



The City of Seattle

Pike Place Market Historical Commission

Mailing Address: PO Box 94649, Seattle WA 98124-4649
Street Address: 600 4th Avenue, 4th Floor

MINUTES

MHC 24/16

Wednesday, February 10, 2016

4:30 p.m.

PDA Meeting Room, 93 Pike Street, Room 307

COMMISSIONERS

Frank Albanese, Chair

David Guthrie

Bob Hale

Rachael Kitagawa

John Ogliore

Christine Vaughan

Staff

Heather McAuliffe

Melinda Bloom

Absent

Murad Habibi

Jerrold Stafford

Chair Frank Albanese 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.

021016.1 APPLICATIONS FOR CERTIFICATES OF USE/DESIGN APPROVAL

021016.11 Sea Breeze Farms
94A Pike Street, Corner Market
George Page

Staff Report, Use: Ms. McAuliffe explained the application for expansion of use for on-premise seating. She said the space is located in Zone 2, street level, Food a-e and Retail a-d uses permitted. Existing use - Food a, b, c & f: butcher shop specializing in the sale of meats, dairy, poultry, and farm foods raised, produced and sourced by Sea Breeze Farm. Business is also approved to sell prepared food as part

of its use approval, not to exceed 15% of sales. New use would be Food e. Seven (7) stools will be added. Business is approved to sell prepared food products, not to exceed 15% of sales. Exhibits reviewed included a site plan, floor plan and existing use approval, MHC 14/16. Guidelines that applied to this application included 2.4, 2.5, 2.7, and 2.8.

URC Report: Ms. McAuliffe said the Committee cited 2.4, 2.5.1 e, 2.7.1, and 2.8.1 c & c, and recommended discussion by the full Commission.

Applicant Comment:

George Page said they want to add seating to continue the sale of product and prevent waste via readily edible items such as pâtes.

Rose Allred said they will cook to extend the life of the product – brine, pâte, stew - but the main focus is the butcher shop.

Landlord Comment:

Matt Holland, PDA, said the provided site plan for review. He said that the adjacent Oriental Mark has a 25' counter with 15 stools and Shy Giant has four stools with 7' frontage. He said that here they will push in the stools at night. He said they have 10' clearance to the elevator foyer, 5'6" to timber column; he said there is adequate circulation.

Ms. McAuliffe asked about seating at Britt's Pickles.

Mr. Holland said they have a high counter and do tastings but have no seating.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Guthrie said the URC noted concern about circulation but that the applicant has responded; 10' is adequate.

Ms. Vaughan said that prep space is not to exceed 15% and she questioned how to control fast food from taking over. She said the Market is turning into a food court which is undesirable.

Mr. Page said their business experience at farmer's markets bears out the butchery is 90% of their business and space with 10% ready to eat.

Mr. Hale said a butcher is a great addition to the Market; he noted the need for balance.

Mr. Albanese said the menu could balance that but said they could slowly evolve away from butchery.

Mr. Page said they have a rotating menu and that their experience is that these items actually bring people in / back; they eat while meats are being cut and wrapped. He said that their volume shows for every 100 butchery items they sell five in prepared foods. He said they will have a maximum of three to five prepared items consistent with farmer's markets; they want to draw their clientele to the Market.

Ms. McAuliffe said the Commission could condition the motion to come back if the menu expands beyond the specialty.

Mr. Guthrie said that the Commission has allowed the definition of a business to be updated and what is proposed is not unreasonable. He said they are responding to today's economy and world. He said it is complementary to the business.

Ms. Vaughan asked if they will see any non-Sea Breeze products.

Mr. Page said they make their own products – meats, pastry, eggs, butter, bread, and drinks. He said they are a producer.

Ms. Allred said that they will sell one to five products; it helps to use up product and expand their customer base.

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

MM/SC/DG/BH 4:1:1 Motion carried. Ms. Vaughan opposed. Mr. Ogliore abstained.

Staff Report, Design: Ms. McAuliffe explained the application to install new display fixtures, countertops, stools and sign. Exhibits reviewed included photos, site plans, plans, catalog cuts, sign details, and color/material samples. 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, 3.6.2, 3.6.3, 3.8.6 and recommended to approve, with clearance dimensions requested.

Applicant Comment:

George Page said they will replace the display cases with new versions. There will be two 8' displays and one upright display for milk and soup stocks. He said they will have a butcher block counter. He said the ¾" thick pine wood sign is 18" x 48". They will use existing lighting.

Landlord Comment:

Matt Holland said the three-compartment sink, hand wash and grease trap will remain. He said the space has been deep cleaned. He said that prep tables will be in another application with a configuration similar to the previous tenants.

Public Comment: There was no public comment.

Commission Discussion:

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

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

MM/SC/DG/RK 6:0:0 Motion carried.

021016.2 APPLICATIONS FOR CERTIFICATES OF DESIGN APPROVAL

021016.21 Earth, Wind & Fire
1514 Pike Place #13, Sanitary Market
Danny Nunez

Staff Report: Ms. McAuliffe explained the application for vinyl signage in windows and exterior light fixture. Exhibits reviewed included a site plan, floor plan, photos, and sign details. 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, 3.4.3 a, 3.4.3 b, 3.5.3, 3.6.1, 3.6.2, and 3.6.3 and made no recommendation. DRC recommended that Commissioners make a site visit.

Applicant Comment:

The applicant was not present.

Landlord Comment:

Jessica Carlson, PDA, went over site plans that identified the lease line. She noted that the space has two storefronts. She said the signage and light predate this applicant but that she supports keeping them. She said the light adds its own element of style although it is not consistent with common area lights. She said that it is setback enough so doesn't compete.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said that the lease line seems smaller. He said that there are odd corners at the two storefronts but that the signage didn't seem excessive.

Mr. Albanese agreed with Mr. Hale and said the sign is fine. He said that the chandelier is out of context and character but that it fits the space. He wondered if it should be moved back.

Mr. Ogliore agreed that it is not excessive signage and the light is tucked in underneath the overhang. He said the light is part of the establishment and doesn't light the general common area.

Mr. Albanese said it is within their lease line.

Mr. Guthrie agreed with Messrs. Albanese and Ogliore. He said that the light relates to the business and in this case is OK.

Ms. Vaughan said the chandelier is cohesive for the space and the business. She said it is not common space and relates to the business.

Mr. Hale said that it is not highly visible and it is consistent with the business.

Ms. Kitagawa said that the sign and chandelier are OK but noted the motion should be conditioned to attach the chandelier to this business only.

Action: Mr. Guthrie made a motion to adopt a resolution to approve the application as presented with the condition the light be removed upon business leaving.

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

021016.22 PDA – Livingston/Baker recycling/garbage area
John Turnbull

Postponed.

021016.4 APPROVAL OF MINUTES: January 13, 2016 Deferred.
January 27, 2016 Deferred.

021016.5 REPORT OF THE CHAIR There was no report.

021016.6 REPORT OF STANDING COMMITTEES: There was no report.

021016.7 STAFF REPORT There was no report.

021016.8 **NEW BUSINESS** There was no report.

5:05 pm Mr. Ogliore made a motion to adjourn the meeting. Mr. Hale seconded.

Respectfully submitted,

Heather McAuliffe
Commission Coordinator