



The City of Seattle

Pike Place Market Historical Commission

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

MHC 160/16

Wednesday, October 26, 2016

4:30 p.m.

PDA Meeting Room, 93 Pike Street, Room 307

COMMISSIONERS

Frank Albanese, Chair

Sam Farrazaino

Murad Habibi

Bob Hale

Michael Hammond

Rachael Kitagawa

John Ogliore

Lauren Rudeck

Christine Vaughan, Vice Chair

Anais Winant

Staff

Heather McAuliffe

Melinda Bloom

Absent

Patricia Julio

Jerrod Stafford

Chair Frank Albanese 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.

102616.1 APPLICATIONS FOR CERTIFICATES OF USE APPROVAL

- 102616.11 Japanese Gourmet
82 Stewart Street, Stewart House
Lu Ning Wang

Staff Report, Use: Ms. McAuliffe explained the application for change in ownership to an LLC owned 100% by Lu Ning Wang. She said the space is in Zone 2, street level, Food a-e and Retail a-d uses permitted. Approved use per MHC 66/93: Japanese restaurant serving traditional Japanese food for lunch and dinner. Space is 1,384 square feet. Proposed ownership structure: LLC. The applicant is the sole owner. The applicant does not have any financial affiliations with another business. He will be onsite regularly during business hours and will be involved in the day-to-day management of the business. Business hours: Monday-Thursday 11:00 a.m. to 9:00 p.m.; Friday-Saturday 11:00 a.m. to 10:00 p.m.; and Sunday 12:00 p.m. to 9:00 p.m. Exhibits reviewed included site plans and written description of ownership interest and role in the business operation; and State of WA corporation registration information. 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, 2.1.4, 2.4, 2.5.1 e, 2.6, and 2.7.1 and recommended to approve, with menu requested.

Applicant Comment:

Lu Ning Wang presented menu per DRC request. He introduced himself and provided background and plans for the business. He said that he has shortened the menu to ensure quality.

Landlord Comment:

Jessica Carlson, PDA, supported the application and said she is excited to have Mr. Wang in the Market. She said he brings with him savvy to front of house and management experience. She said it is a nice transition.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Ogliore, URC, said the committee had no concern and providing the menu answered all their questions.

Ms. Vaughan said it is owner-operator and a new startup which is the root of the Market.

Ms. Kitagawa asked if he would have katsu ramen.

Mr. Wang said he is still refining recipes to make it his own. He plans to open November 18, 2016.

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

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

102616.2 APPLICATIONS FOR CERTIFICATES OF DESIGN APPROVAL

102616.21 ChefSteps
1501 Pike Place #300, Leland Hotel
Rick Wallace

Staff Report, Design: Ms. McAuliffe explained the application to paint graphics below windows along hallway and on opposite wall. She reported that the application was postponed from October 12, 2016. Exhibits reviewed included renderings, photos, and color samples. Guidelines that applied to this application included 3.1, 3.2 and 3.4.

DRC Report: Ms. McAuliffe said the Committee cited 3.1, 3.2.10, 3.4.1 d and recommended to approve.

Applicant Comment:

Rick Wallace said they will use the same paints that maintenance uses.

Landlord Comment:

Jessica Carlson, PDA, said they are excited because the graphics represent the Market – the bounty is the Market. She said it is a nice point of interest as you come off the elevator and will be helpful to other businesses in the area. She said it is the same color scheme.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said that this business has no face to face with customers and the graphics are representative of what they do and fits in with the Market. He said the same colors are being use. He supported the application.

Ms. Winant said it looks natural and nice and it won't look so cavernous there now.

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

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

102616.22 Michou Deli
1904 Pike Place, Stewart House

Amoreena Miller

Staff Report, Design: Ms. McAuliffe explained the application for changes to floor plan, finishes, and lighting. Work to be reviewed included demolition, interior painting, flooring, display cases, casework and countertops, replace hood and install additional hood, equipment, self-service area, and lighting. Exhibits reviewed included cut sheets, drawings, photos, lighting details, and color/material samples. Guidelines that applied to this application included 3.1, 3.4, and 3.5.

DRC Report: Ms. McAuliffe said the Committee cited 3.1, 3.4.1 a & b, 3.4.2 a, c & d, 3.4.3 a & f, and 3.5.1 and recommended to approve, with additional information requested.

Applicant Comment:

Ralph and Noriko Castellino said they have owned the business for nine years and want to improve the workflow as well as provide improved seating for customers.

Shelby Hart, Strata Architects, walked Commissioners through floor plans. She said they will move the display case back and keep the existing counter by the window. She said they will add one standing table. She said that the seating in back will provide view of sandwich prep. She said that use of a standing table will provide more space. She said they will reconfigure the food cases and create a new larger grab and go area. She said they are upgrading the finishes to lighten up the space – lighter wood, paint, white tile, and shelving. She said they will reuse the front countertops at the back and will put marble in up front. She said they will remove the tile and grind down and stain existing concrete floor. She said the railing will be a blackened steel and they will add rubber strip on the steps for safety.

Landlord Comment:

Jessica Carlson, PDA, said they are excited to see the transition which will alleviate lines and help with the flow. She said it is in keeping with the Market character and lightening it up is good.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said DRC reviewed and thought the improvements were good. He said a hazard is mitigated and it is great to highlight the prep area. He noted the nice presentation and nice materials.

Mr. Habibi asked about the equipment in front of the north window.

Ms. Hart said that the lid will be removed as needed; there will be no blockage of the window.

Ms. Vaughan asked for clarification on colors.

Ms. Hart said the walls are white and yellow; table base is blue and table top is maple; bar stool is white. Responding to clarifying questions she said that they will be removing some window vinyl.

Mr. Castellino said they will shut down four – six weeks while work is being done.

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

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

102616.3 APPROVAL OF MINUTES:

October 12, 2016

MM/SC/MH/JO 8:0:2 Minutes approved. Ms. Winant and Mr. Farrazaino abstained.

102616.4 REPORT OF THE CHAIR

Mr. Albanese asked about fence at slabs.

Ms. McAuliffe said it was referred to enforcement at the Seattle Department of Construction and Inspections (SDCI). She said that the deadline for the fence to comply was October 14, 2016. She said a notice of violation and deadline will be issued and then the case referred to the Law Department. She said the PDA is submitting an application for a different design.

102616.5 REPORT OF STANDING COMMITTEES: DRC and URC had no report.

102616.6 STAFF REPORT

Ms. McAuliffe said there will be a briefing on Victor Steinbrueck Park after the next DRC meeting. On November 16, 2016 there will be a special meeting / briefing on proposed park changes. She noted that the totem pole briefing will be rescheduled.

102616.7 NEW BUSINESS

5:15 pm Ms. Vaughan made a motion to adjourn. Mr. Hammond seconded.

Respectfully submitted,

Heather McAuliffe
Commission Coordinator