



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 69/18

Wednesday June 13, 2018

4:30 p.m.

PDA Meeting Room, 93 Pike Street, Room 317

COMMISSIONERS

Sam Farrazaino

Bob Hale

Rachael Kitagawa

John Ogliore, Vice Chair

Lauren Rudeck

Christine Vaughan, Chair

Staff

Heather McAuliffe

Melinda Bloom

Absent

Frank Albanese

Michael Hammond

Anais Winant

Chair Christine Vaughan determined that a quorum was present and called the meeting to order at 4:30 p.m. She reminded Commission members to announce any conflict of interest or ex parte communication prior to review of applications.

061318.1 APPLICATIONS FOR CERTIFICATES OF USE APPROVAL

061318.11 Inn at the Market
86 Pine Street
Michelle Wooten

Staff Report, Use: Ms. McAuliffe explained the application for change in ownership to an LLC owned 50% each by Lars Pedersen and Michelle Wooten. She said the space is in Zone 2, street level, Food a-e and Retail a-d uses permitted.

Previous ownership: LLC owned 50% each by David Watkins and Lars Pedersen.

Proposed ownership: LLC owned 50% each by the applicants. Neither of the applicants has a financial affiliation with another existing business. Michelle

Wooten will be onsite Monday-Friday from 8:00 a.m. to 5:00 p.m. She is the hotel

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manager, in charge of all operations and hotel marketing. Lars Pederson does bookkeeping for the business. Business hours: 24 hours, seven days a week. Exhibits reviewed included written description of ownership interest and role in the business operation and Schedule 1 - First Amendment to Operating Agreement. 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, 2.5.5 b & c, 2.6, 2.7.2 c and recommended to approve.

Applicant Comment:

Michelle Wooten said she has worked at the hotel for 18 years.

Lars Pederson said he is controller and takes care of accounting.

Landlord Comment:

Landlord signed application.

Commission Discussion:

Mr. Ogliore said the Use committee noted this is the only hotel in the district. A long-time employee is being added to ownership. Use Committee was supportive.

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

MM/SC/BH/SF 6:0:0 Motion carried.

061318.12 Mr. D's Greek Deli
1518 Pike Place, Triangle Building
Iliana Nenkova

Application: Change in ownership structure from a sole proprietorship to a corporation owned 60% by Demetrios Moraitis and 40% by Iliana Nenkova. No change in use. Zone 2, street level, Food a-e and Retail a-d uses permitted.

Previous ownership: sole proprietorship owned by Demetrios Moraitis. Proposed ownership: Corporation owned 60% by Demetrios Moraitis and 40% by Iliana Nenkova. Iliana Nenkova is a longtime employee and she will continue to be onsite daily operating the business. Business hours: 10:00 a.m. to 6:00 p.m. seven days a week. Exhibits reviewed included a site plan, written description of ownership interest and role in the business operation, State of WA corporate registration excerpt, 2017 IRS Schedule K-1 excerpts. Guidelines that applied to this application included 2.10, 2.1, 2.4, 2.5, 2.6, 2.7.

URC Report: Ms. McAuliffe said the Committee cited 2.10, 2.1.4, 2.4, 2.5.1 c & f, 2.6, 2.7.1, and 2.7.2 a & c and recommended to approve.

Applicant Comment:

Iliana Nenkova explained that she has worked there for 20 years and will continue to do so full time. She said the prices are reasonable.

Landlord Comment:

Tabitha Kane, PDA, supported the application.

Commission Discussion:

Mr. Ogliore said the Committee went over Guidelines and found it complies; he noted she is a long-time employee.

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

MM/SC/JO/LR 6:0:0 Motion carried.

061318.3 APPLICATIONS FOR CERTIFICATES OF DESIGN APPROVAL

061318.31 Folio – The Seattle Athenaeum
93 Pike Street #307, Economy Building
David Brewster

Staff Report, Design: Ms. McAuliffe explained the application to install Low-E window film on Elliott Bay windows and western skylight. Exhibits reviewed included floor plan, Photos, window film specifications, material sample. Guidelines that applied to this application included 3.1, 3.2 and 3.3.

DRC Report: Ms. McAuliffe said the Committee cited 3.1, 3.2.5 and 3.3 and recommended to approve.

Applicant Comment:

David Brewster explained the film is needed to protect the books. He said it is needed on the west side windows and on the skylight.

Landlord Comment:

Tabitha Kane, PDA, supported the application.

Commission Discussion:

Mr. Hale said film is used in other windows in the Market; it is not visible. He said there is no impact to the character of the space and is for the protection of the books.

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

MM/SC/RK/LR 6:0:0 Motion carried.

061318.32 The Purple Store
92 Stewart Street, J.P. Jones Building
Adam Sheridan

Ms. McAuliffe explained the application to install additional display fixtures and furnishings; changes to bathrooms; install track lighting; paint exterior trim; install exterior signage. Exhibits reviewed floor plan, photos of furnishings, lighting specifications, drawing, signage details, color/material samples. Guidelines that applied to this application included 3.1, 3.4, 3.5, 3.6.

DRC Report: Ms. McAuliffe said the committee cited 3.1.2, 3.4.1 d, 3.4.2 a & f, 3.5.1, 3.6.1, 3.6.2 and 3.6.3 and recommended to approve, with additional information requested.

Applicant Comment:

Adam Sheridan walked Commissioners through packet and explained proposed changes. He provided material and color samples and indicated on plan where they will go. He said two chandeliers will go in the entryway; one large in entry way and a smaller one further in. He said entry will have removal applique on floor in ombre gradation of color to purple as one enters the store. He said they will likely have to re-do this in a year but will likely do in tile at that point. He said a hand sink will be installed near food displays.

Ms. Kitagawa thought food would be more grab and go rather than coffee shop style.

There was discussion about the clarity of use and it was suggested applicant come back to URC.

Mr. Sheridan said fixtures will be wood, black steel, flat metal, tables, displays hanging from ceiling, existing copper piping to hold hanging items. He said garden trellis for display, purple fabric for back of house separation, and purple tennis balls on the cash wrap. He said there will be a customer concrete sink in the bathroom, tile on floor, wallpaper on walls; existing splash guard will remain although it may be painted. He said three signs are planned, one over the door,

one blade left of the door and a small sign on the west side of building. He said there will be a feature wall on the back wall, using store products.

There was question about placement of sign on corner of building and that it didn't relate visually to its location. It was suggested applicant come back to DRC.

Mr. Sheridan explained the desire to paint window frames.

Ms. Kitagawa cited 3.4.1 c & d and said it would affect façade appearance.

Ms. McAuliffe cited 3.2.1.

Mr. Sheridan said his plan is to do a wash on the unfinished wood and not paint the frames. He said putting the HVAC equipment on the roof eliminates need for equipment closet within the space; he proposed to remove the closet. He proposed for the entry way the word 'purple' in many languages.

Responding to clarifying questions he went over proposal:

Remove HVAC equipment, paint, install floor tile and applique, 'purple' in multiple languages on wall, cash wrap, purple sink, tile, copper pipes, light fixtures, trellis, no spirals, no photos, wall paper in bathroom, lights, exterior corner sign withdrawn, no paint outside window.

Applicant will come back to DRC with word board final design with dimensions and method attachment and relocation of blade sign to corner; and to URC with Food – single serving prepackaged only unless change of Use.

There was a straw poll about Commissioner understanding of use and there was not a consensus; some members said the stipulation was that there would be no table service, while others said only pre-packaged food could be sold.

Mr. Ogliore said it wasn't limited; it was just that there would be no table service.

Action: Mr. Ogliore made a motion to adopt a resolution to approve the application as presented with floor tile and word wall coming back to DRC for approval.

MM/SC/JO/SF 6:0:0 Motion carried.

061318.4 COMMISSION BRIEFING

061318.41 Public Market – Australia
John Turnbull

John Turnbull shared via PowerPoint a sampling of facts and photos about the Melbourne public market.

061318.5 APPROVAL OF MINUTES:

May 23, 2018
MM/SC/JO/RK 6:0:0 Motion carried.

061318.6 REPORT OF THE CHAIR

Ms. Vaughan said that changes have been made to charm fences.

061318.7 REPORT OF STANDING COMMITTEES:

Mr. Hale said DRC looked at Old Stove lighting. He said that LED lights have been installed throughout the MarketFront; it is 3000 K, not 2700 K. He said that Greg wants to change lamps inside the brewery to match common areas.

Ms. McAuliffe said the common area lamps are not compliant.

Mr. Hale said that standing tables were added; rope / sign locking area off creates confusion about public versus private space.

Ms. McAuliffe said a walk through should be done; circulation is not as open as it should be with addition of stand-up tables.

061318.8 STAFF REPORT

Ms. McAuliffe said there will be no URC/DRC meeting on 7/4/18, and no MHC meeting on 7/11/18.

061318.9 NEW BUSINESS

7:00 pm Ms. Kitagawa made a motion to adjourn. Mr. Farrazaino seconded.

Respectfully submitted,

Heather McAuliffe
Commission Coordinator