



The City of Seattle

Pike Place Market Historical Commission

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

MHC 126/19

Wednesday October 9, 2019

4:30 p.m.

PDA Meeting Room, 93 Pike Street, Room 317

COMMISSIONERS

Sam Farrazaino

Bob Hale

Michael Hammond

Rachael Kitagawa

John Ogliore, Vice Chair

Lauren Rudeck

Christine Vaughan, Chair

Staff

Minh Chau Le

Melinda Bloom

Absent

Anais Winant

Chair Christine Vaughan determined that a quorum was present and called the meeting to order at 4:35 pm.

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

100919.1 APPLICATIONS FOR CERTIFICATES OF USE APPROVAL

100919.11 Pike Place Bags
1501 Pike Place #421, Fairley Building
Eugene E. Kim

Staff Report: Ms. Le explained the application to expand product line currently consisting of luggage and bags to include leather tote bags, back packs, and waist packs. Expansion will also include tote bags featuring Pike Place Market logos. Logos will be either screen printed or embroidered. Zone 1, below street level, food a-e and retail a-b uses permitted. No proposed changes to current layout of

shelving or displays. Space is 485 square feet. Exhibits reviewed included a site plan. Guidelines that applied to this application included 2.1, 2.5, and 2.8. Applicant to provide pictures of leather goods at full commission meeting on October 9, 2019. MHC Coordinator to provide information about prior Certificate of Approval for use at full commission meeting on October 9, 2019. Approval for use of logos to be obtained after currently pending Certificate of Approval is issued.

URC Report: Ms. Le said the Committee cited 2.1.4, 2.5.4 e, 2.8.1 a, b, c and recommended to approve.

Applicant Comment:

Eugene Kim proposed expansion of product line.

Landlord:

Tabitha Kane, PDA said Mastercraft leather is closing which prompted expansion of product line here. There is agreement between his business and Pike Place Market to use logo.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hammond said the URC reviewed and it met the Guidelines. He said the logo issue was discussed and the committee recommended discussion by full commission.

Mr. Ogliore said they don't need an amendment; logo use falls to PDA and applicant.

Ms. Vaughan said the MHC does not control the trademark.

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

MM/SC/JO/MH 7:0:0 Motion carried.

100919.2 APPLICATIONS FOR CERTIFICATES OF DESIGN APPROVAL

100919.21 Double Dorjee
1501 Pike Place #511, Leland Building
Tenzin Woesung

Staff Report, Design: Replace old hanging sign in hallway outside shop entry with new sign and design. Sign will be 20" x 16" and made of PVC. Existing bracket to remain and be utilized for new sign. She said the space is in Zone 1, below street level, food a-e and retail a-b uses permitted. Retroactive application; sign appears to already be installed. Space is 200 square feet. Exhibits reviewed included color sign copy including dimensions, photograph of previous sign showing image and location, and photograph of new installed sign showing image and location. Guidelines that applied to this application included 3.1 and 3.6.

Ms. Le said the application is retroactive; sign has already been installed and previous sign cited in application exhibits has been removed. Vertical clearance from floor to bottom of sign appears to be incorrectly labelled in exhibits. Applicant to provide revised measurement from floor to bottom of sign at full commission meeting on October 9, 2019.

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

Applicant Comment:

Ms. Vaughan said the sign is up already and stated that all changes must come to MHC for review first.

Tenzin Woesung, owner, said the new sign is to help customers find the shop.

Landlord Comment:

Landlord signed the application.

Public Comment: There was no public comment.

Commission Discussion:

Ms. Kitagawa said DRC reviewed the application and found the sign to be simple, humble, and the size was OK. She said the committee wanted clarification on clearance from floor to bottom of sign.

Mr. Hale said it is 71" to the bottom of the sign; it needs to be 80".

It was noted that the floor in the area slopes which impacts placement of sign. The previous sign, which was the same size and material as what is proposed, hung in the same place and had been approved in 2016; a duct is there now. Commission members determined that they didn't have enough information to make a decision and asked for information about clearance and accessibility and alternate placement.

Tabitha Kane, PDA said they will table the application for now.

100919.22 Ventures Marketplace
1501 Pike St # 521, Fairley Building
Fred Johnson

Staff Report: Ms. Le explained the application to install new hanging sign in hallway outside shop at the store's west entrance. New sign will be attached to ceiling with chain similar to the existing sign currently at the store's east entrance. She said the space is in Zone 1, below ground level, food a-e and retail a-b uses permitted. Space is 1,140 square feet. Exhibits reviewed included a sign copy showing colors and dimensions; photograph of existing sign on east side of store's entrance; photograph of proposed location of new sign; rendering of new sign installed in the proposed location. Guidelines that applied to this application included 3.1 and 3.6.

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

Applicant Comment:

Fred Johnson explained the non-profit supports local artists. He proposed hanging a sign with logo at main entrance and at second entrance.

Landlord Comment:

Tabitha Kane, PDA said that one side is more activated than the other; the second sign provides activation for the second entrance.

Public Comment: There was no public comment.

Commission Discussion:

Ms. Kitagawa said the DRC reviewed and recommended approval.

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

MM/SC/SF/RK 7:0:0 Motion carried.

100919.23 Bonnie B's Peppers
1500 Pike Place #15, Corner Building
Dylan Randolph

Staff Report, Design: Ms. Lee explained the application to demolish existing counters, cabinets, and support structures. Install new counters, cabinets, sink, kettle, shelving, curtain, neon signage, and banner signage. The space is in Zone

2, street level, all uses permitted. No new lighting is proposed. Certificate of Approval for use for the new business was issued August 19, 2019. Space is 163 square feet. Exhibits reviewed include a site plan, proposed scope of work documents, photographs of interior and exterior existing conditions, floor plan of area to be demolished, Construction plan and elevation drawings, sample colors and finishes, cut sheets for kettle, sink, shelving, curtain, floor plan identifying placement of signage, and sign copy for banner and neon signage. Guidelines that applied to this application included 3.1, 3.4, and 3.6.

Ms. Le said the applicant provided sample of paint colors and curtain material. The committee asked the applicant to provide photo of display shelving and countertop displays at full commission meeting on October 9, 2019; to provide measurement from floor to bottom of smaller neon sign at full commission meeting on October 9, 2019; to clarify images, dimensions, and placement for banner signs at full commission meeting on October 9, 2019. Staff to provide sign copy for price sheet banner sign.

DRC Report: Ms. Le said the Committee cited 3.1, 3.1.2, 3.4.1 a, c, 3.4.3 a, b, e, f, 3.6.1, 3.6.2 and 3.6.3 and recommended to approve.

Applicant Comment:

Dylan Randolph proposed demolition of counter and removal of non-supporting beam to the far end. He proposed adding a neon sign to the main wall and five banner signs.

Landlord Comment:

John Turnbull, PDA said the sign location is the only place to get visibility from the street.

Mr. Randolph said the existing tall counter will be removed; it will be reused as shelves. Countertops will be installed across the front. He said they are taking out 90' angle and putting in a curve. He said the industrial curtain will separate the product space from retail when in production; it is a WSDA requirement.

Mr. Hammond asked about ventilation.

Mr. Randolph said they use a kettle; no steam produced or if there is, it is minimal. He said they anticipate no need for ventilation. He said they use a self-contained kettle system.

Ms. Vaughan asked if they will do sampling at the counters and if there will be seating.

Mr. Randolph said the counter will be 38" high; there will be no seating. He proposed five banners: four with pictures of products and one with pricing. He

went over display shelves which will hang from a chain from ceiling to allow access to electric panel behind.

Mr. Hale said it is a good way to hide conduit and pipe.

Mr. Randolph said they want to highlight the historic industrial elements, not the electrical cords.

Mr. Turnbull said it is a great way to deal with an odd space and the merchandising of products is great.

Ms. Vaughan said the clear curtain allows customers to “meet the Producer”.

Ms. Rudeck asked if they will be painting.

Mr. Randolph said they will use neutral paint; hydronic lines will be painted. He said they want the space to feel like they have always been there.

Public Comment: There was no public comment.

Commission Discussion:

Ms. Kitagawa said DRC walked through the material and the applicant brought what was requested. The banners are not blocking anything and are of modest size. She said the committee recommended approval.

Mr. Ogliore said that because of placement, it doesn't diminish the look. He said that banners are displays and not signs.

Mr. Ogliore and Ms. Vaughan agreed that the curtain met the “meet the producer” theme.

Mr. Randolph said the lighting will remain the same.

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

MM/SC/SF/JO 7:0:0 Motion carried.

100919.3 REPORT OF THE CHAIR

Ms. Vaughan updated the Commission on the search for Position 12.

100919.4 REPORT OF STANDING COMMITTEES No reports

Minh Chau Le
Interim Commission Coordinator