



The City of Seattle

Pike Place Market Historical Commission

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

MHC 104/18

Wednesday August 22, 2018

4:30 p.m.

PDA Meeting Room, 93 Pike Street, Room 317

COMMISSIONERS

Sam Farrazaino

Michael Hammond

Rachael Kitagawa

John Ogliore, Vice Chair

Christine Vaughan, Chair

Staff

Heather McAuliffe

Absent

Bob Hale

Lauren Rudeck

Anais Winant

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

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

082218.1 APPLICATIONS FOR CERTIFICATES OF USE APPROVAL

- 082218.11 Seattle Pizza Company
1530 Post Alley #7, Post Alley Market (Lo Priore Bros. Pasta Bar)
Babak Ziraknejad

Staff Report: Ms. McAuliffe explained the application for change of use for a restaurant serving pizza, pasta, meatballs, Italian sandwiches, soups, salads, bread and desserts. Business includes the sale of beer and wine. The space is in Zone 2, street level, Food a-e and Retail a-d uses permitted. Former use was Food e. New use would be Food e. Space is 586 square feet. Proposed ownership structure: LLC. The applicant owns 100% of the LLC. Owner financial affiliations: The applicant

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does not have any financial affiliations with other businesses. Owner operator: The applicant will be onsite daily. His wife, Golnaz Mohammadi, will also work onsite. Business hours: Monday through Sunday 10:00 a.m. to 5:00 p.m. Existing local clientele is estimated to be 25%. The new owners hope to increase that percentage to 45%. Exhibits reviewed included site plans, written description of ownership interest and role in the business operation, State of WA corporation information, and a menu. Guidelines that applied included 2.1, 2.4, 2.5, 2.6, and 2.7.

URC Report: Ms. McAuliffe said the Committee cited 2.1.3, 2.1.4, 2.4, 2.5.1 e, 2.6, and 2.7.1 and recommended to approve.

Applicant Comment:

Babak Ziraknejad said they will be on site to run the business. The pricing is reasonable, and they will purchase from Market vendors.

Landlord Comment:

Jessica Carlson, PDA, said they are excited to have them on board and was supportive of the application.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Ogliore went over the Guidelines and said they will use local suppliers, it is a permitted use and the Committee supported it.

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

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

082218.2 APPLICATIONS FOR CERTIFICATES OF USE/DESIGN APPROVAL

082218.21 Cobb's
1500 Western Avenue, Leland (formerly Choukette)
Erin Cobb & Rowan Ring

Staff Report: Ms. McAuliffe explained the application to establish use for a retail business specializing in the sale of popcorn mixed with various toppings, including but not limited to chocolate, cheese and nuts. Business shall be limited to no more than ten different mixes and three beverages. Business to include on-premise seating. The space is in Zone 1, below street level, Food a-e and Retail b uses permitted. Former use was Food c. New use would be Food e. Space is 408 square feet. Proposed ownership structure: LLC. Erin Cobb owns 70%; Rowan Ring

owns 30%. Owner affiliations: Neither owner has an affiliation with another business. Owner operator: Both owners will work onsite. Business hours: Wednesday through Sunday 10:00 a.m. to 6:00 p.m. Exhibits reviewed included site plans, written description of ownership interest and role in the business operation, articles of incorporation, and menu. Guidelines that applied to this application included 2.1, 2.4, 2.5, 2.6, and 2.7/

URC Report: Ms. McAuliffe said the Committee cited 2.1.3, 2.1.4, 2.4, 2.5.1 e, 2.6, and 2.7.1 and recommended to approve.

Applicant Comment:

The applicants said they were excited to be part of the Market and its culture; they will bring young energy.

Landlord Comment:

Landlord said it is good activation and a good fit.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Ogliore said he was dubious at first but after the presentation he thinks it is a good fit. He said they have a good plan and retail is tough there.

Mr. Hammond said it is a good fit in that location.

Ms. Vaughan liked the emphasis on Market flavors.

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

MM/SC/MH/AW 5:0:0 Motion carried.

Staff Report: Ms. McAuliffe explained the application to install furniture, fixtures and equipment. She said the application includes interior painting and one sign. Exhibits reviewed floor plan, photos, drawings, rendering, cut sheets, and color/material samples. Guidelines that applied to this application included 3.1, 3.4, 3.5, 3.6.

DRC Report: Ms. McAuliffe said the Committee cited 3.1, 3.4.1 a & b, 3.4.2 a, b & c, 3.4.3 a, b, c & f, 3.6.1, 3.6.2 & 3.6.3 and recommended to approve, with additional information requested.

Applicant Comment:

The project architect went through photos of the space and proposed furnishings. He said the signage is hand painted, gold lettering, gold leaf. He said there will be storage above, painted concrete floor because they can't do wood floors. He said over time the paint will wear off and when it gets to a 'wear' that they like they will coat it. He said the production area will be a step up and will have more of a factory / meet the producer feel; public can watch. He said there will be dots of light in a warm color. They will use pink to highlight the window frames and top of cabinets which are currently painted navy blue.

Ms. McAuliffe asked if the insides of windows are painted on Western and said layers of paint affect operation.

Mr. Turnbull said they will scrape them down if it does.

Architect said they will tone down the radiator color. He said there will be new large fans and pendant lights and provided cut sheets. Responding to questions, he said there is a lot of lighting and it is warm. He said they are hand making the tables which will have steel legs similar to those at Rachel's Ginger Beer. He said the carmelizer will be up against the window, so kids can look in and watch it work.

Mr. Ogliore asked if the flooring will be consistent.

Architect explained they will paint the floor and paint will wear off based on circulation patterns. When it gets to a look the like, they will put polyurethane on it to seal it and prevent further wearing. He said it will work pretty quickly.

Ms. Kitagawa asked if the counter top will be butcher block or stainless.

Architect said it will be butcher block.

Landlord Comment:

Landlord signed application.

Commission Discussion:

Ms. Kitagawa said the DRC had no problem with the application and requested additional information, which they provided. She said it is a nice upgrade to the space. She said pink inside the space is no issue.

Commission members said it fits right in and is a fantastic concept.

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

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

082218.3 APPLICATIONS FOR CERTIFICATES OF DESIGN APPROVAL

The following items were reviewed out of agenda order.

082218.32 Market Constituency
1529 Pike Place #328, Fairley Building
Jerry Baroh

Staff Report: Ms. McAuliffe explained the application for proposed furnishings and sign. Exhibits reviewed included floor plan, photos of furnishings and sign. Guidelines that applied to this application included 3.1, 3.4, 3.6.

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

Applicant Comment:

Jerry Baroh went over furnishings and sign. The new location is suitable for them and their members.

Landlord Comment:

Jessica Carlson supported the application and said they are excited to support.

Public Comment: There was no public comment.

Commission Discussion:

Ms. Kitagawa said it was straightforward, just a little dry wall and a sign.

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

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

082218.33 PDA – AC unit in LaSalle stairway
Joseph Strong

Staff Report: Ms. McAuliffe explained the application to install air conditioning unit and related equipment in LaSalle stairway for PDA server room. Exhibits reviewed included photos and specifications. Guidelines reviewed include 3.1 and 3.2.

DRC Report: Ms. McAuliffe said the Committee cited 3.1, 3.2.12 and recommended to approve.

Applicant Comment:

Joe Strong, PDA, went over placement for the outside unit at top of the lowest landing; it will connect into server room. The tray and brackets will be painted bone white to match what is there.

Public Comment: There was no public comment.

Commission Discussion:

Ms. Kitagawa said it was straightforward and there are other examples in the Market. She noted they will paint to match surroundings.

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

MM/SC/MH/RK 5:0:0 Motion carried.

082218.31

Il Bistro

93 Pike Street, Economy Building
Nick Wiltz

Staff Report: Ms. McAuliffe explained the application for proposed interior and exterior alterations. Work reviewed included changes to windows, new exterior siding and paint, changes to outdoor seating area and addition of screen wall, demolish interior non-load bearing columns, new banquette seating area, new partition between host/waiting area and seating, new wine display in front window, new pendant lighting, spot lighting for wine display. Exhibits reviewed included photos, plans, renderings, cut sheets for lighting and windows, color and material samples. Guidelines that applied to this application include 3.1, 3.2, 3.3, 3.4, 3.5, and 3.9.

DRC Report: Ms. McAuliffe said the Committee cited 3.1, 3.2.1, 3.2.3, 3.2.4, 3.3, 3.4.1 c, 3.4.2 a, 3.4.3 a, b & f, 3.5.1, 3.9.2 and recommended to approve, with additional information requested and discussion of windows.

Applicant Comment:

Kathy Lane, Atelier Drome, explained a truck ran into exterior seating area; they need to repair the damage and will do a facelift at the same time. She went over site plan and scope of work noting it is only the front portion of the restaurant. She said at this time there is no exterior signage. She provided historical photos and noted that the windows have been modified since the 1970s. She went over scope, using photos and indicated the damaged area. She proposed removal of

damaged wall, lower windows and add new siding and paint and rebuild the patio. She went over interior finishes, seating, wine display, paint and lighting.

She said they will demolish a non-structural column that doesn't correlate to anything; they assume it is non-structural. The previous owner said it was put in to break up the space. They consulted a contractor who said structure is on all steel columns. She said at the exterior wall they will replace and reframe windows. She said they will install pendant lighting. She provided a photo survey of existing windows which are all wood, soffit framing. She said that all entry windows have patterned windows which they will mimic in wine display. They will retain the existing door as nod to history. She said the window openings are different sizes.

Ms. Lane went over lighting plans and said lighting will go at exterior wall and pendants will go above banquet seating. The layout remains the same, circulation remains the same. Three tables are being replaced with four for flexibility. She said table at the front is desirable for customers; they will replace curtains with wood screen, allowing some visibility but it will be more private. They will add a wood screen where the column is removed to provide privacy. The exterior patio will be similarly rebuilt but they will add a step / tier. A wood screen will provide privacy to outdoor diners from back of house operations.

Nick Wiltz said it connects to their emergency exit; it is at the end of dining area and there is already a rail there.

Ms. Lane said they are proposing built-in seating and are keeping within the same footprint. The exterior elevation will keep the iconic look. She noted drawing D-6 for window details and said they will eliminate ½ mullions to better relate now. She said operable double hung windows are being put in. She noted the better placement of windows and said sliders work best. She said it still looks much like it did before. She said they will remove lower windows at dining area; windows will be 6" taller. They will create a continuous height for windows. She explained the wine storage will provide visibility for wine bottles.

Mr. Ogliore asked about height of back of banquette relative to the window.

Ms. Lane indicated it is on the plan and won't block windows. She explained details on windows and said the same black paint will be used outside. A warmer wood material will be on patio area windows. Flooring is a solid sheet simulated rubber. Wood screen won't go past outside wall of patio and shouldn't impact views; there are 1 ½" between open slats. She provided material samples and spec sheets.

Landlord Comment:

Landlord supported application.

Ms. Kitagawa appreciated the presentation. She commented on mullion breakup, that some were removed and that it matches better. She said there are fewer windows but when looking at the overall façade, removing those at the bottom makes sense. She said operability is good and in line with Guidelines. She said overall the application is in keeping with the Market.

Mr. Ogliore said there wasn't much issue with the interior. He said he was happy with new exterior scheme and said it fits in with the windows above. He said the outside will be upgraded. He said there is no view blockage with screen placement.

Ms. Winant was concerned with screen placement and if it will reduce the view east.

Ms. Lane said it goes all the way up.

Ms. Kitigawa said the screen blocks the view and she preferred that it be pulled back more.

Ms. Winant suggested having that item come back to DRC for approval.

Action: Ms. Kitagawa made a motion to adopt a resolution to approve the application with condition that screen element will come back to DRC for review and approval.

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

082218.4 COMMISSION BRIEFING

082218.4 Victor Steinbrueck Park
Lara Rose

Ms. Kitagawa recused herself.

Updates on details for connection between Victor Steinbrueck Park and MarketFront plaza.

Lara Rose said that everything at grade is accessible; people are pulled in informally to room. She said the 13' wide opening is pushed to the back, no furnishings in the back corner. She said it is not the best design – the last design was stronger. She said they asked Peter Steinbrueck and he supported the central opening. She said they could reduce the opening to 12'; the current opening is 8'. She indicated the rendering on page 5 that compares two options.

Mr. Ogliore preferred option C and asked why it has to be bigger.

Ms. Rose said capacity.

Calder Gillan said it allows easier access without metering.

Ms. Rose said 14' matches opening on other side of room.

Ms. Winant said she agreed with Peter Steinbrueck and said she can see the argument to reduce it a bit but not down to 8'.

Mr. Ogliore said the opening on the other side is 14'.

Mr. Hammond asked about replacement of the seating area and said it is more inviting if there is seating on both sides.

Mr. Ogliore suggested a scattering of small tables.

Ms. Winant said it should be visually more attractive.

Mr. Ogliore noted access from Market directly into park. He said the previous design guided people up.

Mr. Hammond preferred centered opening and said it provides a flow down through space and slows down traffic. He said it looks like a freeway through there.

Public Comment:

Bob Messina said the opening needs wide turnaround. The current wall should be moved north to separate the MarketFront from the park. He said the center opening provides a nice perspective. He wanted more seating.

Mr. Ogliore noted the reduction in seating under the pergola.

Ms. Rose said they could add L-shape seating in corner if preferred.

Mr. Ogliore noted Peter Steinbrueck's comments and said he preferred 12' opening rather than 14'. He noted that the opening on the north side is 14' and wondered if symmetry was important.

Ms. Winant said that more space is better.

Mr. Ogliore said the extra 1' on each side is beneficial.

Ms. Vaughan said there is more opportunity to affect flow.

Mr. Ogliore said the past design thinking was to take flow away from the circle and he said he wasn't sure it accomplishes that.

082218.5 **APPROVAL OF MINUTES:** July 25, 2018; August 8, 2018

Deferred.

082218.6 **REPORT OF THE CHAIR**

082218.7 **REPORT OF STANDING COMMITTEES:**

082218.8 **STAFF REPORT**

082218.9 **NEW BUSINESS**

Respectfully submitted,

Heather McAuliffe
Commission Coordinator