



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 16/18

Wednesday, January 10, 2018

4:30 p.m.

PDA Meeting Room, 93 Pike Street, Room 317

COMMISSIONERS

Frank Albanese, Chair

Murad Habibi

Bob Hale

Michael Hammond

John Ogliore

Lauren Rudeck

Jerrold Stafford

Christine Vaughan, Vice Chair

Anais Winant

Staff

Heather McAuliffe

Melinda Bloom

Absent

Sam Farrazaino

Rachael Kitagawa

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.

011018.1 APPLICATIONS FOR CERTIFICATES OF USE/DESIGN APPROVAL

011018.11 Artificial Gallery

1501 Pike Place #328, Fairley

Alex Achaval

Staff Report, Use: Ms. McAuliffe explained the application for relocation and expansion of use. Relocation to 1501 Pike Place #314 (formerly Pharaoh's Treasures); expansion of use for the sale of bolo ties that include art. She said the space is in Zone 1, below street level, Food a-e and Retail a-b uses permitted.

Former use was Retail d; new use would be Retail c. Per MHC 116/15, existing

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use approval for this business is an artist gallery featuring paintings, mixed media and sculptures by Alex Achaval. Owner makes the bolo ties and the art applied to them. Space is 500 square feet. No change in ownership or operation of the business. Exhibits reviewed included a floor plan and photos of sample products. Guidelines that applied to this application included 2.1, 2.4, 2.5, 2.6, 2.7, 2.8.

URC Report: Ms. McAuliffe said the Committee cited 2.1.3, 2.1.4, 2.4, 2.5.4 c, 2.6.10, 2.7.2 a, b & c, and 2.8.1 and recommended to approve.

Applicant Comment:

Alex Achaval explained he was relocating to this space and sells mixed media art.

Landlord Comment:

Matt Holland, PDA, said it will allow him to do more production in the space. It will bring a new look and feel to the area.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Ogliore said the addition of bolo ties is a minor change; he makes them and they fit in.

Ms. Rudeck asked his hours.

Mr. Achaval said retail hours will be maintained: the store will be closed on Tuesdays but open other days from 10:00 am – 5:00 pm.

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

MM/SC/JO/CV 9:0:0 Motion carried.

Staff Report, Design: Ms. McAuliffe explained the application to demolish decorative features from previous tenant; paint interior; install furnishings and fixtures; install lights; install signage. Exhibits reviewed included a floor plan, photos, signage 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, 3.4.1 a, b, c & d, 3.4.2 a, b, & c, 3.4.3 a, b, d, f, 3.5.1, 3.6., 3.6.3, 3.6.3, and 3.6.6 a and recommended to approve. Color samples requested.

Applicant Comment:

Alex Achaval said the decorative features from the previous tenant will be removed, he will patch and paint. He said he will paint walls and ceiling pure white, floors will be slate gray. He said he will bring his existing furniture – tables, metal chest, stand. He said LED track lighting will be 2700 Kelvin. He said he will reuse existing signage; it is 6.5’ wide with 10” tall metal letters. He said the lights don’t work so he doesn’t use them. He said one 16” x 20” off-premise sign will be installed per photo rendering to the right of stairs.

Landlord Comment:

Matt Holland, PDA, said he had nothing further to add.

Commission Discussion:

Mr. Hale said the display is simple and the colors light. He said the Committee recommended approval; the sign is a bit smaller.

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

MM/SC/CV/MIH 9:0:0 Motion carried.

011018.12 Miss Café
1523 First Avenue, Sanitary Market (formerly Cycene)
Seyit Embel

Postponed to January 24, 2018.

011018.13 PDA – line control
John Turnbull

Staff Report, Use: Ms. McAuliffe explained the application for street use/right-of-way approval for installation of line control stanchions. She said the sidewalk is not zoned. Street use guidelines apply. Exhibits reviewed included site plans and photos. Guidelines that applied to this application included 2.11.

URC Report: Ms. McAuliffe said the Committee cited 2.11.1 and recommended to approve.

Applicant Comment:

John Turnbull, PDA, explained the need for line management – narrow sidewalks and lots of customers. He said stanchions are the best way to manage. He identified areas in need of line management and said they have been experimenting for a couple years.

Public Comment:

Ruvane Richman, Market Optical, noted the intermittent need for line management because of an adjacent business and noted it is hard to manage. He said he has put up his own stanchions and people don't pay attention; the store owner/manager has to provide traffic control. He said by maintaining the line on the edge of the sidewalk instead of near the store it allows access to enter stores and to see what is inside.

Mr. Ogliore said the photo illustrates what Mr. Richman said.

Landlord Comment:

Jessica Carlson, PDA, said they require that they manage their line and that the line is on the outside curb. She said she recognizes the lines were blocking displays and other businesses. She said it will take time to get everyone on board.

Commission Discussion:

Mr. Ogliore cited 2.11.1 and said the URC thought that on balance the positive effects outweighed negatives.

Mr. Hammond asked who would manage the stanchions.

Mr. Turnbull said they will go out when they are needed; he or Ms. Carlson will go out. He said the PDA provides the stanchions.

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

MM/SC/MIH/JO 9:0:0 Motion carried.

Staff Report, Design: Ms. McAuliffe explained the application for proposed standard design for stanchions to be used in line control. Exhibits reviewed included site plans and photos.

DRC Report: Ms. McAuliffe said the Committee cited 3.1, 3.8.1 and 3.8.6 and recommended to approve.

Applicant Comment:

John Turnbull, PDA, said the stanchions are simple, durable, cheap, strong, and standard; they won't blow over and will work well. He said they are easy to move around. He said that except for Starbucks, this will be the stanchion standard in the Market.

Public Comment. There was no public comment.

Commission Discussion:

Mr. Hale cited 3.1 and 3.8 and said the stanchions are in conformance. He said the intention is to control crowds and keep walkway open.

Mr. Turnbull said they will keep working on this. He said managers say that business is better when a person is there managing the line and better customer service is provided.

Ms. Rudeck asked if the stanchions could be changed.

Mr. Turnbull said they will discourage that; it would have to come back to the Commission for review.

Ms. McAuliffe said the application is retroactive and should have come before the stanchions were used; they have been out for two years.

Mr. Turnbull said they go out when it is crowded.

Mr. Albanese said approval is needed first.

Action: Mr. Hale made a motion to adopt a resolution to approve the application with the condition they are actively managed by the business.

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

011018.2 APPLICATIONS FOR CERTIFICATES OF DESIGN APPROVAL

011018.21 Taproom at Pike Place
1525 First Ave, #16, First & Pine Building
Brian Stan

Staff Report, Design: Ms. McAuliffe explained the application to remove fermentation tanks and vintage stove; replace signage; temporary sandwich board. She noted that the sandwich board is requested for three months only. Exhibits reviewed included photos, floor plan, signage information, and color samples. Guidelines that applied to this application included 3.1 and 3.6.

DRC Report: Ms. McAuliffe explained the Committee cited 3.1, 3.6.1, 3.6.2, 3.6.3, 3.6.6 b, and 3.6.9 and recommended to approve.

Applicant Comment:

Brian Stan explained they will remove the signs, two fermentation tanks, and an old stove. He said they will replace the signs in the same location; there is a

temporary sign outside while the permanent one is being built. He said the sign is similar to what is there now.

Landlord Comment:

Jessica Carlson, PDA, said they are using same attachment.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said the sign is appropriate and is in character of the Market. He said the temporary sandwich board conforms and will be up for 90 days.

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

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

Mr. Stafford left at 5:20 pm.

011018.22 Barque Brontes (former name: Milseog)
1426 Western Ave, LaSalle Addition
Ross Corry

Staff Report, Design: Ms. McAuliffe explained the application for interior improvements; paint interior; install lighting and furnishings. Exhibits reviewed included plans, photos, renderings, 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, 3.4.2 a, b, c, & d, 3.4.3 a, b, & f, 3.5.1 and recommended to approve.

Applicant Comment:

Henry Walters, Atelier Drome, explained the space will be used as bakery, kitchen, café, and tasting room. He proposed to demolish a 7'5" partition. He went over drawings, layout of space. He said there will be a teaching kitchen; they will add a second bathroom, kitchen ceiling will get a wipeable surface, and ceilings will be painted. He said all equipment is under counter to keep visibility through space. He said wainscot will go around entire space. Clear stain will be used on wood top and bar top; they will add steel windows with true divided lights. He said the focal point will be the activity in the kitchen. He said they propose a mural but noted that will be submitted separately with signage.

Cassie Lang said they propose to frost window between café and tasting room to provide a little privacy.

Ms. Winant left at 5:30 pm.

Mr. Walters said floors will be stripped down to bare concrete. Hardware and lights will have brass finish.

Landlord Comment:

Jessica Carlson, PDA, said the design is thoughtful and will be inviting.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said it is in keeping with the character of the Market; he noted there will be visibility into the storefront.

Mr. Albanese asked what they will sell.

Ross Corry said they will see desserts and coffee.

Ms. Vaughan asked about the mullions.

Mr. Walters said they will use metal brackets over solid glass panel.

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

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

011018.3 APPROVAL OF MINUTES:

October 25, 2017

MM/SC/JO/MUH 7:0:0 Minutes approved.

November 8, 2017

MM/SC/CV/LR 6:0:1 Minutes approved. Mr. Hammond abstained.

November 15, 2017 Deferred.

December 13, 2017

MM/SC/MUH/LR 7:0:0 Minutes approved.

011018.4 REPORT OF THE CHAIR

011018.5 REPORT OF STANDING COMMITTEES:

011018.6 STAFF REPORT

Ms. McAuliffe said the winter dinner is coming up and reminded members that they can't take discounts or gifts anytime.

Ms. McAuliffe said the Butterworth Building is wrapping up a project and is interested in Special Tax Valuation which requires work comply with what is approved by the Commission. She said a tenant will be moving in and the use still has to be approved.

She discussed sandwich boards on Western Avenue; the Commission has control over the Marketplace garage but not the buildings. She talked to the property manager for the garage, who will come to DRC. She will let the PDA know the sandwich boards need to come down.

She said she is looking for a property owner position for the Commission; Mr. Stafford will not renew his term. She said someone is needed for the Allied Arts position as well.

011018.7 NEW BUSINESS

Howard Aller, Market resident, said that fencing used to be required by the State Liquor Board for outside cafés but isn't any longer. He said to make sure that any railings used in the future be removable and not permanent; they block the public sidewalk even late at night and in inclement weather.

Joan Paulson said she is waiting for information on a legal opinion about Commission not having authority over use on street.

Ms. McAuliffe said it is codified in the Ordinance, that uses that were existing when the district was created are grandfathered. In this case, the conversion of load/unload spaces to a traffic lane, both transportation uses, is grandfathered. She said there is no written legal document; she read a section from the Code. She clarified that the design of new curb bulbs does have to be reviewed as well as plantings.

Mr. Albanese noted concern about the rental bikes and what he referred to as 'bike litter'; he said five to six bikes have been piled in front of his store. He asked who has responsibility.

Ms. McAuliffe said it is the bike share companies.

Mr. Ogliore said there was a comment period on the program and he thought it was SDOT jurisdiction.

6:00 pm Mr. Ogliore made a motion to adjourn. Mr. Hammond seconded.

Respectfully submitted,

Heather McAuliffe
Commission Coordinator