



The City of Seattle

# Pike Place Market Historical Commission

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## MINUTES

MHC 67/15

Wednesday, May 13, 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  
John Ogliore  
Jerrod Stafford

## Staff

Heather McAuliffe  
Melinda Bloom

## Absent

Marika Cialdella  
Donald Horn  
Christine Vaughan

Vice Chair Murad Habibi determined that a quorum was present and called the meeting to order at 4:30 pm.

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

## **051315.1 APPLICATIONS FOR CERTIFICATES OF USE/DESIGN APPROVAL**

051315.11 Country Dough  
Steven Yang  
1916 Pike Place #4, Soames/Dunn

Staff Report, Use: Ms. McAuliffe explained the application for street use/right-of-way approval for a sandwich board. She said the business is located within the Soames/Dunn Building and does not have frontage on Pike Place or Post Alley. Exhibits reviewed included a site plan. Guidelines that applied to this application included 3.6.

URC Report: Ms. McAuliffe said the Committee cited 3.6.6 b and recommended to approve, with the condition that the sign receives design approval.

Applicant Comment:

Steven Yang explained the need for sandwich board to attract customers to their location which has no street frontage.

Landlord Comment:

Jessica Carlson, PDA, said the sign is necessary because of their off street location back in a courtyard. She provided photos showing the proposed location.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Albanese said the URC recommended approval contingent on design approval.

Action: Mr. Albanese made a motion to adopt a resolution approving the application conditioned that the sign receives design approval.

MM/SC/FA/JO            5:0:0    Motion carried.

Staff Report, Design: Ms. McAuliffe explained the application for design of sandwich board; install three business signs. Exhibits reviewed included a site plan, photos, renderings, 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 a (2), 3.6.6 b 1-7 and recommended to approve.

Applicant Comment:

Steven Yang proposed a wood sign above the door with letters painted on 'Country Dough' and a replica in the courtyard. He said that two directional signs are proposed with the same design used in both spots.

Landlord Comment:

Jessica Carlson said they will use the same method of attachment. She said the design is great and helps to locate them and what they do.

Responding to clarifying questions Mr. Yang said the wood signs are 18" x 33".

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said the DRC was happy with the size and that it replaced an existing sign. He said DRC liked the natural wood and graphics and was supportive.

Mr. Ogliore said he appreciated the applicant obtaining approval on the sandwich board first.

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

MM/SC/JO/BH 5:0:0 Motion carried.

051315.12

Shug's  
Colleen Wilkie  
1525 First Avenue, Sanitary Market

Staff Report, Use: Ms. McAuliffe explained the application for expansion of use for a walk-up service window; street use/right-of-way approval for a sidewalk café. She said the space is in Zone 2, street level, Food a-e and Retail a-d uses permitted. Existing approved use – Food e: vintage soda fountain and ice cream shop. Walk-up window service would add a Food f use. Existing commercial area: 810 square feet. Sidewalk café would add 98 square feet, for a total of 908 square feet. Service window will sell ice cream cones, sodas, coffee, and other items. No alcoholic drinks will be sold. Exhibits reviewed included existing use approval, MHC 19/15, floor plan, sidewalk seating. Guidelines that applied to this application include 2.4, 2.5, 2.6, 2.8, and 2.11.

URC Report: Ms. McAuliffe said the Committee cited 2.4, 2.5.1 c & f, 2.6.10, 3.8.1 a, b & c, 2.11.1, 2.11.4 and recommended to approve, with written consent from Metsker Maps for the seating area, and with the condition that the design is approved.

Applicant Comment:

Colleen Wilkie explained they want a walk up window to promote their business.

Landlord Comment:

Jessica Carlson, PDA, said she is excited for the addition and it will be good to activate 1<sup>st</sup> Avenue in this way. She clarified that the adjacent tenant was Bayou on 1<sup>st</sup>, not Metsker Maps. She presented written consent from Bayou on 1<sup>st</sup> for the seating area in front of Shug's.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Albanese said the URC liked the proposal but wanted approval from neighbor.

Mr. Hale said that Mr. Horn was adamant about cutting down on sidewalk cafes but that on the positive side at times the sidewalks would be busy and crowded.

Mr. Albanese said that sidewalk café will attract business and customers to the Market. He said that there is plenty of room between the café and the curb.

Action: Mr. Albanese made a motion to adopt a resolution approving the application conditioned that the sign receives design approval.

MM/SC/FA/JS 5:0:0 Motion carried.

Staff Report, Design: Ms. McAuliffe explained that application for interior & exterior alterations; design of sidewalk seating area. She noted that signage will come later. Work reviewed included new walls and restrooms, new doors, windows and entrance, walk-up service window, new flooring, electrical and plumbing, install equipment and furnishings, lighting, sidewalk seating design. Exhibits reviewed included plans, cut sheets, photos, railing details, sign drawings and lighting plan. Guidelines that applied to this application included 3.1, 3.2, 3.4, 3.5, 3.7 and 3.9.

DRC Report: Ms. McAuliffe said the Committee cited 3.1.1, 3.1.2, 3.2.1, 3.4.1 a & b, 3.4.1 c, 3.4.2 a, b & c, 3.4.3 a, b, e & f, 3.7.1, 3.7.2, 3.9.3 and had no recommendation. Additional information requested. Exterior windows should not be changed. Sidewalk seating needs to be removable when necessary.

Applicant Comment:

Colleen Wilkie went over a site plan to show how the proposed changes relate to other businesses. She provided before and after renderings and said the outside café will be in line with El Borracho.

*Mr. Guthrie arrived at 4:55 pm.*

Ms. Wilkie said that there is plenty of room to the curb.

Mr. Hale noted the windows approved at the Brewery which he said are more elegant. He said the DRC recommended the walk up window be put around the corner near the exit door. He said that to be consistent with the brewery the slider should be full height.

Mr. Guthrie said that the vertical rhythm seemed appropriate with others but further division of space would be inconsistent.

Ms. Wilkie said she thought they should have a walk up and noted that other adjacent businesses were out of compliance with regard to transparency.

Public Comment:

Paul Dunn noted that there were two businesses wanting sidewalk cafes on this agenda.

Ms. Wilkie said they would still maintain transparency. She went through the drawings of interior plans, finishes, and colors with Commission members (detailed packet in DON file).

Commission Discussion:

Mr. Hale asked if the window counter will be off the glass.

Ms. Wilkie said it will be.

Mr. Hale asked about the mylar on glass at the walk up window.

Ms. Wilkie said they will block it somehow and will incorporate signage there. She said the exposed espresso maker is okay.

Mr. Hale asked about the bi-fold doors on the party room.

Ms. Wilkie said they can't use them.

Mr. Hale asked about the size of the sliding window and if it is full width.

Ms. Wilkie said the rendering is incorrect. She said they can't do accordion windows because they are too expensive.

Ms. McAuliffe said the applicant could work with DRC on the window width, make sliders larger, if she is willing to come back.

Ms. Wilkie said she is.

Mr. Guthrie said that DRC noted the proportion of the windows and that the whole vertical section should slide.

Mr. Hals said that making separate sliding window divides the window into thirds.

Ms. Wilkie said it is a safety issue with tip jar and POS machine right there.

Ms. McAuliffe said that the final details should be brought back to the DRC.

Mr. Guthrie said he understood DRC concerns. He said that as long as major elements are in alignment and minors are kept to minimum. He said that strong vertical elements are primary. He said it should be reversible.

Mr. Habibi said that information is needed to make decision on window and the application should return to DRC for approval.

Action: Mr. Stafford made a motion to adopt a resolution approving the application conditioned on the applicant returning to DRC for approval on walk up window.

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

051315.13

Old Stove Brewery

Chris Moore

1525 First Avenue #16, First & Pine

Staff Report, Use: Ms. McAuliffe explained the application for street use/right-of-way approval for a sidewalk café. She said the existing commercial area is 1505 square feet (includes both spaces). Sidewalk seating area would add 208 square feet, for a total of 1713 square feet. There are no business tenants abutting the sidewalk seating area. Exhibits reviewed included a floor plan, sidewalk seating plan. Guidelines that applied to this application included 2.6 and 2.11.

URC Report: Ms. McAuliffe said the Committee cited 2.6.10, 2.11.1 and 2.11.4 and recommended to approve, provided the design of the seating area is approved.

Jennifer Maietta, PDA, explained that the railing is out 7' and is in compliance with City code. She said that it is an excellent use of space and it will be good activation – the space had been vacant for over a year. She said the sidewalk there is extra wide.

Chris Moore, owner, said by connecting to the street they will provide more lively interaction and a more welcoming appearance to the public.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Habibi said it complies with square footage.

Ms. McAuliffe cited 2.11.1 and 2.11.4 and said the Committee recommended approval with condition that design is approved.

Mr. Albanese said the Committee said it is a good way to activate and draw attention to 1<sup>st</sup> Avenue stores.

Action: Mr. Habibi made a motion to adopt a resolution approving the application conditioned on design approval.

MM/SC/MH/JS            6:0:0    Motion carried.

Staff Report, Design: Ms. McAuliffe explained the application for design of sidewalk seating area. Exhibits reviewed included plans, photos, and color samples. Guidelines that applied to this application included 3.1 and 3.7.

DRC Report: Ms. McAuliffe said the Committee cited 3.1.2, 3.7.1 and 3.7.2 and had no recommendation. Need additional information. DRC was concerned at how much space the seating area would take up on the sidewalk, and the fact that it was entirely contained (not able to enter the business through it).

Applicant Comment:

Jennifer Maietta, PDA, explained that they added a door to accommodate the rail that is broken into two with a 4 1/2' break. She said the sturdy 8" x 8" 3/8" steel floor plates will be used for the bolts and wires; she said they can be moved around. She said the applicant would provide more information on length and depth of seating. She said that the café will extend 7' out and be in line with El Borracho and Falafel King. She said that Bella Umbrella provides a break in between all the sidewalk cafes.

Mr. Stafford asked if it slopes.

Greg Bjarko said that you walk in on grade and then step down.

Ms. Maietta said they looked at how to accommodate all DRC comments.

Mr. Bjarko said they took out one table and now there are only 16 seats instead of 20. He said they would work to get the no parking sign moved and if they can they will

normalize the rail so it is 7' all along. He said that the upper band of railing is not yet designed. He said they will come back with rail, signage package and mural.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said they addressed DRC thoughts and concerns and it has a cleaner look.

Mr. Stafford said it is nice and in keeping with others on the street. He said it looks cleaner.

DRC was okay with what was presented and noted the nice natural materials.

Action: Mr. Albanese made a motion to adopt a resolution approving the application as presented.

MM/SC/FA/JS            6:0:0    Motion carried.

Ms. McAuliffe thanked the applicants for following DRC suggestions.

051315.14

Pike's Pit BBQ  
1505 Pike Place, Leland

Staff Report, Use: Ms. McAuliffe explained the application for change of use for a business specializing in 50% Korean and 50% Texas style BBQ including, but not limited to, meats and sandwiches and supplemental side offerings. Beverages shall consist of fountain soda, fresh squeezed lemonade, ice tea, and bottled water. She noted that on-premise seating is being added. She said the space is in Zone 1, street level, Food a-b and Retail b uses permitted. Former use was Food f - business specializing in 80% Korean BBQ (Galbee) and Korean fast food, with 20% supplemental Thai offerings. (MHC 51/08). New use would be Food e & f. Ownership and business operation were previously approved. Exhibits reviewed included a site plan and menu. Guidelines that applied to this application included 2.4, 2.5, 2.6, 2.7, and 2.8.

URC Report: Ms. McAuliffe said the Committee cited 2.4, 2.5.1 e & f, 3.6.4, 3.7.2 a, b & c, 2.8.1 a, b & c and recommended to approve.

Landlord Comment:

John Turnbull said it is a good business and he said there will be a reduction of scope of products as well as new products.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Albanese said the URC found it to be straightforward.

Mr. Habibi said the prices look good for low to moderate incomes.

Action: Mr. Stafford made a motion to adopt a resolution approving the application conditioned on design approval.

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

Staff Report: Design: Ms. McAuliffe explained the proposed interior and exterior alterations; replace signage. Work reviewed included changes to tile wall, counter, lighting – incandescent light bulbs to be replaced with LED lights, 2700 K, changes to signage, and paint overhang. Exhibits reviewed included floor plan, photos, renderings, sign details, color/material samples. Guidelines that applied to this application included 3.1, 3.4, 3.5 and 3.6.

DRC Report: Ms. McAuliffe said the Committee cited 3.1, 3.4.1 a, c d, 3.4.2 b, d, 3.4.3 a, b, e & f, 3.5.1, 3.6.1, 3.6.2 and 3.6.3 and recommended to approve.

Applicant Comment:

Sue Genty explained that the existing white beveled subway tile will be maintained; they will pop out the blue tile and will add a red liner to replace it. She said the 12 x 12 beige false terracotta square will be changed to black subway tile. She said that laminate will go down the face of the counter with steel plate bullnose in front. She said that black marble tile counter has a honed finish and looks weathered. She said the hood will remain.

John Turnbull, PDA, said that some items are being pulled out. He said that they have been trying to get seating there for some time. He said there is plumbing there that can't be removed so they added a built up area over it. He said that there is no real lighting in the hallway and they may come back to install more in the hall.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said it was a thorough review and it looks good.

Mr. Habibi said it is a narrow hallway and asked if the bench will jut out.

Ms. Genty said that it won't – everything will be within the lease line.

Mr. Guthrie said it is a tight space and in character of the Market.

Action: Mr. Albanese made a motion to adopt a resolution approving the application as presented.

MM/SC/FA/MH 6:0:0 Motion carried.



051315.21

ChefSteps

1501 Pike Place #300 Leland & Fairley

Staff Report: Ms. McAuliffe explained that application for approval for flat screen television, window signage and interactive iPad and case in storefront windows. She noted that iPad and case withdrawn by the landlord. Exhibits reviewed included photos and cut sheets. Guidelines that applied to this application included 3.1, 3.4 and 3.6.

DRC Report: Ms. McAuliffe said the Committee cited 3.1, 3.4.1 a & b, 3.4.3 e, 3.6.1, 3.6.2 and 3.6.3 and recommended to approve.

Applicant Comment:

Edward Starbird said the pictures speak for themselves and the television will explain what is going on in their offices; he said they get lots of questions.

Landlord Comment:

John Turnbull said that he saw this had already been done and didn't know they hadn't gone through the Commission.

Mr. Starbird said they started out with five people and now have thirty.

Mr. Turnbull said the grid type logo ties in with the windows and building.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Ogliore said he went to see and the television does explain what they do. He said it is a positive.

Mr. Stafford said he always wondered what they did and this is a good solution. He said the business involves cooking and Market products. He said they can shift space around as they grow and change.

Mr. Guthrie said it is office space and not open to the public.

Mr. Stafford said the hallway is not highly trafficked.

Mr. Hale said overall it adds interest.

Mr. Guthrie said it is a nice solution.

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

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

051315.22

Market Foundation – signage

Staff Report: Ms. McAuliffe explained the application for signage and noted that signs to be installed through January 2017. Exhibits reviewed included photos, renderings and sign details. Guidelines that applied to this application included 3.1, 3.2, 3.6 and 3.8.

DRC Report: Ms. McAuliffe said the Committee cited 3.1, 3.2.1, 3.2.5, 3.6.1, 3.6.2, 3.6.3, 3.6.7 and 3.8.7 and recommended to approve, except for ceiling sign.

Applicant Comment:

Patricia Gray said the temporary signs will provide awareness and education about construction project. She said that on the Desimone Windows translucent signs will provide history of site and project. She said sign will also go on Western Avenue below the Desimone Bridge where construction will be taking place. She said that at the skybridge elevator the old Pike Place Market logo and parking sign will be visible from many sightlines. She said the parking will remain. She said a sign at Billie will solicit donations with her coins going to the project; her sign will reference the Market Foundation.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said there will be no signs on the ceiling. He said that it is a nice proposal with great viewpoint. He said people will be interested.

Mr. Guthrie said the signs are appropriately placed and are about Market history. He noted they do not interfere with view.

Mr. Albanese asked how long the signs will be up.

Ms. Gray said that they will go up as soon as possible and will remain up during construction ends in 2017.

Action: Mr. Hale made a motion to adopt a resolution approving the application as presented.

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

### **051315.3 COMMISSION BRIEFINGS**

#### **051315.31 Western Avenue public art installation**

Update on design for proposed art installation.

PowerPoint in DON file. Following are Commission comments and questions.

Tamra Nisly, PDA, and John Fleming, artist, presented.

Commission Questions and Comments:

Mr. Albanese: at night it will be beautiful but what about during the day – will they light up the cement.

Ms. Nisly: they are looking into this and want to brighten the space all the way down.

Mr. Guthrie: he likes the rhythm and how it plays off everything around.

Mr. Hale: will they clean the wall.

Mr. Fleming: can't touch wall. He said he would like to sandblast it to make it raw and clean again.

Ms. Nisly: concern about doing more damage to the wall.

Mr. Fleming: working with structural engineer – will restrain lower edge of cable or batten. There will be a balance between safety and control but there will be movement.

Mr. Habibi: light will drown out shadows.

Mr. Fleming: can tune lights to right level.

Mr. Habibi: colors of Market preferred.

Mr. Ogliore: colors and reflections of murals, Rachel; stick with Market colors and themes and representation.

Mr. Hale: agreed; reflections of Market.

Mr. Fleming: engaging with people in Market; it is about them as well.

Ms. Nisly: next step – how to address color palette.

Mr. Hale: noted the grody aspect of the Market.

Mr. Albanese: the area is dead space now.

Mr. Hale: originally design was more serpentine.

Mr. Fleming: gives it more interest.

Ms. McAuliffe: have any light studies been done? Without artificial light? Will it be dark without artificial lights?

Ms. Nisly: it is very dark space all the time now.

Ms. McAuliffe: any light studies? Work creates an overhang.

Mr. Fleming: used sketch up, which takes sun angle from various times of the day/season. He said it is dark under the Desimone Bridge – it won't change that but it won't help.

Mr. Stafford: Is lighting which changes over time something the Commission feels is acceptable? How is 'art' differentiated from 'signs' as it relates to the guidelines?

Ms. McAuliffe: signs in motion are not allowed. MHC review of project before public review.

Mr. Fleming: can go through with MHC how to do lights and if they will change at all.

Mr. Hale: change of color – reminds him of the Chicago Bean that changes color.

051315.32 Western Avenue enhancements

Update on potential improvements to crosswalks and Pine Street stairway.

PowerPoint in DON file. Following are Commission comments and questions.

Tamra Nisly, PDA, presented.

Commission Questions and Comments:

Mr. Guthrie: why not continue with Market Standard signage; this would be introducing new language for signs.

Ms. Nisly: noted the tight space.

Ms. McAuliffe: like big arrow – very traditional in the Market.

Mr. Guthrie: doesn't like arrow style.

Ms. Nisly: it gets people up into Market.

Mr. Guthrie: arrows and pointing devices in Market are more playful and have 'movement' or aged style.

Mr. Habibi: the space will change.

Ms. McAuliffe: look at merits now – not later.

Ms. Nisly: want to activate area now.

Mr. Guthrie: homogenized signage – want return to character.

Ms. Nisly: 1930's pedestrian rail – solid piece but with rivets – Market green.

Ms. McAuliffe: cited SOI Standards – don't replicate exactly.

Ms. Nisly: solid steel – rivets only and not the arches.

Paint

Mr. Guthrie: depends on lighting chosen. Green and gray are great, should be simpler and more elegant.

Mr. Albanese: needs to be brighter but not glow.

Mr. Habibi: historic staircase; sign; enhance.

Ms. McAuliffe: sandstone – appropriate care.

**051315.4**

**APPROVAL OF MINUTES:**

April 22, 2015

MM/SC/BH/JO 6:0:0 Minutes approved.

**051315.5**

**REPORT OF THE CHAIR** No report.

**051315.6**

**REPORT OF STANDING COMMITTEES:** No reports.

**051315.7**

**STAFF REPORT** New Commissioner -

**051315.8**

**NEW BUSINESS**

Respectfully submitted,

Heather McAuliffe  
Commission Coordinator