



The City of Seattle

Pike Place Market Historical Commission

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

MHC 130/16

Wednesday, August 24, 2016

4:30 p.m.

PDA Meeting Room, 93 Pike Street, Room 307

COMMISSIONERS

Frank Albanese, Chair

Murad Habibi

Bob Hale

Michael Hammond

Rachael Kitagawa

John Ogliore

Lauren Rudeck

Jerrold Stafford

Christine Vaughan, Vice Chair

Anais Winant

Staff

Heather McAuliffe

Melinda Bloom

Absent

Sam Farrazaino

Patricia Julio

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.

082416.1 APPLICATIONS FOR CERTIFICATES OF USE APPROVAL

082416.11 ELM, Inc.
1925 Post Alley, Suite 3B, Champion Building
Christopher Overdorf

Staff Report: Ms. McAuliffe explained the application for change in ownership to an S Corporation owned by Russ Ervin (33%), Steve Lovett (33%), Tim Miller (33%) and Christopher Overdorf (1%). He said the business specializes in landscape architecture & planning services. Existing ownership: Corporation owned 1/3 each by Rus Ervin, Steve Lovett and Tim Miller. At its July 27, 2016 meeting, the Commission determined that none of the owners would be onsite on a daily basis, therefore it conditioned the business's use approval upon the addition of Chris Overdorf as an owner. Applicant's shares will increase to 5% in the first quarter of 2017, which will diminish Tim Miller's share to 28%. The applicant will be onsite daily operating the business. No changes to use are proposed. Exhibits reviewed included a site plan, written description of ownership interest and role in the business operation, and letter from attorney. Guidelines that applied to this application included 2.10.

URC Report: Ms. McAuliffe said the Committee cited 2.10.2 and 2.10.3 and recommend approval, with Chris as 5% owner rather than coming back for the change in 4% increase in ownership interest.

Applicant Comment:

Steve Lovett explained the ownership transition is part of a longer term plan. He said Mr. Overdorf's share will increase from 1% to 5% in the first quarter; Tim Miller is going to retire.

Landlord Comment:

Dave Martin supported the application and said he appreciated leasing to this type firm.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Ogliore said that URC questions regarding 2.6.1 were answered. He said URC recommended it was not necessary for the applicant to come back for the additional 4% share increase and that it would be added to this application.

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

MM/SC/JO/JS 10:0:0 Motion carried.

082416.2 APPLICATIONS FOR CERTIFICATES OF USE/DESIGN APPROVAL

082416.21 The Carrot Flower Company
1518 Western Avenue (formerly Dwyer Gallery)

Staff Report, Use: Ms. McAuliffe explained the application to establish use for a floral business offering related retail goods, design services and educational flower workshops. She said the space is located in Zone 1, below street level, Food a-e and Retail a-b uses permitted. Former use was Retail c (Dwyer Gallery sold seller-made art); new use would be Retail b, Other Uses b. Prices for flowers start at \$2. Workshops will be monthly, including two that will be donated to the community each year. Space is 340 square feet. Proposed ownership structure: sole proprietorship. Owner affiliations: None. Owner operator: The owner will be onsite regularly operating the business. Business hours: 11:00 a.m. to 5:00 p.m. Monday through Saturday. Exhibits reviewed included site plan, and written description of ownership interest and role in the business operation/ and supplemental information provided by the applicant. Guidelines that applied to this application included 2.1, 2.4, 2.5, 2.6 and 2.7.

URC Report: Ms. McAuliffe said the Committee cited 2.1, 2.4, 2.5.4 b, 2.5.5 b, 2.7.1 and 2.7.2 a & c and recommended to approve.

Applicant Comment:

Mollie Dilmore explained in addition to flowers she will host classes and sell items related to flowers.

Landlord Comment:

Jessica Carlson, PDA, supported the application and said it adds to a good mix on Western.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Ogliore said the Staff Report adequately covered everything and concerns about 2.7.1, flowers in stalls, was addressed and is OK.

Ms. Rudeck asked what is meant by 'studio' time.

Ms. Dilmore said she will hold regular business hours and will be open every day.

Mr. Albanese asked about retail items she plans to sell; he asked if she plans to sell cannabis.

Ms. Dilmore said she will sell seeds, succulents, pruners, water sprayers, cards related to flowers and that she would not sell cannabis.

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

MM/SC/CV/RK 10:0:0 Motion carried.

Staff Report, Design: Ms. McAuliffe explained the application to replace sink; paint interior; install furniture, fixtures, lighting and signage on exterior door and window. Exhibits reviewed included a site plan, floor plans, photos, elevations, details – furnishings and signage and color sample. Guidelines that applied to this application included 3.1, 3.4, 3.5, 3.6, and 3.8.

DRC Report: Ms. McAuliffe said the Committee cited 3.1, 3.4.1 a & b, 3.4.2 a, 3.4.3 a, b, c & f, 3.5.1, 3.6.1, 3.6.2, 3.6.3, and 3.8.1 and recommended to approve.

Applicant Comment:

Molly Dilmore explained the proposed layout that includes a deep stationery sink and floral cooler. She said she will paint the walls, add wood furniture and schoolhouse light fixtures; fixtures are chandelier style and will be over the checkout counter and over retail display. She said sometimes she will put flowers outside. She said she will use built in shelving for vessels and retail items. She said she will install a privacy wall to take the eye away from piping that runs through.

Landlord Comment:

Jessica Carlson, PDA, supported the application to freshen up the space. She said it is in the character of the Market and it will make it an interesting spot to visit.

Public Comment: There was no public comment.

Ms. Vaughan questioned the slatted privacy wall.

Ms. Winant said it is a small space and the pipes are so intrusive; the privacy wall is wood and it is a tight space.

Ms. Kitigawa said it is more a screen than a shroud.

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

MM/SC/MH/JO 10:0:0 Motion carried.

082416.31 Sunny Honey
89 Pike Street, Economy Market
Anne Smith

Staff Report: Ms. McAuliffe explained the application to replace sign above storefront. Exhibits reviewed included a site plan, photos, and color samples. Guidelines that applied to this application included 3.1 and 3.6.

DRC Report: Ms. McAuliffe said that the Committee cited 3.1, 3.6.1, 3.6.2, and 3.6.3 and recommended to approve.

Applicant Comment:

Anne Smith said the new sign will take up less space than the existing one; it is hand painted on wood.

Landlord Comment:

Jessica Carlson, PDA, said it is hand painted and fits in the character of the Market especially in the Arcade. She said the sign fits in with the beekeeper.

Public Comment:

Bob Messina supported the sign and noted he likes the phrase below “raw unfiltered local” because it fits the Market personality; he hoped that would remain.

Commission Discussion:

Mr. Hale said the DRC liked that it is a hand painted sign; he said it reflects the use and the size is appropriate.

Mr. Albanese said the simplicity is good.

Ms. Vaughan asked about the ‘raw unfiltered local’ words.

Ms. Smith said they will remain.

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

MM/SC/BH/JS 10:0:0 Motion carried.

082416.32 Cycene
1523 First Avenue, Sanitary Market
Hassan Chebaro

Staff Report: Ms. McAuliffe explained the application for proposed changes to design of interior, signage and sidewalk seating area. Work reviewed:

Interior:

- Demolition
- Painting
- New wood cladding & base trim
- Remove existing flooring and either restore wood floor beneath or install new wood floor
- New furnishings
- Changes to booth seating areas
- Changes to countertop
- Changes to equipment in kitchen
- New lighting

Signage:

- Menu sign
- Change graphics on existing blade sign

Sidewalk seating:

- Repaint railing & attach to sidewalk
- Changes to tables & chairs

Exhibits reviewed included site plan, photos, plans, renderings, color/material samples, lighting and signage information, and method of attachment for outdoor railing. Guidelines that applied to this application included 3.1, 3.4, 3.5, 3.6, and 3.7.

DRC Report: Ms. McAuliffe said the Committee cited 3.1, 3.4.2 a, b, c & d, 3.4.3 a, b & f, 3.5.1, 3.6.1, 3.6.3, 3.7.1, and 3.7.2 and recommended to approve, with additional information requested for lighting, replacement of “faux leather” finish for booth seat material requested, and discussion of proposed method of attachment for outdoor railing, which is not currently attached to the sidewalk.

Applicant Comment:

Henry Walters, architect, noted the orientation of the space in the Sanitary Market; he provided context and existing condition photos. He said they will keep the floorplan structure the same but will replace the finishes. He said they will propose to remove the vinyl floor and will restore the wood floor if possible; if not they will install new wood floor. He said they will replace all counter tops; one section will be dropped to 36” high to meet ADA. He said they will take upholstery off seats, paint booths brown and reupholster seats. He said they will remove unused conduit and old lights. He said they will paint everything. He went over colors and said the vinyl upholstery will be Brown Vinyl and not Faux Leather. He said they will use the lighter paint color above the existing picture

rail and darker paint below it. He said the ceiling will be sprayed all white. He said the wall paneling along the banquette is reclaimed oak cladding. He said the counter tops will be white oak. He said they will clean up the south wall and repaint in kind. He said they will simplify with white oak shelving. He said they will use a 2" x 8" subway tile along fronts of all counters. He said that all lighting will be 2700 kelvin. He said the simple pendant light works best with all the ducts and beams in the space. He said in the bathroom they will add new light fixture, put in tile, and paint to refresh the walls. He said that 1890's chair design will be used for backless bar stools at counter and smaller chair along window counter.

Mr. Walters said that outside furniture is green plastic now and they propose to replace it with stone-top tables.

Hassan Chebaro said the existing guard rail has feet welded at different heights and has to be replaced; they will use the same style, just taller.

Mr. Walters described the detail of the rails and noted they will not be attached to sidewalk; they will match the existing rail look but will be to code.

Ms. McAuliffe said there is no visual exhibit and suggested having the final approval reviewed at DRC.

Mr. Walters provided a revised layout for signage with font in larger size; Cycene branded into material and will be attached to existing sign. He said menu on chalkboard will be changed daily; it will go over point of sale and front register.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said DRC liked the approach and noted they simplified things. He said they propose classic furniture and the guard rail will not bolt to sidewalk – both are good. He said the flooring should be OK but that he hoped the existing wood can be refinished.

Mr. Habibi cited 3.7.1 and asked about impacts to pedestrian traffic.

Mr. Hales said that the rail is existing and they are making a minor adjustment for Liquor Control; it is the same footprint.

Ms. Winant said it is really in-kind.

Mr. Walters said they are using stock pieces that can be found anywhere.

Ms. McAuliffe asked for an exhibit.

Mr. Walters said the pipe will be painted. It is as originally proposed just taller to meet Liquor Control regulations. He said it is the same design; just 1 ½” – 2” taller. He directed Commission members to page E5 and said he will add to dimension showing that it is 42” tall and not attached to the sidewalk.

Mr. Albanese had him mark the exhibit.

Action: Mr. Hale made a motion to adopt a resolution to approve the application as amended by applicant.

MM/SC/BH/RK 10:0:0 Motion carried.

082416.4 COMMISSION BRIEFING

082416.41 MarketFront Building - interim waterfront connection Ben Franz-Knight, Marshall Foster

Update on proposed temporary connection between MarketFront Building and the waterfront.

Ben Franz-Knight, PDA, presented (see material packet in DON file) and said concepts are evolving. He said the removal of the Viaduct has been delayed two years and interim connections are being explored. He oriented Commission members to the site and said they would utilize existing vertical transportation. He said ADA access would be from MarketFront to existing garage elevator; they will preserve as much parking as possible. He showed studies on how to get around the cooling towers by moving a ramp a few feet. He went over rendering showing wood walkway over the top of existing parking space and wood walkway up to Western. He said the steps to the south is a better connection. He said they are exploring widening the stairs and maybe adding an express elevator. He said it would add cost and time which will inform the decision they make. Responding to questions about how much is in the district he said this is all on top of existing garage; he said that about 4’ of the existing PC-1 south garage is not but the rest is.

Ms. McAuliffe confirmed that design changes to the parts of the plan within the historic district would require Commission approval.

Mr. Albanese said it seems nice and very usable but questioned why they would take out when the stairs are built.

Mr. Franz-Knight said this would replace – it would be either integrated or part of Building B. He said it may be part of Waterfront. He said there is a ledge that comes out that is part of overlook walk. He said they deleted interim steps down under viaduct and are doing this instead.

Mr. Hale asked if it will connect to Waterfront design.

Mr. Franz Knight showed the route on the plans and said that they are still exploring elevator and stair needs. He said it could take two years to get to this interim condition.

Ms. Rudeck said as a business owner on Western Avenue she was worried it will divert traffic away.

Public Comment:

Bob Messina said he supports the attempt to improve access to the Waterfront and noted that the original plan is unworkable. He preferred the straight walkway to the south and turning through Heritage House. He said time will tell if one drops out or not and to let refinement happen. He said an express elevator is a good idea. He said the basement of the south garage is the one most people want to go to.

Mr. Franz-Knight said there is nothing concrete at this point.

Ms. Kitagawa said she likes the pictures of the High Line in New York City but noted they are not applicable to what it will look like here.

082416.5 APPROVAL OF MINUTES:

July 27, 2016

MM/SC/CV/JO 6:0:4 Minutes approved. Mmes. Winant and Kitagawa and Messrs. Hale and Habibi abstained.

August 10, 2016

MM/SC/JO/MH 7:0:3 Minutes approved. Messrs. Hale and Habibi and Ms. Vaughan abstained.

082416.6 REPORT OF THE CHAIR

Regarding the PDA appeal of the slabs Mr. Albanese said he, Mr. Hale and Ms. Kitagawa would be at the hearing. He said they were going to file a continuance but won't now because there will now be legal representation at the meeting Friday.

082416.7 REPORT OF STANDING COMMITTEES: There were no reports.

082416.8 STAFF REPORT:

Ms. McAuliffe thanked Messrs. Albanese and Hale and Ms. Kitagawa for taking their time to prepare for the hearing.

082416.9 NEW BUSINESS:

Mr. Albanese said he would like to go off the URC and hoped someone would volunteer to take his place. Ms. Vaughan said GRC would meet September 16. Mr. Habibi said he attended board training and noted the Racial Equity part. He said he was surprised how lax it is Citywide. He said there are no real measurements or enforcement.

Mr. Habibi made a motion to adjourn. Ms. Rudeck seconded.

Respectfully submitted,

Heather McAuliffe
Commission Coordinator