



The City of Seattle

## Pike Place Market Historical Commission

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

MHC 75/17

Wednesday, May 24, 2017

4:30 p.m.

PDA Meeting Room, 93 Pike Street, Room 317

### COMMISSIONERS

Frank Albanese, Chair  
Murad Habibi  
Bob Hale  
Michael Hammond  
John Ogliore  
Lauren Rudeck  
Christine Vaughan, Vice Chair  
Anais Winant

### Staff

Heather McAuliffe  
Melinda Bloom

### Absent

Sam Farrazaino  
Patricia Julio  
Rachael Kitagawa  
Jerrod Stafford

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

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

### **052417.1 APPLICATIONS FOR CERTIFICATES OF USE APPROVAL**

052417.11 White Horse Trading Company  
1908 Post Alley, J.P. Jones  
Joseph Gilmartin

Application: Clarification of use/expansion of use for a business specializing in the sale of used books and as a gathering place for writers, with approval to sell wine and beer. Expansion of use to sell whiskey by the glass. She said the space is in Zone 3, street level, all uses permitted. Former use was Retail a, d & e; new use would be Retail e – proposed change to a tavern/public house that has approval to sell books. The sale of drinks is about 95% of the business, according to estimates from the applicant. The business sells collectible books from England, \$40-\$100 each. Business hours: 5:00 p.m. to 12:00 pm. Exhibits reviewed included a site plan, existing use approval, MHC 88/04, letter from the owner, and menu. Guidelines that applied to this application included 2.1, 2.4, 2.5, 2.6, 2.7, and 2.8.

URC Report: Ms. McAuliffe said the Committee cited 2.1.4, 2.4, 2.5.4 a, d & e, 2.6, 2.7.1 b, and 2.8.1 and recommended to approve.

Applicant Comment:

Joseph Gilmartin clarified that the business is more of a tavern with books for sale. He said 95% of the business is alcohol; he wants to add whiskey. He said that whiskey would be sold by the glass only and in keeping with the business's area of focus only English, Irish, or Welsh whiskey will be carried. He provided menu and floorplan.

Landlord Comment:

The building is owned by non-local investors who were not available.

Commission Discussion:

Ms. Vaughan said the space is also used for gathering.

Mr. Gilmartin said they host book clubs, some writers, chess clubs, and a Dutch-speaking club meets there. He said there are almost four groups per week that meet there.

Public Comment:

Joe Martin supported the application and said it is a convivial and friendly environment; musicians and artists go there. He said it is a unique pub – there is no TV – it is a community space. He said 40 years ago the Market used to be a poor community, but not anymore. He said this is a quiet space where everyone is welcome.

Ms. Vaughan said the DRC looked at 2.8.1 c and conditions were met; the change meets the minor change of use.

Mr. Albanese noted 2.7.1 b and said there is no conflict.

Ms. Vaughan cited 2.6.4 and said the specialty is unique and narrowly defined.

Ms. Winant asked if food was served.

Mr. Gilmartin said no; it isn't required unless you get into cocktails. He said his intent is to keep it peaceful and humble.

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

MM/SC/CV/MIH 8:0:0 Motion carried.

### **052417.3 APPLICATIONS FOR CERTIFICATES OF DESIGN APPROVAL**

052417.31 Indi Chocolate  
1901 Western Avenue #D, MarketFront  
Erin Andrews

Staff Report: Ms. McAuliffe explained the application to install two exterior neon signs. Exhibits reviewed include a site plan, renderings, and sign details. Guidelines that applied to this application included 3.1 and 3.6.

DRC Report: Ms. McAuliffe said the Committee cited 3.1, 3.6.1, 3.6.2, 3.6.2, 3.6.6 a (1) and (4) and recommended to approve, with color samples requested.

Applicant Comment:

Erin Andrews explained the application for two signs: one, a black and white sign, on Western Avenue; and, one red arrow above the door on the western side.

Landlord Comment:

Jennifer Maietta, PDA, said they want all business to have standard signs; this is the only arrow. She said it is straightforward and she noted that all tenants have neon signs.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said DRC thought it was a great application. He said it is modest in size, in character of the Market, has clear, plain letters, and relates visually to the location.

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

MM/SC/MUH/JO 6:0:0 Motion carried.

052417.32 PDA – Hillclimb sign  
Justin Huguet

Ms. Rudeck recused herself.

Staff Report: Ms. McAuliffe explained the application to install temporary sign under building overhang through October 1, 2017. Exhibits included a site plan, rendering, and sign details. Guidelines that applied to this application included 3.1 and 3.6.

DRC Report: Ms. McAuliffe said the Committee cited 3.1, 3.6.1, 3.6.2, 3.6.7.

Applicant Comment:

John Turnbull, PDA, explained the proposed sign is smaller than what is functional and asked to consider placement below, across the legs of the pillar; the bottom would be 7 – 8’ above grade for better visibility.

Public Comment:

Brooke Westlund spoke in support of the sign. She said it is temporary and there will be directional signage with shop names later. She said the sign placement should be lower for visibility and she agreed that it should be placed between the pillars.

Molly Dilmore said people have difficulty finding her and she supported this sign. She said a directory of shops there would be helpful.

Bob Messina spoke in support of the sign. He said directional signage is needed.

Mr. Ogliore said it points to Western Avenue businesses only.

Commission Discussion:

Mr. Hale said the sign is in character of the Market and it is hand-painted. He said the size is more modest. He wasn’t sure he liked the sign over the gap but that it should be lower than Red Cedar and Sage. He said the sign is visible and readable.

Ms. Vaughan cited 3.6.2 and said it is important to be lower to guide people to the shops on Western.

Mr. Turnbull said the sign will be up until October 1, 2017.

Mr. Albanese cited 3.6.1 and said the sign is simple, clean, and modest and meets the guideline.

Ms. Winant had no problem with lower placement of the sign. She said it is temporary and smaller. She said you need to know you are on Western.

Mr. Habibi said the lower sign placement obscures the architecture.

Mr. Hale said there is an intentional slot designed for signage and he didn't think it was too high.

Ms. Vaughan said at lower placement it is clear that it refers to the street level shops. She said it is temporary and meets 3.6.2; it doesn't block architectural features.

Mr. Habibi cited 3.6.2 and said it obscures architectural elements.

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

MM/SC/CV/MIH 5:2:1 Motion carried. Messrs. Hale and Habibi opposed. Ms. Rudeck recused herself.

**052417.3 COMMISSION BRIEFING**

052417.31 PDA – new guidelines for tours of Market Historical District  
John Turnbull

Briefing on recent PDA actions and request for endorsement by Pike Place Market Historical Commission.

John Turnbull provided Commissioners proposed agreement for review and explained it is what they propose to provide to tour groups in the Market. He said insurance will be required and they will have to provide planned stops. He said eventually tours will be strictly limited to non-peak times. He said the PDA will ask tour groups to pay .50 – 1.50 per person; groups won't exceed 16.

Mr. Albanese said there is only one tour group allowed in his shop – they are very respectful and, if the store is busy, will pass by.

Mr. Turnbull said the PDA has authority to control what happens within their buildings but that it would be a benefit if the MHC asked them to provide

oversight on streets and sidewalks. He noted the difficulty of tracking down out of state tour leaders; he said they would like to stop busses from off-loading large groups. He said the PDA will intercept if a group is being led by someone but they can't jump in when a bus drops off a load.

Mr. Albanese wanted to formalize the Commission's position.

Ms. McAuliffe said it would be recorded in the minutes.

Ms. Winant asked if there would be a limit to the number of licenses.

Mr. Turnbull said that currently there is not. He said the local, owner-operated small businesses are preferred. He said there will be a license fee of \$50.00 to apply per tour, or up to \$500 per year. He said this year they will charge .50 just to phase it in. He said they are supposed to report in. He said the PDA is providing single-use wristbands. He said they issued 15,000 in six months last year. He said the \$ will go back into operations. He said that counters were installed and they had a high count of 35,000 people/day on the last six Saturdays. He said they will monitor the number of tours signed up, the number of people on the tours, and the number of complaints / infractions and how quickly those are resolved.

Mr. Albanese made a motion to request the PDA enforce tour rules on street right of way same as in buildings.

MM/SC/FA/CV 8:0:0 Motion was unanimously approved.

**052417.4 APPROVAL OF MINUTES: May 10, 2017**

MM/SC/CV/MUH 6:0:2

Minutes approved. Mr. Ogliore and Ms. Rudeck abstained.

**052417.5 REPORT OF THE CHAIR**

Mr. Albanese noted PDA violations of work being done without MHC review/approval. He asked staff to research the number of current and retroactive applications from the past 12 months. He suggested Chair and Vice Chair meeting with Ben Franz-Knight about it. He said the Commission needs to take a firm stand.

Ms. McAuliffe asked to be included at the meeting.

Ms. Winant said retroactive applications can't be denied unless they don't meet guidelines.

Ms. Vaughan said that flexibility has been on the side of the small business owner and the Commission has been more lenient than it would otherwise be.

Ms. Winant said the landlord should be accountable.

Mr. Albanese said the PDA should have a better handle on it.

Ms. Winant said the large project has so consumed everyone but they have a lot of manpower there.

Ms. McAuliffe noted that the leases require compliance with MHC rules.

Mr. Albanese reminded Commissioners to attend the meetings and to be on time.

**052417.6 REPORT OF STANDING COMMITTEES:** There were no reports.

**052417.7 STAFF REPORT**

Ms. McAuliffe reminded Commission members that there would be no meeting the following week.

Ms. Rudeck asked how to handle working with other business owners with items that will come to the Commission.

Mr. Albanese said she has a right to meet with other business owners.

Ms. McAuliffe said if it is about something that will come before MHC she would have to recuse herself.

Ms. Vaughan said business owners need to be able to communicate with their community.

Ms. McAuliffe agreed, and explained that the Commission also has to comply with the Appearance of Fairness Doctrine.

Ms. McAuliffe also urged that, when in discussion on general Market issues, Commissioners be sure it is understood that they are expressing their own personal opinions, not speaking on behalf of the Commission.

Ms. McAuliffe said that with regard to the Fairmount Building that is owned by out of country investors, she has discussed with Kim Guadalupe and a letter has been sent to the owners providing background on the district. She noted that it is in the PDA's charter to acquire all buildings in the district over time.

Ms. Winant asked why they aren't actively pursuing that; the building has been sold twice.

**052417.8 NEW BUSINESS**

Mr. Habibi said the puzzle shop is blasting music again. He said the overlook skybridge is coming down.

Ms. McAuliffe said there has been no application yet to remove the skybridge. She explained that a street use permit was never issued for the bridge, and that the PDA and SDOT would like to have it removed. She noted that there has always been a pedestrian connection to the Waterfront.

6:15 pm Mr. Habibi made a motion to adjourn. Mr. Hammond seconded.

Respectfully submitted

Heather McAuliffe  
Commission Coordinator