



The City of Seattle

Pike Place Market Historical Commission

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

MHC 155/09

Wednesday, October 14, 2009

4:30 p.m.

PDA Meeting Room, 85 Pike Street, Room 500

COMMISSIONERS

Colleen Bowman
Valerie Bystrom
David Guthrie
Joanne Herron
Spencer Howard
Karin Link, Vice Chair
Alex Rolluda
Sharron Shinbo
Susan Zuege

STAFF

Heather McAuliffe
Melinda Bloom

Absent

Stephanie Pure
Sara Patton
Donald Horn

4:30 p.m. Vice Chair Karin Link called the meeting to order and reminded Commissioners to report any ex parte contact or conflict of interest.

101409.1 APPLICATIONS FOR CERTIFICATES OF USE APPROVAL

101409.11 Falafel King
1509 First Avenue, Corner Market
Yacob Yemane

Request to change seasonal street-use/right-of-way approval for outdoor seating to year-round approval.

Staff Report: Ms. McAuliffe explained the request to change seasonal street-use/right-of-way approval for outdoor seating to year-round approval. The existing approval is for March 21- November 1. She noted nearby outdoor seating areas

on First Avenue: Pan Africa Market seating area is supposed to be taken in nightly/seasonally (“seasonally” was never defined); Bayou on 1st seating area is approved May-October. Exhibits reviewed included existing street use approval 156/09. Guidelines that applied to this application included 2.8 and 2.11.

URC Report: Ms. McAuliffe said that the Committee cited guidelines 2.8.1, 2.11.1 and 2.11.4 and recommended approval.

Applicant/Landlord Comment: Yacob Yemane had no comment.

PDA representative Matt Holland noted that the business does not have much interior space and said the outdoor seating would be helpful.

Public Comment: There was no public comment.

Commission Discussion:

Ms. Bystrom said that the URC noted that the furniture would be taken in each night and said it was reasonable for year round use.

Mr. Rolluda made a motion to adopt a resolution to approve the application as presented.

MM/SC/AR/SZ 8:0:0 Motion carried.

Ms. Shinbo arrived at 4:36 p.m.

101409.2 APPLICATIONS FOR CERTIFICATES OF DESIGN APPROVAL *

101409.21 Rummage Hall II
1530 Post Alley #10, Post Alley Market
Amanda Goodsell

Exterior: Paint border around entrance to rummage hall space. Interior: Install a community corkboard for official postings. Off-premise signs: Install signs on approved directory signs.

Staff Report: Ms. McAuliffe explained the application to paint a border around entrance to rummage hall space and on the interior, to install a community corkboard for official postings. She explained the request to install two off-premise signs on approved directory signs. Exhibits reviewed included a site plan, floor plan, photos, and renderings. Guidelines that applied to this application included 3.4 and 3.6.

DRC Report: Ms. McAuliffe said the Committee cited guidelines 3.4.1 c, 3.4.3 e, 3.6.1, 3.6.2, 3.6.3, 3.6.6 (a) 2 and recommended approval.

Amanda Goodsell, PDA, explained the application is a follow up to the opening of Rummage Hall 2; more signage is needed to alert people that the rummage hall is there. She explained that the bulletin board will be for postings.

Public Comment: There was no public comment.

Commission Discussion:

Commission members noted the appropriateness of the red color and that it is the only business in that area without a bright sign.

Ms. Herron made a motion to adopt a resolution to approve the application as presented.

MM/SC/JH/VB

9:0:0 Motion carried.

101409.22

Isadora's

1601 First Avenue, Inn at the Market

Laura Dalesandro

Interior painting; remove carpet and install bamboo flooring.

Staff Report: Ms. McAuliffe explained the application for interior painting; removal of carpet and installation of bamboo flooring. Exhibits reviewed included a site plan, floor plan, photos and color and material samples. Guidelines that applied to this application included 3.4.

DRC Report: Ms. McAuliffe said the Committee cited guidelines 3.4.1 a and 3.4.2 and recommended approval.

Applicant/Landlord Comment: Elizabeth Dalesandro was present on behalf of the applicant. She explained the paint will be between the windows and the trim and will look more like trim painting, noting that the paint swatches make the actual color look darker than it actually would be. She said that although the color is bright it is beautiful and classic and fits in with the existing wallpaper. She said the bamboo flooring will be easier to clean.

Landlord: Annie Delucchi, landlord representative, was supportive of the application.

Public Comment: There was no public comment.

Commission Discussion:

Spencer Howard, DRC member, noted that the business is in a corner location with two large windows that provide lots of light and has a white ceiling.

Ms. Shinbo made a motion to adopt a resolution to approve the application as presented.

MM/SC/SS/JH

9:0:0 Motion carried.

101409.23

PDA – PC-1 Parking Garage

Tyler Jamison

Removal of attendant booths; installation of four automated payment machines.

Staff Report: Ms. McAuliffe explained the application for removal of attendant booths and installation of four automated payment machines. She noted that new/relocated parking signage is also included as part of this application. Exhibits reviewed included site plans, drawings, and photos. Guidelines that applied to this application included 3.1, 3.6 and 3.8.

DRC Report: Ms. McAuliffe said the Committee cited 3.1.2 (2nd paragraph), 3.6.1, 3.6.2, 3.6.3 and 3.8.7 and recommended approval.

Tyler Jamison provided plans showing the intended locations of payment machines noting that in one spot there are two machines while in others there is only one machine.

Mr. Howard said that DRC had expressed concern with view blockage at the location where two machines are proposed and said the applicant had explained the location was chosen because it offered the least view blockage.

Mr. Jamison provided information on the attachment detail for the parking sign and directed Commissioners to the cut sheets in their packets. He explained that the enclosures for three of the machines are 71” high. He explained that the enclosure height is that high to accommodate taller people.

Mr. Jamison explained that the entry/exit lanes will be replaced as well and said two attendant booths would be demolished. Traffic controller signs proposed are the stoplight type. He said that most foot traffic will come over the skybridge which is why they have located payment machines there. He said they didn’t put the machines at the lower level due to cost constraints and because they didn’t think they were needed there.

Public Comment: There was no public comment.

Commission Discussion:

Discussion ensued about the location of the payment machines on the skybridge and view blockage. Some Commissioners said they thought that the proposed enclosures were oversized. A straw poll was taken and eight Commissioners indicated that they would not support approval of the payment machines on the sky bridge as presented.

Ms. McAuliffe advised the applicant that he could withdraw this portion of the application and consider alternatives or he has the right to appeal a denial.

Mr. Rolluda noted similar issues with diminishment of view and oversized cover on the payment machine proposed on Level 6. A straw poll was conducted and Commissioners voted 7 to 2 against approval of the Level 6 option as presented.

A straw poll was taken and Commissioners voted 7 to 2 to approve the machines at the skybridge level with no enclosure. A straw poll was taken and Commissioners voted unanimously to approve the machine on Level 6 with no enclosure.

Ms. McAuliffe explained that the Commission could approve the machines on the condition there are no enclosures; if the manufacturer won't allow installation of the machines without covers the applicant could put in a new application as a modification so that it wouldn't hold up the work but the applicant could find out if a tighter enclosure is a possibility.

Mr. Guthrie made a motion to adopt a resolution to approve the application with the condition that the unit be installed without the cover protection.

MM/SC/DG/AR 9:0:0 Motion carried.

101409.3 APPROVAL OF MINUTES:

September 9, 2009

MM/SC/VB/AR

7:0:2 Minutes approved. Ms. Herron and Ms. Bowman abstained.

September 23, 2009

Minutes not ready for review.

101409.4 REPORT OF THE CHAIR

101409.5 REPORT OF STANDING COMMITTEES:

URC: There was no report.

DRC: Ms. Link said the DRC took a tour of the Corner Market. She noted that the design team did a pretty good job of hiding the seismic bracing. She said at the Oriental Market there is a V-brace and shear wall. Upstairs near Matt's and Chez Shea are shear walls and she saw nothing problematic.

Mr. Howard explained details of the X-bracing system and said more details will be provided about how it will fit in with the plumbing and mechanical and how it will be incorporated into those spaces and around existing interior elements. He said the PDA provided mock ups which showed where the bracings would go and what the visual impact would be on the whole façade for the tenants and those looking into the spaces. He said they looked at the elevator location and said it is a means of

providing ADA access. He said they also looked at restroom locations and said it was very ambitious.

Ms. Link said Revolution Books will have to move their door but the storefront is not original. She noted the mezzanine area within the store is already set back from the storefront, so there would be no conflict with the bracing.

Ms. McAuliffe said the GRC made some revisions to the Victor Steinbrueck Park guidelines and street use and were sent to Law; the City Attorney sent them back with questions which were mostly semantics. The revisions are under review.

101409.6 STAFF REPORT
101409.7 NEW BUSINESS

101409.71 Adoption of 2010 Pike Place Market Historical Commission meeting calendar

Ms. Link made a motion to approve the 2010 meeting calendar as presented.

MM/SC/KL/SH 9:0:0 Schedule approved.

5:35 p.m. Ms. Link made a motion to adjourn the meeting.

MM/SC/KL/AR 9:0:0

Respectfully submitted,

Heather McAuliffe
Commission Coordinator