4729; physical address: Suite 4000, 700 Fifth Avenue, Seattle, WA 98104) within fourteen (14) days after the date the Commission's decision is issued.



The City of Seattle

Pike Place Market Historical Commission

Mailing Address: PO Box 94649 Seattle WA 98124-4649
Street Address: 700 5th Ave Suite 1700

CERTIFICATE OF APPROVAL FOR USE

Date: September 15, 2005

MHC 233/05

Applicant: Uli Lengenber

Business: Uli's Famous Sausage

Address: 1511 Pike Place

Building: Fairley Building

At its meeting of September 15, 2005 the Pike Place Market Historical Commission approved the following:

Expansion of use for potato chips, soda and six seats.

(This action is categorically exempt from SEPA by the provisions of WAC 197-11-800.)

The Certificate is issued with the understanding that the applicant will obtain all other permits and approvals that may be required.

Alex Rolluda, Commission Chair
By:

Heather McAuliffe, Commission Coordinator
Pike Place Market Historical Commission

cc: Brittney Farrow, PDA
Diane Sugimura, DPD
Cheryl Mosteller, DPD



The City of Seattle

Pike Place Market Historical Commission

Mailing Address: PO Box 94649 Seattle WA 98124-4649
Street Address: 700 5th Ave Suite 1700

CERTIFICATE OF APPROVAL FOR DESIGN

Date: September 15, 2005

MHC 234/05

Applicant: Uli Lengenber

Business: Uli's Famous Sausage

Address: 1511 Pike Place

Building: Fairley Building

At its meeting of September 14, 2005 the Pike Place Market Historical Commission approved the following:

Design approval for six stools. Addition of seating approved per MHC 233/05.

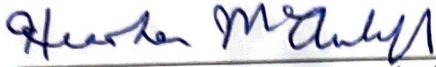
(This action is categorically exempt from SEPA by the provisions of WAC 197-11-800.)

This Certificate authorizes the application for a building permit. **Work must occur exactly according to approved plans and specifications. Any changes other than those specified above will require the review and approval of the Commission prior to implementation. Any work done in non-compliance with this permit will be reported directly to the Enforcement Division of the Department of Planning and Development.** The Certificate is issued with the understanding that the applicant will obtain all other permits and approvals that may be required.

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Page Two

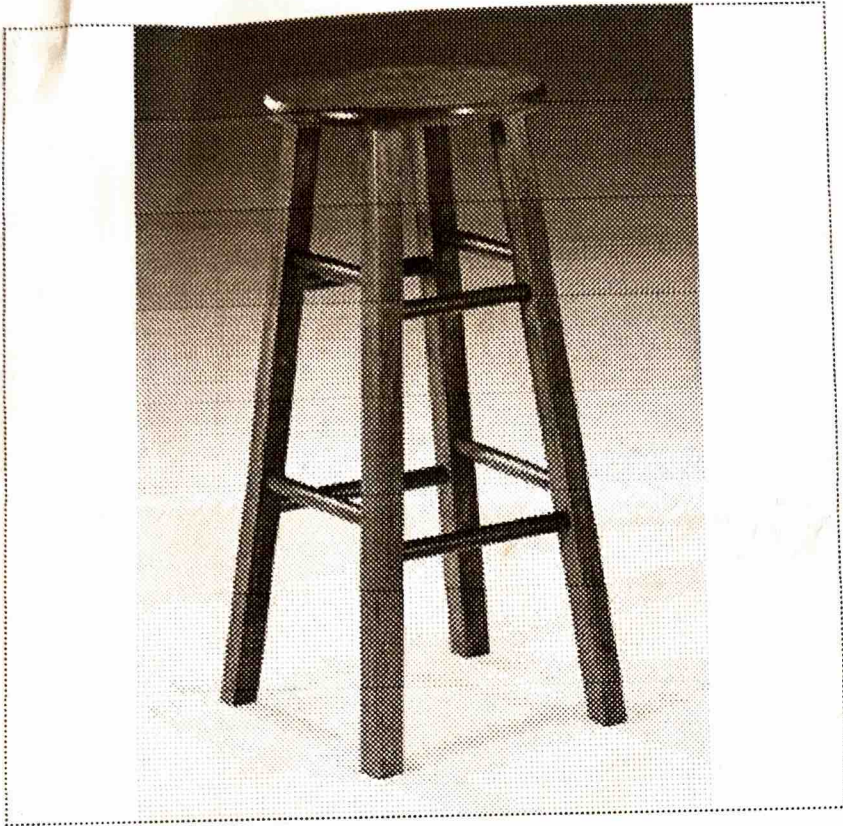
Alex Rolluda, Commission Chair
By:



Heather McAuliffe, Commission Coordinator
Pike Place Market Historical Commission

cc: Brittney Farrow, PDA
Diane Sugimura, DPD
Cheryl Mosteller, DPD

APPEAL PROCEDURE: Any interested person who appeared before the Commission at the public hearing at which the above decision was made may appeal the action of the Commission to the City Hearing Examiner per SMC 25.24.080. The written appeal, a copy of this certificate and a \$50.00 filing fee must be filed with the Office of the Hearing Examiner (mailing address: P.O. Box 94729, Seattle, WA 98124-4729; physical address: Suite 4000, 700 Fifth Avenue, Seattle, WA 98104) within fourteen (14) days of the issuance date of this certificate.

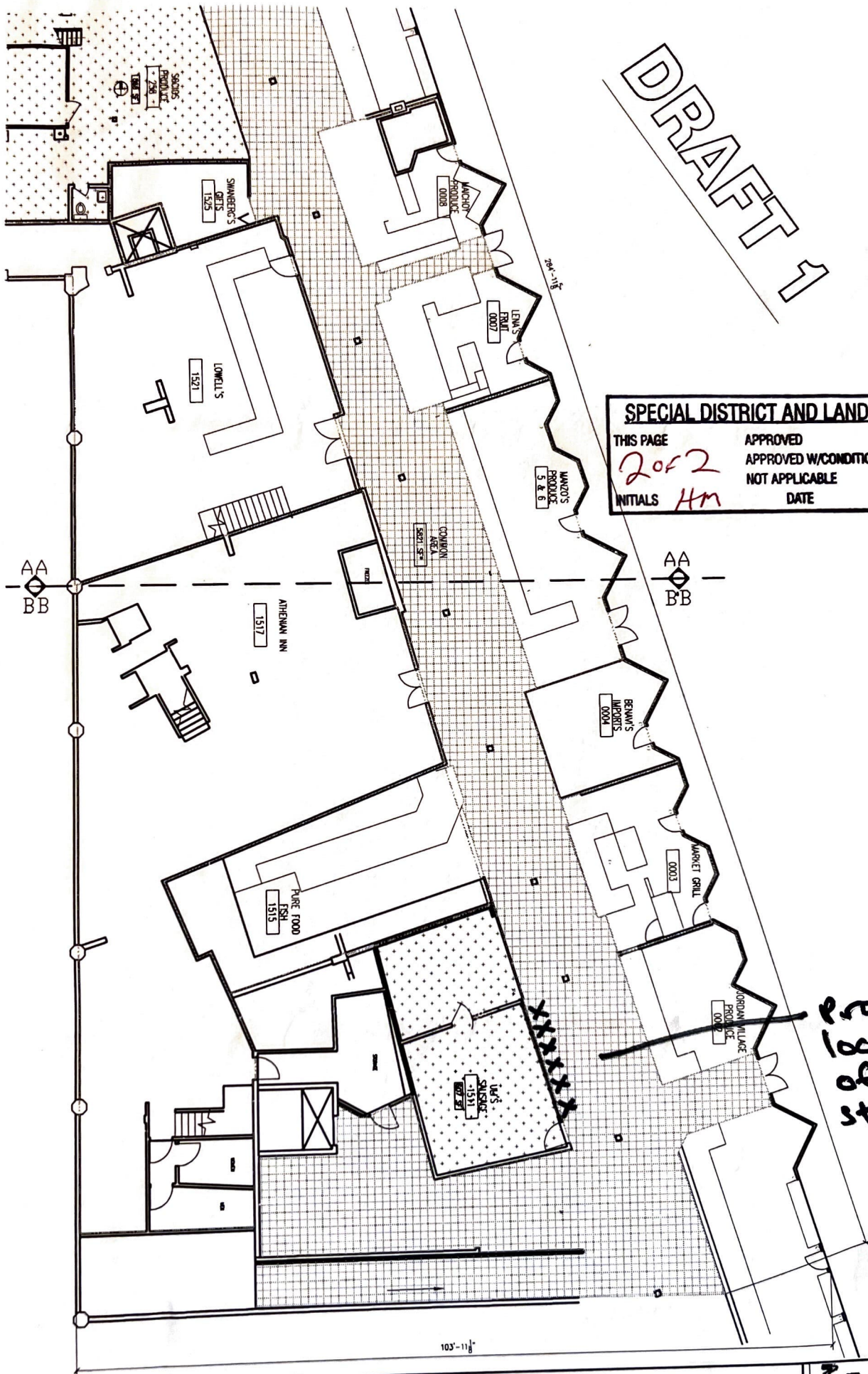


- want 6 (per attached diagram)
- Fully assembled
- seat height ; 29"
- Finished in Oak finish
- ~~also include separate~~
~~in a variety of sizes~~
- Overall dimensions ;
29" H x 13" W x 13" D

SPECIAL DISTRICT AND LANDMARK REVIEW			
PROPERTY OR DISTRICT		PPM	
CHANGE OF USE	LOG #	MHC 234/05	
ST. USE	DATE	9/15/05	
<input checked="" type="checkbox"/> EXT. DESIGN	STAFF	H. McAULIFFE	
INT. DESIGN	PHONE	684-0229	
COMMENTS ON PAGES:		1 of 2	

DRAFT 1

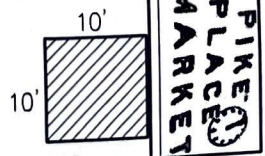
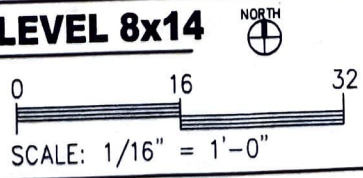
SPECIAL DISTRICT AND LANDMARK REVIEW			
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2 of 2	APPROVED W/CONDITIONS	<input type="checkbox"/>	
INITIALS	NOT APPLICABLE	<input type="checkbox"/>	
HM	DATE	9/15/05	



FAIRLEY BUILDING - ARCADE LEVEL 8x14

SECTION BB QUADRANT VIEW

LAST UPDATE: 9-17-03
ACAD BASE: DA FAR 0



PIKE PLACE MARKET