



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 136/23

Wednesday, September 13, 2023

4:30 p.m.

Hybrid meeting virtual location: Virtual access on the WebEx platform as provided in the meeting agenda.

Hybrid meeting physical location: PDA Meeting Room, 93 Pike Street # 317

COMMISSIONERS

Mark C. Childs
Jonathan Cracolici
Sam Farrazaino
Grace Leong, Chair
Elisa Shostak
Lance Wagner
Stephanie Young

Staff

Minh Chau Le
Melinda Bloom

Absent

Leslie Buker
Lisa Martin
Golnaz Mohammadi, Vice Chair

Chair Grace Leong 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.

091323.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – DESIGN

091323.11 Marketfront Plaza Guardrail
1901 Western Ave, Marketfront Plaza
Jessica Murphy and Richard Schleicher, Seattle Office of the Waterfront and Civic Projects

Ms. Le explained the proposal for modification of guardrail to accommodate connection of the MarketFront Plaza to the future Overlook Walk. She said in May 2022 the MHC issued a Certificate of Approval for Design authorizing demolition and other work in preparation for construction of the Overlook Walk, a walkway that will connect the Seattle waterfront and the Pike Place Market. At that time, the Commission requested

Administered by the Historic Preservation Program Seattle Department of Neighborhoods

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that the applicant submit a future application detailing the handrail design and clarifying paint color of beams in the parking garage adjacent to this project location. This application addresses the requests from May 2022. Exhibits reviewed included project description, site plan, photos of existing, layout and construction details, color and materials information and physical samples, and the May 2022 Design approval (MHC 38/22). Guidelines that applied to this application included 3.1, 3.2, 3.5, 3.8 and 3.9.

Ms. Leong said the Design Review Committee reviewed and recommended approval.

Landlord Comment:

Zack Cook said it seemed to be the best solution.

Applicant Comment:

Jessica Murphy, Seattle Office of the Waterfront, oriented the Commission to the site and provided context of the protrusion of the overlook point. She provided details of how they will connect to the existing railing and said it is an in-kind replacement of existing MarketFront railing and would be sized to fit the railing space. She noted the seismic gap between structures.

Mr. Childs said in the elevation one panel section is not lit.

Ms. Murphy said the existing lighting in the Market would not fit in the new section length and would have to be custom-made. She said they chose not to do that.

Mr. Wagner asked if there would be a gate to keep people out.

Ms. Murphy said no physical barrier would be installed as that would block ADA access.

Mr. Cook said security issues were being discussed outside of this design conversation. He said it would be taken up at a PDA Council meeting.

Ms. Leong said only the guard rail was being discussed today and not broader access issues.

Ms. Murphy provided paint samples for the structural beam in the old garage.

Action: Mr. Childs made a motion to adopt a resolution to approve the application as presented and cited 3.1, 3.2, 3.5, 3.8 and 3.9.

MM/SC/MC/JC 6:0:1 Motion approved. Mr. Wagner abstained.

091323.12

Beecher's Handmade Cheese
1600 Pike Pl, Seattle Garden Center Building
Jim Cary, Cardinal Architecture

Ms. Le explained the proposal for interior and exterior renovations: reconfiguration of dining, retail, and production areas within business space; renovation of north, west, and south business storefronts. She said in July 2022 the MHC issued a Certificate of Approval for Use authorizing the consolidation of the two adjacent business spaces comprising the entire west side of the Seattle Garden Center Building (Joe's Chocolates and Beecher's Handmade Cheese) into one combined space for Beecher's Handmade Cheese. In September 2022 the MHC issued a Certificate of Approval for Preliminary Design authorizing preliminary design of the new space which outlined allowable interior and exterior design elements. This application is for a Certificate of Approval. It is based on the Certificate of Approval for Preliminary Design and contains the additional levels of detail needed to have a final approval, ready for construction permitting. Exhibits reviewed for this application included project narrative, site plan, photos of existing - interior and exterior, floor plans - existing and proposed, demolition details, ceiling plan, roof plan, elevations - interior and exterior, section drawings, door and window details, lighting details, color, material, and finish details and physical samples, the July 2022 Use approval (MHC 80/22), September 2022 Preliminary Design approval (MHC 106/22). Guidelines that applied to this application included 3.1, 3.2, 3.2.7, 3.4, 3.5, and 3.9.

Ms. Leong said the Design Review Committee reviewed the application and said it was straightforward but complicated. She said the committee had questions about rooftop equipment and asked for view studies.

Tiffany Lee, property owner representative, explained the interior remodel of the café and production area. She proposed expanding the production area for employee safety and relocation of equipment to minimize lifting. She said the café will look the same as much as possible as it does now, so they won't lose their ambiance.

Jim Carey reviewed drawing details on relocation of equipment, removal of inset at northwest corner entry and material palette. He said the existing light fixtures failed and would be replaced with holophane glass pendant; he noted the correct Market kelvin would be used. He said three new LED lights would be added to the food production area to conform to USDA requirements which are different than Market lighting requirements. He provided renderings of existing and proposed rooftop equipment and said the new rooftop equipment is minimally visible.

Ms. Young asked if there would be a change to the exterior building color.

Mr. Carey said no.

Ms. Young asked about view impacts from Sur La Table.

Mr. Cary said the proposed equipment would be in the same location as existing. He said that subject windows are used as stocking space so there is no view issue.

Mr. Cracolici asked if Sugar Mountain owned both the building and Beechers. Ms. Lee confirmed that Sugar Mountain owns both.

Ms. Shostak asked whether there would be painted signage on the north wall with the store name. Ms. Lee said no.

Tiffany Lee said the floors, stools, displays and will remain, but the tiles and casework will not. She said they hope to start in the next couple weeks and have Phase I done by the end of December. She said they hope to be completely done by the end of March 2024.

Mr. Farrazaino asked about the percentage of change in production for the updated facility. Ms. Lee said that there should be about 30% more production.

Public Comment: There was no public comment.

Each page of the application was viewed on screen. Ms. Leong requested that any deviations from the MHC guidelines standard lighting be noted in the application. All lighting will have the color temperature of 2700 K, except for areas that are required to have USDA approval which will be 3000 K. All back of house lighting will be 3000 K.

Ms. Young said that she had some concern about the view impacts due to the mechanical equipment. Some commission members said the proposed rooftop equipment will have minimal impact and is not much different from what is there now. The proposed equipment would be set back and is the best solution. Commission members appreciated the view studies provided. Ms. Leong said that there is definitely a view impact, however, the mechanical layout is orderly and aligned, and part of the Market aesthetic is to make clear the infrastructure that is required to accommodate the uses in the Market. Mr. Childs agreed that it is part of the Market aesthetic.

Mr. Farrazaino didn't agree with the changes to the storefront, which are in conflict with guideline 3.9 Secretary of Interior's Standards for Rehabilitation.

Ms. Le said the preliminary design outlining approach to the storefront was already approved. This application provided additional information on interior finishes, casework, millwork, doors, lighting and rooftop equipment.

Action: Mr. Childs made a motion to adopt a resolution to approve the application as presented and cited 3.1 , 3.2, 3.2.7, 3.4, 3.5, 3.9.

MM/SC/MC/JC 6:1:0 Motion carried. Mr. Farrazaino opposed.

091323.2 APPROVAL OF MINUTES

August 9, 2023

MM/SC/SY/JC 5:0:2 Minutes approved as edited by Ms. Leong. Messrs. Childs and Farrazaino abstained.

091323.3 REPORT OF THE STAFF

Ms. Le reported that 21 applications had been submitted and are in process. Commissioners requested a break-down of use and design applications, and applications requesting change of ownership.

091323.4 REPORT OF THE CHAIR

Ms. Leong said that there was a request to inquire about the status of posting minutes on the web. Staff responded that posting is in process.

Ms. Leong reminded Commissioners that there are three active committees, and that Commissioners are welcome to join.

091323.5 REPORTS OF THE STANDING COMMITTEES

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|-------------------------|------------|
| Use Review Committee | No report. |
| Design Review Committee | No report. |

091323.6 REPORT OF THE SPECIAL COMMITTEE

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| Guideline Committee | No report. |
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091323.7 NEW BUSINESS

Final action on MHC Guideline revision

Public Comment:

Bob Messina commented on items he believed would be deleted from the Guidelines, Section 25.24.040.D of the Seattle Municipal Code. He was informed that Section 25.24.040.D was actually a proposed addition to the Guidelines, not a deletion. He thanked the Commission .

Mr. Farrazaino left the meeting at 6:00 p.m.

Action: Ms. Leong made a motion to accept the Guidelines changes as submitted.

MM/SC/GL/SY 6:0:0 Motion carried.

MHC coordination with PDA and community stakeholders

Ms. Leong said she is working on setting up a meeting with PDA. She asked for a report on retroactive approvals and noted work done in Starbucks.

Ms. Le said she investigated the unapproved floor replacement and said the floor was replaced with stained, real wood. She was told the old floors had been sanded and refinished too many times.

Ms. Leong said the old floors were not smooth like the new. She asked about past approvals or briefings regarding the streetcar.

Ms. Le said she would forward a recording of the briefing to the Commission.

Mr. Childs commented on in-process work and feasibility of identifying all infractions. He said that this was a critical issue.

Ms. Leong said the Commission would have to talk to the PDA about this and said the violations and retroactive applications are inter-related. Ms. Le reminded the Commission that the Use violations are not necessarily visible to the eye.

Mr. Craciolici said he was interested in creating a power map to visualize key market groups and how they're related.

Meeting adjourned at 6:05 p.m.

Minh Chau Le
Commission Coordinator
206-684-0229