

**MHC STAFF REPORT SUMMARY: 09/28/22**

Pursuant to SMC 25.24.070, the Commission shall consider whether each application for a Certificate of Approval is consistent with Commission guidelines adopted pursuant to SMC 25.24.040, and the Commission may approve the application, disapprove it, or approve it with conditions.

**092822.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL - DESIGN**

092822.11 Alabaster Owl  
1532-B Pike Pl, Triangle Building  
Sarah Taylor, Business Owner

Proposal for painting and fixtures for new business.

## Exhibits:

- Site plan
- Photos of existing conditions
- Displays, lighting fixtures, merchandise information
- Paint color information

## Relevant Guidelines:

- 3.1 General Principles for Design in the Market – no immediate conflicts cited
- 3.4 Design of Individual Business Spaces
  - 3.4.2 – Interior Finishes
    - (a) Proposed ceiling color is dark and incorporates effects (stars).
- 3.5 Lighting – no immediate conflicts cited

DRC Recommendation: To be determined September 21

092822.21 Beecher's Handmade Cheese  
1600 & 1606 Pike Pl, Seattle Garden Center Building  
Jim Cary, Cardinal Architecture

Proposal to relocate dining and retail areas within business space; renovation of north, west, and south business storefronts.

## Exhibits:

- Description of proposed work
- Site plan
- Floor plans, existing and proposed
- Exterior elevations, existing and proposed
- Storefront renderings, existing and proposed
- Ceiling plans, existing and proposed
- Building sections
- Photos of existing conditions

- Displays, lighting fixtures, equipment information
- Color and materials information

Relevant Guidelines:

- 3.1 General Principles for Design in the Market – no immediate conflicts cited
- 3.2 Major Structure and Architectural Elements
- 3.2.4 Discusses openness between buildings and public spaces. Proposal involves infill of existing window (north side).
- 3.4 Design of Individual Business Spaces – no immediate conflicts cited
- 3.5 Lighting – no immediate conflicts cited
- 3.9 Secretary of the Interior’s Standards for Rehabilitation – no immediate conflicts cited. Proposal maintains character defining features: marquee, pilasters, exterior materials (wood, stucco), garage door on west-facing side.

DRC Recommendation: To be determined September 21

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092822.31

Can Can

95 Pine St, First & Pine Building

Chris Snell, Business Owner

Proposal for storefront signage, painting of storefront tiles, painting of floor tiles in building hallway, murals in building hallway, interior mezzanine stairway, interior lighting grid, outdoor dining trellis.

Exhibits:

- Site plan
- Storefront signage details – neon sign, window decal, and seasonal signage.
- Exterior tile treatment details – photos, proposed color information
- Hallway floor tiles information – photos of existing, color information.
- Hallway mural information – photos
- Trellis details – construction, color and materials information, furnishings, photos
- Mezzanine stairway - construction, color and materials information
- Interior lighting grid - construction, color and materials information

Relevant Guidelines:

- 3.1 General Principles for Design in the Market – no immediate conflicts cited
- 3.4 Design of Individual Business Spaces
- 3.4.1 Proposed painting of exterior tiles contrast/depart from the exterior tiles the First & Pine building.  
Existing floor tile sections to be painted appear to coordinate with exterior of the First & Pine building.
- 3.6 Signs – no immediate conflicts
- 2.6.9 Noise as part of Normal Business – Discourages amplified sound into public areas. Speakers projecting into public entryway were approved previously for a prior business.

DRC Recommendation: To be determined September 21