



The City of Seattle

Pike Place Market Historical Commission

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

MHC 115/18

Wednesday October 24, 2018

4:30 p.m.

PDA Meeting Room, 93 Pike Street, Room 317

COMMISSIONERS

Sam Farrazaino

Bob Hale

Michael Hammond

John Ogliore, Vice Chair

Christine Vaughan, Chair

Staff

Heather McAuliffe

Melinda Bloom

Absent

Rachael Kitagawa

Lauren Rudeck

Anais Winant

Waiting for a quorum, Chair Christine Vaughan called the meeting to order for approval of minutes and housekeeping at 4:37 pm. She reminded Commission members to announce any conflict of interest or ex parte communication prior to review of applications.

102418.3 APPROVAL OF MINUTES:

Mr. Hale arrived at 4:38 pm.

August 8, 2018

MM/SC/JO/MH 4:0:1 Minutes approved. Mr. Hale abstained.

August 22, 2018

MM/SC/MH/JO 3:0:2 Minutes approved. Messrs. Hale and Farrazaino abstained.

October 10, 2018

MM/SC/JO/BH

4:0:1 Minutes approved as amended. Mr. Farrazaino abstained.

102418.1 APPLICATIONS FOR CERTIFICATES OF USE APPROVAL

102418.11 Don & Joe's Meats
85 Pike Street, LaSalle
Don Kuzaro Jr.

Staff Report: Ms. McAuliffe explained the application for change of ownership structure from a sole proprietorship to an LLC owned 100% by Don Kuzaro Jr. She said the use is not changing. Exhibits reviewed included site plans and Limited Liability Agreement. Guidelines that applied to this application included 2.10.

URC Report: Ms. McAuliffe said the Committee cited 2.10.2 and recommended to approve.

Applicant Comment:

Don Kuzaro said it is a textbook family owned business. He said he hopes to sell next year so changed to LLC.

Landlord Comment:

Jessica Carlson, PDA, supported the application.

Commission Discussion:

Mr. Ogliore said the committee recommended approval. He said it is an iconic place and he hopes it remains when it is sold.

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

MM/SC/BH/JO 5:0:0 Motion carried.

102418.2 APPLICATIONS FOR CERTIFICATES OF DESIGN APPROVAL

102418.21 Pike Place Fish
86 Pike Street, LaSalle
Jaison Scott

Staff Report: Ms. McAuliffe explained the application for approval requested for existing signage. Exhibits reviewed included a floor plan, photos, and sign details. Guidelines that applied to this application included 3.1, 3.4, and 3.6.

DRC Recommendation: Ms. McAuliffe said the Committee cited 3.1, 3.4.3 a & b, 3.6.1, 3.6.2, and 3.6.3 and recommended to approve, with revisions requested and Commission discussion about number and size of signs.

She noted that she was asked to confirm existing use approval for the business. The existing use approval for the business per MHC per MHC 111/90 – Food a & b: Retail and wholesale fish (fresh, frozen, smoked, canned seafood), packing and shipping of fish for 48-hour travel.

Ms. Vaughan noted that canned fish is approved, and retail is not.

Applicant Comment:

Jaison Scott said they decluttered per DRC suggestion.

Ryan Reese said they took the recommendation seriously.

Mr. Scott said the sustainable seafood sign was raised and they have been in contact with Seattle Aquarium for a new one. The existing sign is 5' x 2'; a 4' x 2' is coming. Commissioners were provided photos of signage.

Landlord Comment:

Tabitha Kane, PDA, said lots of personal items were removed and it is less cluttered.

Mr. Reese said they spent time cleaning and worked on uniform size of signage.

Public Comment: There was no public comment.

John Turnbull, PDA, said the guidelines often mention the 'babble of sounds' in the Market. He said there is also the babble of small signs and we don't want it super sterile.

Commission Discussion:

Mr. Hale said he liked the small hand-lettered signs as they hearken back to the old days. He said the Seahawks items are not related to the business.

Mr. Ogliore commended the owners on the clean up and said it looks nice. He said the clutter took away from the iconic sign which may be the most iconic sign in the Market. He said the lamps block the sign and hopefully they can be changed at some point. He said the hand drawn signs are great.

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

MM/SC/JO/SF 5:0:0 Motion carried.

102418.22 Seattle Pizza Company
1530 Post Alley #7, Post Alley Market
Babak & Golnaz Ziraknejad

Staff Report: Ms. McAuliffe explained the application for proposed interior remodeling. Exhibits reviewed included a site plan, photos, plans, details for custom table and bench, cut sheets for equipment. Work reviewed included remove/replace partitions, replace equipment, replace bar / countertop, install wine and beer display, painting, new entry door, and construct wall for art display. Guidelines that applied to this application included 3.1 and 3.4.

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

Applicant Comment:

Babk Ziraknejad said they will replace everything and went over material samples and colors. He went over proposed elevation.

Golnaz Ziraknejad said they will get a new oven and can build around that. It will be cleaner and safer work space. She said the display will screen work space from public. She said they will remove the freezer and incorporate more seating. One partition will be moved.

Landlord Comment:

Jessica Carlson, PDA, said the proposed white quartz has no veining. She noted the kitchen cabinetry is visible.

Responding to questions, Mr. Ziraknejad said they will just refinish existing flooring. He noted the bench will be built by a local furniture builder; finish will bring out the natural beauty of the wood.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said the DRC had no issue; the main focus in materials is the natural wood. He said everything is being tastefully done.

Mr. Ogliore said it is a big improvement.

Ms. Vaughan asked the time line.

Mr. Ziraknejad said they will start in January, the slow season; work will take 2.5 – 3 weeks.

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

MM/SC/MH/SF 5:0:0 Motion carried.

102418.23 The Barque Brontes
1426 Western Avenue, LaSalle Addition
Ross Corry

Staff explained the application to install interior and exterior signage; install bench, planter and outdoor seating on sidewalk. Outdoor seating on sidewalk was removed from the application. Application included painting the storefront exterior. Exhibits reviewed included photos, plans, signage and lighting details, renderings, color/material samples. Guidelines that applied to this application include 3.1, 3.4, 3.5, and 3.6.

DRC Report: Ms. McAuliffe said the Committee cited 3.1, 3.4.1 b & d, 3.5.1, 3.6.1, 3.6.2, and 3.6.3 and recommended to approve.

Applicant Comment:

Cassie Lang went through drawings and indicated where will be located. She said new wall sign will replace existing and a new blade sign is proposed where the old Spanish Table sign was. Benches will be placed in alcoves that will be painted charcoal black. The benches were modified to allow 18” clearance for ADA. The benches are natural wood with clear weatherproof seal. There are two entrances, one to the café and one to the bakery; a planter will go in front. She said vinyl letters will be applied to window “coffee” “pastries” and “bakery” along with simplified version of logo. She provided material samples and went over details and method of attachment. She said the signage will have nautical nature, lighting will be 2500 kelvin, a map with a ship will be blown up on vinyl and put inside. Inside will be a simplified sign of steel sign with smaller relief.

Landlord Comment:

Jessica Carlson, PDA, supported the application.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said the sign is great, elegantly simple and not overdone.

Ms. Vaughan said it was a nice complete presentation.

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

MM/SC/SF/JO 5:0:0 Motion carried.

102418.4 REPORT OF THE CHAIR

Ms. Vaughan said she went to the Allied Arts meeting. She said there was concern about the proposed expansion or shrinkage of the district and felt the district should be protected as it stands. She said focus should be on what neighborhoods can do to identify and protect cultural icons.

102418.5 REPORT OF STANDING COMMITTEES:

URC: Mr. Ogliore said he was impressed by the fish guys. He said they have cut down on the vocalization. He said today there was a busker there who came inside; the busker was a bad yeller, or a yodeler and it was disruptive the business.

DRC: No report.

GRC: No report

102418.6 STAFF REPORT

Regarding the proposed guideline changes, Ms. McAuliffe said she heard from Law and there has been nothing substantial has been noted but that they will check on a couple things. She reminded that there is no meeting next week. She said the Allied Arts and Resident position applicants have been sent to the Mayor. She hoped to get the Commission to eleven members by January, February.

102418.7 NEW BUSINESS None.

5:45 pm Mr. Farrazaino made a motion to adjourn. Mr. Hale seconded.

Respectfully submitted,

Heather McAuliffe
Commission Coordinator