



The City of Seattle

Pike Place Market Historical Commission

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

MHC 37/18

Wednesday, March 28, 2018

4:30 p.m.

PDA Meeting Room, 93 Pike Street, Room 317

COMMISSIONERS

Frank Albanese

Sam Farrazaino

Bob Hale

John Ogliore, Vice Chair

Lauren Rudeck

Christine Vaughan, Chair

Anais Winant

Staff

Heather McAuliffe

Melinda Bloom

Absent

Murad Habibi

Michael Hammond

Rachael Kitagawa

Jerrold Stafford

Chair Christine Vaughan determined that a quorum was present and called the meeting to order at 4:30.

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

032818.1 APPLICATIONS FOR CERTIFICATES OF USE/DESIGN APPROVAL

032818.11 Silver & Salt
1517 First Avenue, Sanitary Market (formerly Bohemia)
Christine Heidel

Ms. Rudeck recused herself.

Staff Report, Use: Ms. McAuliffe explained the application to establish use for a jewelry studio and retail store offering handmade jewelry from Silver & Salt and gifts from other local producers. Business to offer community workshops. She noted that application includes request for a sandwich board. She said the 592 square-foot space is in Zone 2, street level, Food a-e and Retail a-d uses permitted. The former use was Retail e & Other Uses b; new use would be Retail c and Other Uses b. Proposed ownership structure: LLC. The applicant owns 100% of the LLC. She does not have a financial affiliation with another business. She will be onsite weekdays and most weekends. Business hours: 10-6 except Tuesdays, April to September; 10-5 except Tuesday & Wednesday, October to March. Exhibits reviewed included written description of ownership interest and role in the business operation, State of WA information on LLC, Product catalog. Guidelines that applied to this application included 2.1, 2.4, 2.5, 2.6, 2.7, and 3.6.

URC Report: Ms. McAuliffe said the Committee discussed 2.1.3, 2.1.4, 2.4, 2.5.4 c, 2.5.4 e, 2.5.5 b, 2.6.4, 2.7.1, 2.7.2 a & c, 3.6.6 b and recommended to approve, with discussion per 2.6.4.

Applicant Comment:

Christine Heidel explained that she will be selling jewelry that is all handmade. 50% of the space will be workshop and 50% of the space will be retail. She said that 90% of the items will be made there; 10% will be wholesale from other local makers. She said that she will host community workshops on jewelry making.

Landlord Comment:

Jessica Carlson, PDA, said activation is good in this historically quiet spot. She said the space is next to Senior Center extra space and Acupuncture. She said this is a good opportunity and the business is in the true spirit of the Market's Meet the Producer.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Ogliore said URC reviewed the application and noted that retail is encouraged, the applicant produces the product, and offers community workshops. He said the URC had a question about specialty nature and the applicant has responded and meets 2.4.6.

Ms. Vaughan said there was question about non-jewelry items; the application now meets the Guidelines.

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

MM/SC/JO/FA 6:0:1 Motion carried. Ms. Rudeck recused herself.

Staff Report, Design: Construct platform; paint interior; install fixtures and furnishings; install signage. She noted that application includes request for a sandwich board. Exhibits reviewed included site plans, floor plans, details for furnishings and fixtures, photos, color samples, signage information. Guidelines that applied to this application included 3.1, 3.4, 3.6.

DRC Report: Ms. McAuliffe said the Committee cited 3.1, 3.4.1 a & b; 3.4.2 a, b & c; 3.4.3 a, b & f., 3.6.1, 3.6.2, 3.6.3, 3.6.6 b and recommended to approve. Applicant might bring lighting at 3/28 meeting.

Applicant Comment:

Christine Heidel said there will be no change to the in-ceiling lighting and provided a lighting plan to staff. She said lighting in the jewelry case will be LED strips, 2700 K; the rest of the proposed lighting will be standard bulbs, 2700K. She walked Commissioners through the packet and noted the lighting would be minimal but bright. She said the platform she originally proposed has been removed from the application and that she would deal with the sloped floor in another way. She said there will be work tables, display furniture, lights, glass. At the back of the store she will have a large 8' x 8' peg board wall with a custom neon sign in the shape of a Herkimer diamond which is her trade mark. She said that jewelry will be displayed in locked case. She proposed to remove existing water heater; it is an eyesore. She will replace it with a 4-gallon mini-tank which will be more discrete and energy efficient.

Ms. Heidel said walls and trim will be white; peg board Extra White; concrete floor, gray with a bit of violet in it. She said the lighting will be plug-in and existing ceiling lighting will be maintained. She said jewelry case will have LED strip lighting, two spot lights at work benches, and six small task lamps at large workshop table. She said there will be a floor lamp at cash/wrap area and the neon sign at the peg board wall.

Mr. Albanese asked about the jewelry case.

Ms. Heidel said it will be customer built as per drawing with a wood base and glass top. All furniture is moveable; the only fixed item is the peg board wall. Responding to clarifying questions she said that there will be one glass display case, two long display cabinets, and one short display cabinet. She said that a sign above the door will have business name, logo and logo; the logo and business name will also be in white vinyl on the door. The Herkimer diamond neon will be on the peg board directly back from entry; neon will be pure white. She said the A-frame will be white vinyl on raw steel and will be placed in front of pillar near the door to the entryway. The A-frame is the same width as the pillar and will create no impediment.

Landlord Comment:

Jessica Carlson, PDA, supported the application.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said it was straightforward and in character of the Market. He said the signage is appropriate, simple and clear and relates to the doors and windows. He said the DRC requested a sample of the A-frame steel.

Deandra Orkin, designer, didn't have the sample with her but provided a photo and said it is a natural steel.

Ms. Heidel said it is durable, sleek, modern.

Ms. Orkin said the white vinyl will pop and it is durable.

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

MM/SC/FA/SF 6:0:1 Motion carried. Ms. Rudeck recused herself.

032818.2 APPLICATIONS FOR CERTIFICATES OF DESIGN APPROVAL

032818.21 Shug's Soda Fountain & Ice Cream
1525 First Avenue, First & Pine
Colleen Wilkie

Staff Report, Design: Ms. McAuliffe explained the application to install hanging sign under awning on Pine Street.

Exhibits reviewed included site plans, sign details, photo, and rendering.
Guidelines that applied to this application included 3.1 and 3.6.

DRC Report: Ms. McAuliffe said the Committee cited 3.1, 3.6.1, 3.6.2, 3.6.3, 3.6.6 a (1) and (4) and recommended to approve.

Applicant Comment:

Colleen Wilkie had no additional comment.

Landlord Comment:

Jessica Carlson, PDA, said the sign will enable the business to capture more traffic and more activation.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said it is straightforward and will replace existing.

Ms. Winant commented that it is a cute sign.

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

MM/SC/FA/AW 7:0:0 Motion carried.

The following items were reviewed out of agenda order.

032818.4 APPROVAL OF MINUTES:

November 15, 2017

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

032818.5 REPORT OF THE CHAIR

No report.

032818.6 REPORT OF STANDING COMMITTEES:

GRC: Mr. Albanese said there are so many Guidelines that the Committee decided to start with problematic guidelines. He asked Commissioners to email problematic guidelines to Staff by April 9, 2018. He explained the process and said a majority vote is needed to make any changes; review will start with Guidelines Review Committee (GRC), go the full Commission, to Staff, to DON, to legal; back to GRC, MHC, Public Notice, and then public meeting.

032818.7 STAFF REPORT

No report.

032818.8 NEW BUSINESS

No new business.

032818.31 COMMISSION BRIEFING

032818.31 Marketview Place

Hal Ferris

Update on conceptual design for new hotel at 103 Pike Street.

Presentation report in DON file. Following are Commissioner and public questions and comments. Hal Ferris provided a process update and noted that Early Design Group meeting requested revisions; he said that a new design concept responds to their comments. He noted community outreach that had been done. He went over shadow studies.

Mr. Hale asked if there is a private quiet zone.

Mr. Ferris said there will be a green roof.

Ms. Vaughan asked how does public access that.

Mr. Ferris said via elevator from lobby. He noted all retail is on the first floor and there is a lobby bar with access outside.

Mr. Albanese left at 6:00 pm.

Responding to questions, Mr. Ferris said EDG meetings were October 2017, February 2018, and the next one is in April 2018.

Public Comment:

Jerry Waugh asked about staging plan for excavation, demolition, and construction.

Mr. Ferris said they are talking with the owner of the next-door parking lot about using it for the duration of the construction period for staging. He said there will be no staging on 1st Avenue. He said the tower crane could go in the parking lot. He said otherwise SDOT could put crane barricades on inside lane on Pike Street. He said they would put up scaffolding up similar to what is at the State Hotel – it is more open and wide.

Ruth Bannon asked if construction would wait until after the Pike Pine Renaissance was done.

Mr. Ferris said there is no certainty on that – they are still working on scheduling. He said the preference is this project be done before that. He noted that they are coordinating with other projects in the area.

Gordon Griggs said it is a lovely building, but it is in the wrong place. He said he preferred to preserve the Hahn Building and wants it added to the historic district. He said keeping the air and the sky is important in setting the tone for the Market. He said he wrote a letter to the Commission and asked if the Commission drafted a letter.

Ms. Vaughan said the Commission received the letters and had a discussion and decided that commissioners could speak as individuals but as a commission would not send a report. This site is outside the district.

Mr. Ogliore said there was no unanimity on the Commission, so the Commission did not send a letter. He said we couldn't do a letter as a whole, only as individuals or the organizations that we represent.

Valerie Stevens, Save the Market Entrance organization, said they are dedicated to saving the Hahn Building. She said it is older than the other buildings. She said a 14-story glass and steel building will affect the entrance to the Market. She said she has gotten 12,000 signatures and this is clearly important to people.

Ms. Winant left at 6:20 pm.

Johnny Hahn, Market busker for 30 years, echoed Mr. Griggs' comments. He said it is beyond comprehension that PDA, MHC, Market constituency declined playing a role. He said it is a violation of the spirit, energy, culture and magic of the Market. He said that Victor Steinbrueck rallied the City as a visionary to save the Market and protect it from commercial arrogance; he said Victor is probably turning over in the ether. He said this is a 111-year old building and there are plenty of hotels in the City.

Jean Bateman talked about the environment of a community. She said there are many projects going on. She said the Cherry trees are coming out, but those on one side of the street are not even in bud. She wondered why that is happening. She said that trees are the canary in the coal mine, yet people seem ok with taking them down.

Ruth Bannon appreciated Mr. Ferris and the design team; she said it is a lovely building but not in the right place. It will create a domino effect and the rest will go as well. She said there is supposed to be a transition zone for each zone; set back is important and the tower is supposed to be minimized. She said greater setbacks are needed on Pike Street. She said she is sorry the Commission doesn't feel compelled to make a unified statement. She said the original designs are sketchy and box-like. She expected a cornice, lintels, keystone – homage to the 100-year-old building. She said red brick is not significant. She said it is supposed to conform to the neighborhood context; here, there are two to three story buildings. She said it should relate pedestrian level. She said the lay-bys for the valet will squeeze pedestrian traffic. She said that tables and chairs will tighten the throat. She said pedestrian safety is a concern with loading berth – trucks will pull out into the sidewalk to back in. She suggested a 45° chamfered to take corner back so trucks and pedestrians can see each other. She said she loves John's music but was worried about roof top bar and noise. She said the Hard Rock has speakers on the street that blast; she asked what gives them the right to force all to listen to their music. She said to make sure there is an agreement not to compete with sound.

Sri, Newmark resident, disagreed with the shadow study presented and provided photos of the site and the sun moving around the building. He noted areas where there is no sunlight and said the building will block daylight, especially at all times from fall to the spring equinox.

Mr. Ferris said the building in front of the Rainier Tower will be the second tallest in Seattle; it will be 400' taller than Rainier tower.

George Bannon said this building will have no parking. He said the loading berth will put pressure on the alley. He said the ripple effect of stalled truck or someone who won't move will be cumulative and will exacerbate that.

Ms. Mack, who said she works at Target, said she doubts the new building will have an impact on crime in the area because there is a lot of crime. She said cruise season is starting in 14 days and that impacts the Market.

Ms. Rudeck said the cornice is a missed opportunity. She said she lives in a building downtown that has a similar loading dock and it is really bad.

Mr. Ferris said they are just solving massing at this point and the next stage will be finer detail. He said he would share comments with the team.

Ms. Rudeck said the mass has improved with greater set back and looks better.

Mr. Hale agreed with the full base, continuous roof and additional setbacks. He was sorry the building didn't get landmark status.

A member of the public said they didn't get any public notice.

Mr. Hale said the Design Review Board is the proper forum for comments.

7:00 pm

Mr. Ogliore made a motion to adjourn. Mr. Farrazaino seconded.

Respectfully submitted,

Heather McAuliffe
Commission Coordinator