



The City of Seattle

Pike Place Market Historical Commission

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MINUTES

MHC 51/15

Wednesday, April 8, 2015

4:30 p.m.

PDA Meeting Room, 93 Pike Street, Room 307

COMMISSIONERS

Frank Albanese

David Guthrie, Chair

Murad Habibi, Vice Chair

Bob Hale

Donald Horn

John Ogliore

Jerrod Stafford

Christine Vaughan

Staff

Heather McAuliffe

Melinda Bloom

Absent

Marika Cialdella

Chair David Guthrie determined that a quorum was present and called the meeting to order at 4:30.

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

040815.1 APPLICATIONS FOR CERTIFICATES OF USE

040815.11 Pike Market Senior Center
1519 First Avenue (formerly Old Duffers Stuff)
Jeannie Falls

Staff Report: Ms. McAuliffe explained the application for change of use for a programming space for the Pike Market Senior Center to offer fitness classes, art classes, and other activities to promote health and social engagement within the community. She said the space is in Zone 2, street level, Food a-e and Retail a-d uses permitted. Former use was Retail a. New use would be Other Uses b. Sample programs include yoga, educational, creative and health classes, and Market

community support/information groups. Space is 444 square feet. Space to be managed by the Senior Center. Hours to be Monday – Friday, 9:00 a.m. to 5:00 p.m. Exhibits reviewed included site plans and proposed schedule. Guidelines that applied to this application included 2.1, 2.4, 2.5 and 2.7.

URC Report: Ms. McAuliffe said the Committee cited 2.1.3, 2.4, 2.5.5 b, 2.7.2. a, b & c and recommended to approve.

Applicant Comment:

Jeannie Falls, Director, said the space is needed to offer more programming.

Landlord Comment:

Jessica Carlson, PDA, said it is a great use and it will be nice for the community to come to a different part of the Market. She said it will be nice to be able to offer these services.

Mr. Guthrie arrived at 4:35 pm.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Albanese said the URC thought it was a great fit and had no questions or problems.

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

MM/SC/CV/JO 5:0:1 Motion carried. Mr. Guthrie abstained.

040815.12 PDA – combined 2015 street use and crafts overflow applications
James Cornell

Staff Report: Ms. McAuliffe explained the annual application for street use/right-of-way approval for farm and crafts overflow, Summer Sundays, Pike Place Market holiday tree, and holiday tree sales. This application is the same as approved by the Commission last year. She provided relevant background that farm/crafts overflow on Pike Place April 9, 2015 – April 8, 2016; Pike Place to be closed to traffic from Pine to Virginia every Sunday June 21 – September 27, 2015 for Summer Sundays. One disabled parking spot to be used for Holiday Tree from November 23, 2015 to January 8, 2016. A parking space to the north will be used for displaced disabled parking spot. Corner Produce to sell Holiday Trees from November 27- December 24, 2015 on Pike Street. Existing use approval for the business is a highstall selling produce. Exhibits reviewed included written

information from the PDA and site plans. Guidelines that applied to this application included 2.1, 2.8, 2.9, and 2.11.

URC Report: Ms. McAuliffe said the Committee cited 2.1.1, 2.1.2, 2.1.3, 3.1.4, 2.8.1 a, b & c, 2.9.1, 2.11.2 and recommended to approve.

Mr. Stafford arrived at 4:32 pm.

Applicant Comment:

James Cornell, PDA, said the request for Use is the same as last year; it will add more selling space. He said they will use just what they need. He said they will replace the ADA parking spot with another just north.

Public Comment: There was no public comment.

Commission Discussion:

Ms. Vaughan disclosed that she is a craftsperson in the Market and would base her judgment on the Guidelines.

Mr. Albanese said that this is one day short of 12 months. He noted the concern with loss of parking spaces and potential customers.

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

MM/SC/DH/BH 6:0:1 Motion carried. Mr. Stafford abstained.

040815.2 APPLICATIONS FOR CERTIFICATES OF USE/DESIGN APPROVAL

040815.21 PDA – temporary crafts overflow David Dickinson

Staff Report, Use: Ms. McAuliffe explained the application for temporary use application for overflow crafts sales in the lobby of the Soames/Dunn Building. She noted that the applications includes request to display an off-premise sign on the sidewalk in front of the Soames/Dunn Building. She said the space is in Zone 2, street level, Food a-e and Retail a-d uses permitted. New use would be Retail c. April 9, 2015- April 8, 2016. These alternate spaces would only be used if overflow spaces are unusable due to weather. Exhibits reviewed included a floor plan and photos. Guidelines that applied to this application included 2.4, 2.5, 2.7, 2.9, and 3.6.

URC Report: Ms. McAuliffe said the Committee cited 2.4, 2.5.4 c, 2.7.1, 2.9.1, 3.6.6 b and recommended approval of Use and recommended approval of the off-premise sign with the condition that design is approved.

Applicant Comment:

James Cornell said the earlier proposed tent didn't make it through the PDA Council. He said that this space is relatively unused open space. He said they propose seven temporary selling spaces.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Albanese said that other businesses know that it will potentially bring more traffic.

Mr. Ogliore said the activation will be positive.

Mr. Albanese said that other businesses support this. He said there is no adverse impact, no significant change in uses, no undesirable mix of uses, and the space now is just dead space.

Mr. Horn said that it is a good use.

Action: Mr. Albanese made a motion to adopt a resolution to approve the application conditioned on design approval of sign board.

MM/SC/FA/JS 7:0:0 Motion carried.

Staff Report, Design: Ms. McAuliffe explained the application to install tables for temporary crafts overflow. She noted that the application includes off-premise sign. Exhibits reviewed included a floor plan and photos. Guidelines that applied to this application included 3.1, 3.4, 3.6 and 3.8.

DRC Report: Ms. McAuliffe said the Committee cited 3.1, 3.4.2 a, b, f, 3.6.1, 3.6.6 b 1-7, and 3.8.6 and recommended to approve.

Applicant Comment:

James Cornell, PDA, went through layout appendices. He said they will use their standard plastic table with cord runners in yellow or red for safety. He said the sign will be wood hand painted with chalkboard that can be changed daily.

Public Comment: there was no public comment.

Commission Discussion:

Mr. Horn said there were no issues, and that there is adequate circulation for the signboard.

Mr. Habibi arrived at 4:53 pm.

Mr. Albanese asked who will manage the chalkboard.

Mr. Cornell said it will be only out on rare days when the overflow space is used. He said the PDA will monitor the sign.

Mr. Ogliore said there are a lot of signs there now.

Ms. Vaughan said the signs are good and will attract people's attention.

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

MM/SC/DH/FA 7:0:1 Motion carried. Mr. Habibi abstained.

040815.21

Honest Biscuits

93 Pike St. #201, Economy Market
Art Stone

Staff Report, Use: Ms. McAuliffe explained the application for change in ownership from a sole proprietorship to an S-corporation owned 100% by Art Stone. Street use/right-of-way approval for a sandwich board on First Avenue, outside the entrance to the Economy Market. This is only a change in business ownership structure; no new owners are being added. Exhibits reviewed included a site plan. Guidelines that applied to this application included 2.10 and 3.6.

URC Report: Ms. McAuliffe said the Committee cited 2.10, and 3.6.6 b and recommended to approve.

Applicant Comment:

Art Stone, owner, explained he changed to an S corporation.

Landlord Comment:

Matt Holland said the location is difficult to find and the business needs a sandwich board.

Public Comment: There was no public comment.

Commission Discussion:

Commission members determined that they had enough information to make a decision.

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

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

Staff Report, Design: Ms. McAuliffe explained the application to install business signage; design of sandwich board. Exhibits reviewed included site plan, floor plan, photos, renderings, method of attachment information, site plan – sandwich board clearance, and color/material samples. 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, 3.6.3, 3.6.6 b 1, 2, 3-7 and recommended to approve, with clarification on proposed sandwich board location and method of attachment for overhead sign.

Applicant Comment:

Art Stone explained they would replace the existing Pike Outfitters sign with their own. He said that the proposed signage will actually be three each 3 ½' panels. He said they will attach menus with magnet to steel panel. He said that the wood sign in the open Atrium will be painted panel attached to grill.

Landlord Comment:

Matt Holland provided updated exhibits per DRC request.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Horn said that DRC requested more information because the illustration was not accurate and DRC suggested moving the sign. He said he thought the new sign is shorter than previous sign.

Mr. Holland said there is no rail in the plans at this time. He said they will maintain the pony wall. He said attachment will be with existing grommets and eyehooks.

Mr. Habibi asked for clarification on sign locations.

Mr. Horn asked about attachment of the three panels.

Mr. Stone said that they are angled and bolted on two blocks. He clarified that two are angled toward entrance and one is straight.

Mr. Guthrie asked about lighting.

Mr. Stone said it is between the panels.

Ms. Vaughan asked if the orange presented is accurate.

Mr. Stone said it is close.

It was noted that if the color is much different applicant will have to come back.

Action: Mr. Horn made a motion to adopt a resolution to approve the application as modified by applicant.

MM/SC/DH/JS 8:0:0 Motion carried.

040815.3 APPLICATIONS FOR CERTIFICATES OF DESIGN APPROVAL

040815.31 Country Dough
1916 Pike Place #14, Stewart House
Cheng Biao Yang & Yue Yang

Staff Report: Ms. McAuliffe explained that application for proposed changes to interior layout and equipment: changes to service counter new equipment line to be installed and relocation of hand sink. Exhibits reviewed included photos and floor plans. Guidelines that applied to this application included 3.1 and 3.4.

DRC Report: Ms. McAuliffe said the Committee cited 3.1, 3.4.2 a & b, 3.4.3 a, b, e and f and recommended to approve, with additional cut sheets and color sample requested.

Applicant Comment:

Jessica Carlson, PDA, explained that the packet comes with floorplan and equipment is numbered for location. She explained new equipment would be installed: fire brick oven, soup oven, stir fry oven, new cooler and display cabinet. She said that pipes are already there. She said the steel beams will be wrapped in stainless steel.

Owner said that the columns will be wrapped per Code for fire protection purposes. He said the columns will be encased up to a certain height even though the ovens will be 1' from columns.

Ms. Carlson said it will be a great transition from how it is now. She said the kitchen is visible so public can watch the food being made. She said the rejuvenation is needed and the design is good.

Public Comment:

John Turnbull said that the columns were installed three years ago as part of seismic bracing.

Commission Discussion:

Mr. Horn said that DRC questions were clarified and a new illustration was provided on where the glass shelves will go.

Applicant said he will sell dried ginseng that will be displayed on the glass shelves. He said they will paint white with black trim.

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

MM/SC/JO/JS 8:0:0 Motion carried.

040815.32 El Borracho
1521 First Avenue, Sanitary Market
Kathleen Davidovich

Withdrawn.

040815.33 PDA – skybridge security gate
Bob Beckstrom

Withdrawn.

040815.34 Sushi Kashiba
86 Pine Street, Inn at the Market
Hiroshi Matsubara

Staff Report: Ms. McAuliffe explained the proposed interior and exterior changes; installation of business signage. Work to be reviewed included new entry doors; change to design of canopy over entry; changes to bar area: move counter, add partial height wall and metal barrier, add coat closet room, renovate built-in bench, add office/storage room; changes to dining area: add counter, built-in bench, metal guardrail; relocate bathrooms and alter their design; changes to kitchen; new server station; new display shelf in storage space; changes to flooring; finishes for counters and furniture; painting; lights added under exterior canopy; new interior lighting; new sign and window covering behind glass facing

to the passageway to the hotel entrance as well as main restaurant entrance; and new sign is applied behind glass at window –Pine street side. Exhibits reviewed included plans, catalog cuts, photos, renderings and lighting specifications. Guidelines that applied to this application included 3.1, 3.2, 3.4, 3.5 and 3.6.

DRC Report: Ms. McAuliffe said the Committee cited 3.1.2, 3.2.5, 3.2.9, 3.4.1 a & b, 3.4.1 c, .4.2 a, b & c, 3.4.3 a, b & f, 3.5.1, 3.5.2, 3.6.1, 3.6.2 and 3.6.3 and recommended to approve, with discussion of window treatment.

Applicant Comment:

Hiroshi Matsubara, provided an overview of the name and the foundation for the design concept. He walked through the packet which provided views of existing conditions and explained their proposed changes as detailed. He explained that they will add new wood and glass entry doors, stone tile throughout bar, 24' x 24' carpet tile in dining area, red lacquer finish panels, bench in sushi bar. He said that the kitchen will remain as is but they will rearrange the bathrooms. He said that two storage areas outside will remain as they are. He said that the windowsill will be lowered and they will put a guard rail inside on sill so the window can be open. He explained that white 6' tall branches will be inside window and overhead of sushi bar. He said they will keep the 8' ceiling. He said the kitchen will have fluorescent lights but the rest will be LED.

He said that the entry 18" x 16" wide entry sign will be on MDF and will attach to existing wall; they will reuse the existing light. He said there will also be vinyl on window. He said that adjacent to the walkway from Pine to the restaurant entry, they will install wood panels and displays in the windows of the storage areas.

Landlord Comment:

Annie Delucchi said she was delighted with the design and said it is perfect for the space.

Public Comment: There was no public comment.

Commission Discussion:

Ms. McAuliffe asked Commissioners to discuss 3.2.5 and 3.4.1 regarding the window film and ductwork being covered.

Mr. Horn said he liked the treatment for the storage area. He said it is not a public area being concealed – just storage.

Mr. Guthrie agreed and said the applicant amended the window treatment.

Mr. Hale said he liked the natural materials and said it is an honest use of material.

Mr. Stafford said the color of the fluorescent light can be warmed up. He asked if it could match the color temperature of the lighting in the rest of the restaurant. Mr. Matsubara said it would.

Mr. Guthrie asked about a window on the side street.

Ms. Delucchi said it is a wet kitchen area and faces out to Pine Street.

Ms. Vaughan said she hoped the panel will be recessed on the storage area windows.

Mr. Guthrie noted the 2” gaps and lighting and said that people will notice activity behind and that it is better than a solid wall.

Action: Mr. Stafford made a motion to adopt a resolution to approve the application as amended by applicant.

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

040815.4 COMMISSION BRIEFING

040815.4 PDA –public art bench at MarketFront Building plaza
Tamra Nisly

Update on proposed design.

Lillian Hochstein explained the selection process and the criteria provided on the call for art (PowerPoint in DON file). She introduced artists Seth Grizzle and Jonathan Junker.

Mr. Junker described the proposed material – polished stainless steel and said it is very durable, good for marine environments and easily maintained.

Mr. Junker and Mr. Grizzle explained the design and changes they had made in response to earlier Commission comments. The scale was shrunk down and it was made more sculptural. It doesn't feel as solid; it has been moved further to the north, the southwest corner is fully exposed and there is more circulation now.

Commission Comments:

Mr. Guthrie: said he liked the changes and evolution to where it is now, but that the Market is in Seattle and having the sign in Market doesn't make sense. He noted temperature impacts to material.

Mr. Grizzle: coatings are used and stainless steel is used a lot and temperature is not an issue. He said they are doing testing for glare issues.

Mr. Guthrie: said it reminds him of Chicago.

Mr. Hale: likes what has been done but has trouble with 'Seattle'; he noted that 'Seattle' has almost been abstracted. He said reflecting what is around it is nice. He said in Chicago the sculpture there does reflect.

Ms. McAuliffe suggested reversing it to reflect the skyline rather than the water.

Mr. Junker: said the majority of people will come out of the Market. He said the old signage is beautiful. He said the Market is the pulse of Seattle.

Mr. Hale: said the bench speaks to tourists more than locals.

Ms. Vaughan: is the work 'Seattle' reflective of the Market? Would any word be reflective?

Mr. Habibi: disappointed and said the revised work is too similar to the last version. He said it is good that it is scaled down. He said it is not fair to say that an area needs to be activated when it isn't even built yet. He said the views are of the Market and not reflection of these views. He cited 3.1 – it doesn't harmonize with humble and anonymous; 3.1.2 – it is not in character of Market; 3.2.6 and 4.5. He said that all new development has to follow the guidelines and there has not been enough response to community comments.

Ms. McAuliffe asked commissioners to advise on how the work could meet the Guidelines.

Mr. Ogliore: 3.8.7 and said public views are blocked.

Mr. Guthrie: some views blocked, some new created; this alters some of the newly created views.

Ms. Vaughan: it is a new building and art piece; it will impact some. She questioned if the word 'Seattle' is in conflict with function and uses of the Market.

Mr. Horn: said it is a sign – being a word is part of the problem. He said it still sits 2' above the railing. He suggested it might not be a problem if they could be cut down and be 'blobs'. He said it won't reflect Market activities as if it were between stalls. He said it is only reflecting people and is 'me-focused'. He said that the shiny reflection is an issue. He said it is a great piece of art but it doesn't belong in the Market. It would work better lower down on the Waterfront or at piers. He said that a different finish like what is on Rachel is okay. He cited 3.2.4, 3.6.1, 3.8.7, 4.2, and 4.4. He said that the eye is drawn to this object and it is not in the character of

the Market. He noted view impacts. He said he can understand why this was the number one selection but noted that the Market draws people for other reasons.

Mr. Habibi: conflicts – it is reflective and it is a word.

Mr. Ogliore: Friends of Market did survey – there are 80 pieces of art in Market. He said he is trying to reconcile this to the Guidelines and if it fits in with the Market and other art pieces. He noted the Simpson benches and other works that maintain the character of the Market.

Ms. Hochstein said there are six benches – all metal – except one concrete one.

Mr. Stafford: size is hard; blocking view of Sound. He said the changes to make it more abstract are good. He said if they could cut it down to make it shorter so it doesn't block views. He likes reflectivity and that it reflects what around it.

Ms. McAuliffe asked if it could be relocated closer to the stalls.

Ms. Hochstein noted traffic flow issues. When day stalls in full swing it is very busy and they need to keep the flexibility.

Ms. McAuliffe asked if the finish could be modified.

Mr. Grizzle: said the more it has evolved the more it will abstract. He said they will look at finish but they don't want to take away from the piece.

Mr. Guthrie: provide context for it in terms of materials – does it fit with its surroundings.

Ms. Vaughan: view blockage – creates opportunity to site and look at view. She said the more abstract the better. She said the Market is a hot tourist place.

Mr. Guthrie: elevation different of this and the plaza on top.

Mr. Horn: Commission approved blocking 42" of view with tags.

Mr. Hale: seating height?

Mr. Junker: a bit higher than typical – 24". Graffiti and scratches can be polished out. It won't rust.

Public Comment:

Anne Clevel, Foundation Board of Directors, supported art piece.

David Kenagy, said he likes the piece but it doesn't belong here – it would be better elsewhere and suggested the Waterfront. He said it looks like it is the city logo.

Joan Paulsen: appreciated the reduction in size. She said that Seattle is outside and the Market is introspective. She said it should be of the Market.

040815.5 APPROVAL OF MINUTES:

March 11, 2015

MM/SC/CV/JO 6:0:1 Minutes approved. Mr. Habibi abstained.

March 25, 2015

MM/SC/JO/JS 6:0:1 Minutes approved. Mr. Habibi abstained.

040815.6 REPORT OF THE CHAIR

040815.7 REPORT OF STANDING COMMITTEES:

040815.8 STAFF REPORT

040815.9 NEW BUSINESS

7:15 pm Mr. Stafford made a motion to adjourn. Mr. Habibi seconded. 7:0:0

Respectfully submitted,

Heather McAuliffe
Commission Coordinator