



The City of Seattle

Pike Place Market Historical Commission

Mailing Address: PO Box 94649 Seattle WA 98124-4649
Street Address: 700 5th Ave Suite 1700

MINUTES

MHC 42/09

Wednesday, February 11, 2009

4:30 p.m.

PDA Meeting Room, 85 Pike Street, Room 500

COMMISSIONERS

Joanne Herron
Susan Lane
Karin Link, Vice Chair
Sara Patton, Chair
Alex Rolluda
Sharron Shinbo
Allyn Stellmacher
Susan Zuege

STAFF

Heather McAuliffe
Melinda Bloom

ABSENT

Valerie Bystrom
Spencer Howard
Allyn Stellmacher

4:30 p.m. A quorum was present and the meeting was called to order by Sara Patton, Chair.

021109.1 APPLICATIONS FOR CERTIFICATES OF USE/DESIGN APPROVAL

021109.11 Isadora's
1915 First Avenue, Alaska Trade Building
Laura Dalesandro

Use: Relocation of business and change of use. Relocation of business to 1601 First Avenue, Inn at the Market. Change of use for a business specializing in the sale of antique jewelry as well as custom made bridal gowns. **Design:** Minor interior remodeling, installation of furnishings and signage at 1601 First Avenue.

Staff Report, Use: Ms. McAuliffe provided relevant background. The business is currently located in the Alaska Trade Building. The proposed new space is in Zone 2, at street level, where Food a-e and Retail a-d uses are permitted. Space is vacant; the previous tenant was Orca Bay Gallery - Retail d. New use would be

Retail d. Space is 330 square feet. Proposed ownership structure: LLC. Laura Dalesandro owns 100% of the LLC. She does not have a financial affiliation with another business. She operates the business and will be onsite most days. The business was approved by the Commission in 1991 as a high quality vintage clothing shop, with further approval in 1993 to add on-premise tailoring. The owner is now seeking a change of use to specialize in antique jewelry and bridal gowns. The owner estimates that the business will sell 80% jewelry and 20% bridal gowns. Exhibits reviewed included a site plan and written description of ownership interest and role in the business operation. Guidelines that applied to this application included: 2.1, 2.4, 2.5, 2.6, and 2.7.

URC Report: Ms. McAuliffe said that the Committee cited guidelines 2.1.4, 2.4, 2.5.4 (d), 2.6 and 2.7.1 and recommended approval.

Applicant Comment:

Laura Dalesandro, owner, explained it would be the only shop in Seattle that is exclusively antique jewelry and they would sell bridal gowns as well.

Landlord: Annie Delucchi from the Inn at the Market stated that the landlord was in full support of the application.

Public Comment: There were no comments from the public.

Commission Discussion:

Ms. Dalesandro stated they would no longer carry the vintage clothing

Ms. Zuege made a motion to adopt a resolution approving the application as presented.

MM/SC/SZ/KL
8-0-0

Staff Report, Design: Ms. McAuliffe explained the request to do minor interior remodeling, installation of furnishings and signage at 1601 First Avenue. Exhibits reviewed included floor plans, photos, and a sign drawing. The proposal included the following list of work: demolish existing casework in center of space, remove back platform and stair units, remove back shelving unit, paint two cases on north wall, replace carpet, remove wall paper, apply wall paper to west wall, paint walls, ceiling and ceiling light fixtures, replace Formica window ledges with marble ledges, install wood baseboard, install furnishings, install two hanging signs under awning. Guidelines that applied to this application included 3.1, 3.4 and 3.6.

DRC Report: Ms. McAuliffe said that the Committee cited guidelines 3.1, 3.4.1 a, 3.4.2 a & c – carpet replaces carpet; 3.4.3 a, b & e, 3.6.1, 3.6.2 and 3.6.3 and recommended approval.

Applicant Comment:

Ms. Dalesandro provided material samples of wallpaper, carpet and paint. She explained that she had changed her plans to replace the sill with marble and now proposed to install a wood sill instead.

Landlord was supportive.

Public Comment: There was no public comment.

Commission Discussion:

Ms. Link noted the carpet looked fine according to the guidelines.

In response to clarifying questions Ms. Dalesandro explained the window sill would be simple wood and would be painted the same color as the rest of the space.

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

MM/SC/JH/AR
8-0-0

021109.2 APPROVAL OF MINUTES:

January 14, 2009

Commissioners reviewed minutes of January 14, 2009. Sue Zuege asked for an amendment to the minutes. Karin Link moved to adopt a resolution to approve the minutes as corrected.

MM/SC/SZ/SS
8-0-0

January 28, 2009 Minutes not ready for review.

021109.3 REPORT OF THE CHAIR

021109.4 REPORT OF STANDING COMMITTEES

Ms. Patton stated that Sharron Shinbo and Sue Zuege have been added to the Use Review Committee. Sue Zuege has been added to the Use Review Committee.

Ms. Patton stated that the Guideline Review Committee has scheduled a meeting for February 23, 2009.

Mr. Rolluda presented a summary of the PDA presentation on the Fairley and Leland windows at the February 4 DRC meeting. The PDA and their architects presented concepts of what they are doing along the Leland Fairley west facades and provided their rationale for proposing replacement of the existing windows. There were no details for replacement provided during the presentation. They provided photos of windows from circa 1970 and the earliest photos from the 19 “teens” , providing an “evolution” of the façade and the use of the tenants at the time – light industrial/factory and how it has now changed. The PDA talked about the operation of the windows, which were originally (and currently are) pivot windows and their rationale in changing the windows to casement windows. In the new design, the majority of the windows would be fixed panes with operable windows at the top. They discussed energy efficiency of the windows, the attempt to imitate the look of the windows. The Design Review Committee cited Guideline 3.9.1, which relates to the historical character of the façade and how the windows are an integral part of the façade; that in changing the material it could violate or go against that Guideline.

Ms. Link added that the Committee asked if the PDA had actually looked into retrofitting the windows to make them more energy efficient and to weather strip around the perimeter; the applicant didn’t seem to have a strong sense of what the condition of the windows really are and that they just say “they are no good”. This request spoke to 3.1.1 – it is better to repair than to replace. But they did have a discussion about retrofitting.

Mr. Rolluda said he had suggested that the PDA do a study or evaluate the windows to determine if there would be a possibility of repairing as opposed to replacing, which they have not done.

Ms. Link said the PDA also talked about the importance of the warranty and that she pointed out that warrantees often do not cover the period of time that they say they do. She said they are very big on aluminum clad windows and she pointed out to them that aluminum cladding has a tendency to fall apart when it is subjected sea air. She said the PDA still seems to want to use metal clad windows. She said the Commission would receive more information from the Design Review Committee going forward.

021109.5 STAFF REPORT

Ms. McAuliffe said the PDA has come in several times a year for street use approvals; she suggested to the PDA to consolidate them. The PDA is talking about applying for Use and Design for pole banners that they are planning to put up throughout the year, not just one set but the other ones that they intend to put up later; and then applying for street use for farm days and crafters. Looking ahead to

the upcoming holiday, they will apply for approval for placement of the holiday tree and also for selling trees. Ms. McAuliffe asked Commission members if folding all these items into a single application would be a good idea.

There was general Commission agreement that it is a good idea.

In response to a question Ms. McAuliffe stated the trees would be sold at the Corner Produce but the PDA would apply for it.

Public Comment:

Paul Dunn announced that the Pacific Northwest Quarterly's lead article was on the accomplishments of Victor Steinbrueck. He shared that the PDA would be holding a large renovation information meeting for merchants and residents in the Market.

Mr. Rolluda asked about the tile testing the PDA was doing. Ms. McAuliffe said the PDA informed the Commission before the holidays that they were going to see how the tiles wore over time and she has not gotten an update.

Mr. Rolluda asked about the memorial at Victor Steinbrueck Park.

Ms. McAuliffe said there would be a briefing on the Homeless Place of Remembrance at the next meeting and it would be a Power Point presentation. They will educate the Commission about the concept via Power Point and they will ask for Commission feedback. She stated she would provide the Power Point to Commission members for their review. Relevant guideline would be 3.8.3 – "Plaques or other forms of public display for the purpose of memorials, awards or recognition are discouraged".

021109.6 **NEW BUSINESS:** There were no items discussed.

Ms. Zuege made a motion to adjourn the meeting. Ms. Link seconded.

Heather McAuliffe
Commission Coordinator