



The City of Seattle

Pike Place Market Historical Commission

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MINUTES

MHC 111/21

Wednesday July 28, 2021
4:30 p.m.
Virtual meeting via WebEx

COMMISSIONERS

Chris Bown
Sam Farrazaino
Grace Leong
Golnaz Mohammadi
Lisa Martin, Chair
Lauren Rudeck, Vice Chair
Christine Vaughan
Michael Hammond

Staff

Minh Chau Le
Melinda Bloom

Absent

Stephanie Young

Chair Lisa Martin determined that a quorum was present and called the meeting to order at 4:30 pm.

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

In-person attendance is currently prohibited per Washington State Governor's Proclamation No. 20-28.5. Meeting participation was limited to access by the WebEx Event link or the telephone call-in line provided on the agenda.

072821.1 PUBLIC COMMENT

There was no public comment.

072821.2 APPLICATIONS FOR CERTIFICATE OF USE APPROVAL

072821.21 El Callejon
1914 Post Alley, Alaska Trade Building
Julio Rodriguez, Business Owner

Administered by the Historic Preservation Program Seattle Department of Neighborhoods

"Printed on Recycled Paper"

Proposal for new business consisting of restaurant, bar, and lounge music. To be operated by El Callejon LLC owned by Julio Rodriguez (100%). The space is in Zone 3, all street level, all uses permitted. Current use: vacant. Previous use was Cantina de San Patricio: food (e); new use would be food (e). the space is 2,300 square feet. The proposed ownership structure: LLC owned by Julio Rodriguez (100%). Owner financial affiliations: None. Owner operator: Julio Rodriguez to be onsite regularly for day-to-day operations. Business hours: Wednesday – Sunday. Opening: 12 pm. Closing: 11 pm – 1:30 am depending on day. Exhibits included location, applicant statements, floor plan, sample menu, El Callejon LLC documentation. Guidelines that applied to this application included 2.1, 2.7.1 a, b, c.

Applicant Comment:

Julio Rodriguez said it has been his dream to have a restaurant here in the Market. He said his son who had a Peruvian restaurant and has much experience will be the chef here. He said he will be the sole owner and his son will help train and be behind the scene.

Ms. Martin asked if Patricio shared Kells' kitchen.

Mike Peterson said no, they just share a common hallway where the trash was.

Building owner Jay Azose said Peruvian food is popular and limited restaurants offer it. He said Mr. Rodriguez is the right tenant for this space and he likes what will be offered. He said another food option is great for the community.

Ms. Martin asked if the business will be more of a night club or more restaurant.

Mr. Rodriguez said it will be more bar and restaurant. He said he plans on serving lunch and there will be background music, no live music.

Ms. Vaughan asked if music would be amplified.

Mr. Rodriguez said they will use speakers and acoustic absorption.

Mr. Azose said there is a tenant above and they will make sure it is not loud.

Ms. Vaughan said the guidelines address music; it is ok in restaurant but just for those in the restaurant.

Mr. Rodriguez said the music is just inside.

Commission Discussion:

Ms. Martin said the business is similar to the one that occupied this space before. She said there are lots of new restaurants/bars in the area and asked if this is a trend. She said there seems to be a concentration in this area and she asked if this is what we want to happen in the area.

Ms. Leong asked if any recent applications have been for change of use.

Ms. Martin cited Piecology, Watsons, White Horse, Kells, Pink Door as similar businesses. She said on the other hand she didn't know what else would go there.

Ms. Vaughan cited 2.7.1 and said if the space had not been a restaurant before it could be undesirable mix. She said a restaurant has equal appeal to locals and tourists. She said the price point is a concern, but it seems to be where most restaurants are now. She said the application meets the guidelines for use.

Mr. Bown cited 2.1.3 and noted concern with price point and said it is more like Ballard and Capital Hill where the wealthy go to eat.

Mr. Farrazaino said the space was a restaurant and this will be a continuity of that.

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

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

072821.3 APPLICATIONS FOR CERTIFICATE OF DESIGN APPROVAL

072821.31 El Callejon
1914 Post Alley, Alaska Trade Building
Julio Rodriguez, Business Owner

Ms. Le explained the proposal for interior alterations, exterior blade sign, exterior painting. Exhibits reviewed included photos of existing conditions, floor plan, color sample, materials information, and signage. Guidelines that applied to this application included 3.1, 3.4, 3.4.2 a, 3.5, 3.6.

Applicant Comment:

Existing condition photos were shared. Mike Peterson said there will be no change to exterior except a blade sign. He said the awning will remain and they will refresh the exterior paint. He proposed painting the ceiling and ducts black with some of the utility pipes painted pink. He went over colors and indicated on photos where each is proposed. He said the pink would go up wall to where existing defects are.

Ms. Martin asked about outside seating.

Ms. Le said there is not an outdoor seating element in this proposal. She said SDOT has guidelines as well. She said there is no element of outdoor seating here.

Ms. Vaughan said it isn't part of this application.

Mr. Peterson said it is in the plan.

Ms. Le said she would need an application but that she could review administratively.

Ms. Mohammedi said next door has outside seating as well.

Ms. Martin said the clinic is there and room is needed to get an ambulance in.

Ms. Vaughan said review is needed for outdoor seating, the Commission can approve it or not.

Ms. Le said approval is needed from the Commission as well as SDOT. She said it is not clear the patio is part of this application, as published in agenda. She said it can be handled separately, administratively. She said Kell's is out of compliance so modeling after that design is not suggested.

Ms. Vaughan suggested tabling the material and outside seating.

Ms. Martin asked if the pink would be fluorescent.

Mr. Peterson said no.

Ms. Le said if the ceiling is approved, the drawings should be revised to clarify the ceiling is black and which pipes are pink.

Mr. Peterson said there is a ton of stuff going on up there which is part of why they want to go with dark paint; the pink is minimal.

Ms. Vaughan asked about the non-pink pipes.

Mr. Peterson said they will be black.

Ms. Leong said she appreciates the complexity and noted it would be mostly a dark ceiling with pink graphic chosen by sprinkler pipes.

Ms. Martin cited 3.4.2 and said the paint should be light with no unusual affects. She said what is proposed doesn't meet the guideline.

Ms. Rudeck said it is dark and has unusual effects.

Ms. Mohammedi said it is an old and rusted ceiling, highlighting it is not a great idea.

Ms. Vaughan said she can't pass judgement on what she can't see.

Mr. Farrazaino said more information is needed; they need to come back and conform more to the guidelines.

Ms. Vaughan suggested including patio.

Commissioners did a straw poll; none were supportive of the application.

Ms. Mohammedi said delay is difficult for the applicant and suggested approving parts of the application.

Ms. Leong said the existing bar and existing kitchen will be remodeled besides paint, everything else would remain the same. She noted the additional furnishings and said she would be comfortable approving the new tables and chairs as submitted. She said she didn't have a great understanding for the bar or kitchen renovations but would be fine with furnishings. She there is lead time to ordering furnishings.

Mr. Farrazaino said he agreed as long as furnishings was the limit of the application.

Ms. Vaughan said she hasn't seen a picture showing a fireplace and pink pipes. She said the application needs to have more detail.

Mr. Peterson asked if Mr. Azose or Mr. Rodriguez could speak to their financial situation.

Mr. Rodriguez said he was hoping to open in July and said it has been difficult with Covid; he said he spent all his money trying to complete everything and his family has helped. He said he is doing this with all his heart and power he was trying to do his best and he needs to open ASAP because he has spent a lot of time and a lot of money. He said he is nervous.

Mr. Peterson said even one month of waiting will have a significant impact on this success or not of this business because of Covid. He said it is at least encouraging to see someone try.

Mr. Azose said the existing ceiling is dark and it has always been dark because of all the pipes. He said it is unfortunately the lower level of a building that has all the pipes running through it. He said painting the ceiling a light color will highlight all the systems that are running through the space. He said the dark color helps to hide the pipes.

Mr. Rodriguez said the intent was to hide all that.

Ms. Leong said the Commission is trying to work with the applicant and said the ceiling is just a paint issue that could be done at another time. She said remodel of the bar and kitchen require lead time for procuring equipment. She said some Commission members have indicated willingness to approve tables and chairs. She said the sticking point is the ceiling paint because what it will look like is unknown.

Mr. Peterson said all the equipment was ordered and they need to get opened fast. He said there is strong argument for the ceiling due to the complexity and weirdness of it.

Ms. Leong asked what is being remodeled in the bar and in the kitchen.

Mr. Peterson said the kitchen will be the same; there was a normal gas grill under the hood that has been swapped out for a wok and hot plate. He said it is just a standard kitchen. He said existing bar will get a new stone bar top which was included in the packet. He said behind the bar is just shelving that is existing.

Ms. Leong asked about the wood for the bar surround.

Mr. Peterson said they plan sand and refinish the existing plywood.

Ms. Leong asked if there was a sample of the wood finish.

Mr. Peterson said the existing bench across from the bar will be stained as well.

Mr. Farrazaino said it shows wood up to a chair rail height and said other drawings show the walls painted red.

Mr. Peterson explained using photographs of existing space and noted on the left as one walks in, the bench would be stained dark to fit in with existing wainscoting.

Ms. Vaughan cited 3.2.14 talks about interior systems of conduit and ductwork should be exposed. She said the photos show the ceiling is painted but the ductwork is not. She asked how Commissioners felt about leaving the ceiling as it is, painted with ductwork unpainted. She said the application is insufficient, but she heard the applicant's plea that he needs to move forward. She suggested approving enough so the business could move forward.

Mr. Farrazaino asked the construction schedule.

Mr. Rodriguez said it isn't construction it is paint.

Mr. Peterson said all the equipment has been purchased. He said modifications are simple.

Ms. Vaughan asked if all the work has been done.

Mr. Rodriguez said the tables are already there.

Mr. Farrazaino asked when the lease started.

Mr. Azose said it has commenced; they couldn't give access to the space without a signed lease. He said it is subject to Commission approval; rent begins August 1.

Mr. Farrazaino asked if Mr. Azose is willing to work with Mr. Rodriguez until more clear information is received.

Mr. Azose said he would.

Ms. Martin said she is a landowner here as well and would never sign a lease prior to Commission approval.

Mr. Farrazaino said he was conflicted about how to support the application.

Ms. Le said she hears a strategy of approving items the Commission is comfortable with and saving others for future review. She said there is some question about the elevation, the bar and the extent to which it is a renovation or just a refinishing. She said it is possible to review what items the Commission is comfortable with and for her to continue the conversation with the applicants about the ceiling. She said she is not able to approve interior alterations administratively, but the patio she can.

Ms. Vaughan asked how much interior alteration is in the application or if it is finishes only.

Mr. Peterson said it is essentially entirely new finishes as shown in the packet. He said there is new equipment in the kitchen, but no one will see that.

Ms. Leong said the floorplan shows the kitchen and bar are existing. She said it is hard to imagine what the design is. She said the Commission wasn't even sure if the exterior was part of the application because it wasn't clear.

Ms. Mohammedi said the tables and chairs could be approved but it would mean they would be in with existing colors which don't look good.

Ms. Le said a lot of new information is surfacing but noted some elements are fairly straightforward. She noted the exterior paint, the blade sign, the interior paint excluding the ceiling – with elevations clarifying painted areas; finishes and approaches were provided for the bar. She said regarding the kitchen, there is less emphasis on areas not visible to the public as the Guidelines focus on areas visible to the public. She said there is nothing proposed on the 1st Avenue side. She said there is no plan to refinish the floors. She said the sticking point is the ceiling and duct painting. Existing plans could be polished up to clarify where the pink and blue starts and provide stain sample for bar surround; to outline the area on the Post Alley side to make it clear that is just the area that is already gray; to add a note that the blade sign is acrylic and will use existing hanger. If team is interested in a finding way forward that is defensible, she noted things that there is agreement on. She said if there are things that Commission is not comfortable with, they could leave that portion - the ceiling – out subject to future Commission review.

Mr. Farrazaino said if part is approved and they need to come back, would that happen in two weeks.

Ms. Le said she is required to issue the agenda seven days in advance; it depends on how fast the applicant team is able to move to provide the needed level of detail to her. She said she needs time to review everything.

Mr. Farrazaino clarified that material would have to be provided to Ms. Le in two-three days to allow time to review and add to agenda.

Ms. Vaughan said it is distressing the application came before the Commission with so much unanswered. She said the ceiling is dark red now, not unlike the color the fireplace is going to be. She suggested a motion excluding the dark ceiling paint and asked if the restaurant could function. She said there is no response from the owner or landlord.

Ms. Rudeck said the only thing that is clear is the furniture.

Ms. Martin said she agreed and noted there is no clear information on where the pink and blue will go.

Ms. Rudeck said the signage is clear enough that it is flat acrylic and same hanger will be reused, as is the furniture.

Ms. Le asked if exterior Post Alley was not adequately clear.

Ms. Rudeck said they are keeping the patio the same color so keeping what exists.

Ms. Le said a color was provided and said we don't know if it is a perfect color match to what is existing.

Action: Ms. Vaughan made a motion to adopt a resolution to approve the application for tables, chairs, fixtures, and outside painting; all other elements of application will come back before being begun.

Ms. Le asked if there is enough info for the blade sign.

Ms. Martin asked if the attachment is the same.

Mr. Rodriguez said it is the same blade hanger. He said the sign is the same sign as the previous sign; it is acrylic with vinyl letters, double sided, flat. He said it is non-illuminated

Ms. Rudeck said there is an existing light there. She said there is enough information, it should be in application, so it is documented.

Ms. Vaughan amended the motion to include the blade sign.

Action: Ms. Vaughan made a motion to adopt a resolution to approve the tables, chairs, fixtures, blade sign, and outside painting, with all else to come back to MHC before changes are made.

There was no second.

Ms. Vaughan said there is not enough information.

Ms. Leong questioned if anyone might have a different version that someone would second.

Mr. Farrazaino clarified that if the application is not approved today the applicant can come back with a new way to work with them with DRC to assist.

Ms. Le said they could reinstate a DRC meeting to provide assistance, but it would further push back the project's timeline.

Mr. Azose said it was mentioned that applicant should withdraw and wondered if that was the best option.

Ms. Le said it is better to withdraw and then re-apply.

Mr. Rodriguez asked if he would have to apply again.

Mr. Farrazaino asked if DRC could help.

Ms. Le said she could put that together, but it would draw the process out longer timewise.

The applicant withdrew the application.

Ms. Le suggested doing some DRC work here and clarify what was so unclear that Commission was unable to make a decision.

Ms. Martin noted the ceiling color and the graphic on pipes.

Ms. Le asked what lacks clarity in the bar and noted the stone bar top, the wood finish which have been provided. She said then there are bar dimensions.

Ms. Leong asked about bar surround color.

The color sample was shown.

Ms. Leong said she would like to see the finishes and where they are going. She said there was also question about the dark red paint and where that goes. She said she thought the dark red was now being swapped for the pink.

Image of the fireplace was shown. Ms. Le asked if there was something lacking that the Commission wants to see that would help the applicant get to success.

Ms. Rudeck asked if the fireplace is being painted red, are the tin panels above to be painted red as well.

Mr. Rodriguez said the existing green part, the metal panels remain as is.

Mr. Farrazaino asked if that was true where other metal panels are shown, the divider wall to the end of the bar to the divider wall to the other end of the bar.

Mr. Rodriguez said yes.

Mr. Farrazaino asked if ductwork lower on the walls would be painted red.

Ms. Rudeck said an elevation should clearly show where the colors are and where each will go and a ceiling plan with ceiling color that is light following the Guidelines.

Ms. Le asked Mr. Peterson if he had questions.

Mr. Peterson said it does and they will revisit colors but it will take some time.

Mr. Farrazaino said strict architectural renderings are not required, photographs with clear labels and being specific about all elements would work.

Ms. Martin asked if there was a lighting plan.

Ms. Le said the same lighting will be used. 'Lighting details' is a requirement of applicants, but there is some discretion in how technical they need to be depending on scale and scope of project.

Mr. Farrazaino said if fixtures over the bar are replaced in kind it just needs to be called out and provide photo of fixture.

Ms. Le said it meets the requirement

Mr. Farrazaino said to supply accurate swatches.

Ms. Mohammedi asked for locations of colors.

Ms. Martin said to include patio information.

Ms. Le said the patio and outdoor space need same specific information - vertical dimensions for railing, delineators etc.; SDOT will do permitting as well.

Mr. Rodriguez said he has a better idea.

Ms. Le said make sure people feel they have enough information to move toward successful approval.

Mr. Rodriguez said he now has a better idea.

Mr. Peterson said they will re-apply but it is not possible to turn around documents in three days. He asked for approximate timeline.

Ms. Le said she would talk to him offline. She said she has 28 days to get back to applicant once application submitted, then for corrections, 14 days. She said it could be late August, or early September.

Mr. Azose asked if it could be done in next few days it could get on the next agenda.

Ms. Le said it is a potential.

Mr. Peterson said he would try to fit it in.

072821.4 APPROVAL OF MINUTES
July 14, 2021 – deferred

072821.5 REPORT OF THE CHAIR

072821.6 STAFF REPORT

072821.7 NEW BUSINESS

Minh Chau Le
Commission Coordinator
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