



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 81/21

Wednesday June 9, 2021

4:30 p.m.

Virtual meeting via WebEx

### **COMMISSIONERS**

Chris Bown

Michael Hammond

Grace Leong

Golnaz Mohammadi

Lisa Martin, Chair

Lauren Rudeck, Vice Chair

Christine Vaughan

Stephanie Young

### **Staff**

Minh Chau Le

Melinda Bloom

### **Absent**

Sam Farrazaino

Chair Lisa Martin 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.

**In-person attendance is currently prohibited per Washington State Governor's Proclamation No. 20-28.5. Meeting participation was limited to access by the WebEx Event link or the telephone call-in line provided on the agenda.**

#### **060921.1 PUBLIC COMMENT**

There was no public comment.

#### **060921.2 APPLICATIONS FOR CERTIFICATE OF USE APPROVAL**

##### **060921.21 Chukar Cherries**

1529-B Pike Pl, Fairley Building

Pam Montgomery, Business Owner

Ms. Le explained the proposal to add proprietary Chukar Cherries wines to existing product offerings. She said that administrative approval was granted in 2020 on a temporary basis, and on the condition that permanent wine sales would require Commission review and approval. The space is in Zone 1, street level, food (a-b), retail (b) uses permitted. Current use: food (c); new use would be food (c). Space is 187 square feet. Proposed ownership structure: No change. Owner financial affiliations: No similar retail outlets owned. Owner operator: No change, owner to remain involved in daily operations. Business hours: 10 am – 4 pm, 7 days/week. Exhibits reviewed included existing temporary Certificate of Approval, location, statements from owner, and sample wine offerings. Guidelines that applied to this application included 2.1, 2.4, 2.6, 2.8, 2.8.1 b, and 2.7.

Applicant Comment:

Pam Montgomery, owner provided the history of her business and the wine orchards that were adjacent to her family orchard. She said for years they have sold their cherries and cherry candies to wineries who have been included the candies in wine gift boxes. She explained they plan to make their own wine to pair with their candies; a local winemaker will make a blend for them. She said wine would be sold in gift box paired with candy. They will sell only their own wine.

Ms. Young asked if they plan to sell a seasonal gift pack or if this would be a permanent part of their retail selection.

Ms. Montgomery said it would be a permanent part of retail but within gift boxes that have a northwest scene on them. She said in summer they would use dried cherries rather than chocolate cherries to avoid melting.

Ms. Vaughan asked if they would sell wine alone.

Ms. Montgomery said the wine is paired with chocolate.

Tim Oten said they don't want to get into tasting in their booth.

Ms. Martin asked what percentage of their sales the wine would be.

Mr. Oten said it would be less than 5%.

Ms. Martin asked how much space it would take up in their booth.

He said not more than two to three cases.

Ms. Martin said it is a great add-on sale.

Ms. Vaughan said it is a minor change of use and Chukar Cherries has been in Market for so long. She said per the Guidelines the proposed change is consistent with the character of the business and is similar to items already sold.

Ms. Martin agreed it is a minor use change.

Action: Ms. Leong made a motion to adopt a resolution approving the application as presented.

MM/SC/GL/SY                      8:0:0      Motion carried.

### **060921.3                      APPLICATIONS FOR CERTIFICATE OF DESIGN APPROVAL**

Agenda reordered per Chair.

060921.311      Western Avenue Shopfronts  
1522, 1520, 1518, 1516, 1514, 1508, 1500, 1430 Western Ave, Fairley Building  
Zack Cook, PDA

Ms. Le explained the application for proposed paint to storefront trim. Exhibits reviewed included location, building elevation, photos of existing storefronts, and color samples. Guidelines that applied to this application included 3.1, 3.2, 3.2.1, 3.4, 3.4.1 c and d.

Applicant Comment:

Zack Cook PDA said the merchants in this area have been asking for ideas for years to help this not-well-travelled area. He said this idea came from the shop owners themselves and provides a way to bring more prominence to their area.

Brooke Westlund, Western Avenue business owner said she has been in the Market for ten years, seven on Western Avenue. She said there is little foot traffic, and the business owners need a way to stand out. Currently, the trim blends in with wall and garbage room. She said each business needs to stand out and they propose to bring color to this collection of unique shops. She said colorful trim is a simple way to make a big impact and all business owners are on board. She clarified that while they originally wanted to paint more, the proposal is limited to trim only.

Ms. Martin asked about the awnings.

Ms. Westlund said they are expensive to replace and ideally the awnings would match the trim.

Mr. Cook said if the trim color is approved, when there is money, they could come back to replace awnings.

Ms. Martin asked if one building or two would be involved.

Mr. Cook said they are all Fairley Building tenants; the building has rust trim now.

Ms. Vaughan asked about the roll up door.

Ms. Westlund said that is the garbage room and they would like to paint that as well to add to the appeal of the project. She said the garbage section is a big disruption to traffic to the shops. She proposed in addition to roll up door they paint the adjacent nook as an additional storefront to be more appealing. She reiterated that they proposed painting trim only.

Responding to clarifying questions, Mr. Cook said replacement awnings would cost between \$5,000 and \$8,000; they would love to have the awnings match the trim but would have to have money in the budget to do that.

Commission Discussion:

Ms. Vaughan cited 3.41 d. She said painting trim only would be consistent with Guidelines.

Ms. Rudeck said she liked the breaking up of storefronts with different colors but noted some of the proposed colors are not humble and anonymous.

Mr. Bown said the new colors are cool but expressed concern that the new colors and existing awnings will look half done.

Ms. Rudeck said the awnings would still match trim above.

Ms. Westlund said painting trim would set storefronts apart and would be a worthwhile effort.

Ms. Mohammadi said the colors are a great change to attract attention as now it is hard to see the businesses. She said this will help the business owners.

Ms. Leong agreed and said she liked the pop of color although the awnings were concerning. She said if businesses change over time, it would be nice for business to propose color fitting with their business.

Ms. Mohammadi said the rest of the building trim is rust. She said it would be nice to have different colors.

Ms. Martin asked how to reconcile if the shop fronts would be departing from the character of the Market.

Ms. Mohammadi said it is bland now and no one sees the shops.

Ms. Vaughan said the character of the building is the stucco.

Ms. Martin said the elevation would be real visible from the Waterfront.

Ms. Rudeck said she agreed that it would change architectural elements, but the Western Avenue shops need something to stand out.

Ms. Martin concurred.

Ms. Rudeck said the colors help elevation to show as independent shops.

Ms. Westlund said each business picked their own color, being mindful not to clash with one another and to go well with Market red.

Ms. Leong said that Jarr Bar has different color trim.

Ms. Westlund said it is navy blue and looks wonderful.

Mr. Hammond said it is a great idea and they need life there; the businesses struggle now. He said the proposal meets the guidelines. He said to get the trim painted and take it from there; he asked if there are funds available to small businesses to help with cost of awnings. He said matching trim to awnings would be nice.

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

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

060921.31

The Can Can

95 Pine St, First & Pine Building

Chris Snell, Business Owner

Ms. Le explained the proposal for interior alterations, exterior signage and alterations, window replacement. Exhibits reviewed included location and site plan, photos, interior and exterior, floor plans, existing and proposed, color samples and materials information, stage details, furniture details, signage details, canopy details. Guidelines that applied to this application included 3.1, 3.1.2, 3.2, 3.2.9, 3.2.12, 3.4, 3.4.1 c and d, 3.6, 3.6.1, 3.6.2, 3.6.3, and 3.6.5.

John Turnbull, PDA provided an overview of the proposed changes. He said the floor plan is simple with a new bar area, outdoor patio. He said restroom and kitchen would be cleaned and repaired. He said they will reuse existing furniture. He said they will add a ticket window on Pine Street side. He said queuing will be inside or at the alley at night. He said they will activate the stairwell on alley. He said most interior space is not visible from the walkway which allows extra freedom.

Applicant Comment:

Chris Snell said they are moving to new space and will make it work for a post-Covid era. He said they want ability for open air flow and to open windows and doors. He noted the value of taking advantage of the view and of having an indoor-outdoor experience. He went through exhibits and indicated proposed changes on photos and site plans.

Ms. Le explained that the late submitted marquis and signage package would be reviewed at a later date.

Mr. Snell said interior mural will add life to a dead space. He proposed renovating existing furniture and the stage platform is 18" off the ground and will be ever-changing with seasonal shows. He said they propose to remove glass in storefront and install a ticket window to fill the same space. He said the window will be operable. He said he will bring detailed design back in a separate application.

Ms. Le said the ticket window concept can be approved with details reviewed later.

Mr. Snell said an interior load bearing wall will be removed.

Mr. Turnbull said a glazed rolling door to existing pony wall will replace existing window. He said glazed rolling door is a common storefront approach.

Ms. Rudeck asked if the pony wall is 42" tall.

Mr. Turnbull said it is 36" high but at main bar it is 48".

Mr. Snell said a bar top with lip will run across; walking up to window will not be possible because of that barrier.

Ms. Martin asked if there will be a noise issue with open windows.

Mr. Snell said the window will be closed for shows; prior to closing it they will bring people in.

Mr. Turnbull said they are paying attention to sound control with baffling and absorption materials.

Mr. Snell said the previous tenant, Steelhead Diner had events all the time with no issue. He said he has enlisted help of resident Howard Aller who had commented on noise control. He said Howard will help with sound testing. He said they want it quiet for the shows. He said it is important to have a good relationship with the neighbors and said he worked with Howard years ago when he first opened.

Ms. Vaughan asked about canopy and outside seating.

Mr. Snell said it is a temporary canvas roof that will retract. He said it will need pole system and trusses.

Mr. Turnbull said it is a holdover from the earlier wood proposal.

Ms. Rudeck said a correct, complete detailed set of drawings is necessary for the canopy.

Mr. Snell said they hope it will look like wood.

Ms. Vaughan said faux materials are not allowed.

Mr. Snell said it will have design element of traditional trellis but won't look like wood.

Ms. Le said more design detail is needed and asked the applicant to bring back design details at the same time they bring back details on the ticket window.

Mr. Turnbull said they will work out details on canopy cover and perimeter weather protection.

Ms. Rudeck said to include attachment details.

Mr. Turnbull said it is concrete there so it will likely be a ballasted plate.

Ms. Vaughan said it can be approved in concept only and details are needed.

Mr. Turnbull said the existing handrails are ironwork.

Ms. Young asked about precedent for glazed roll up window.

Mr. Turnbull said the space directly below was designed with same concept. He said it didn't work out and was removed. He noted the concept exists at Pike Place Flowers and also at Sisters Bakery.

Responding to clarifying questions, Mr. Snell said the interior will be painted and directed to color palette. He said they will clean and restore the floor, removing tile and mastic and finish concrete with a semi polished look. He said it will be all one color, no patchwork. He said currently there are 10 varieties of cement there now.

Ms. Vaughan asked about tables material.

Mr. Snell said they are using the former Steelhead Diner tabletops and noted they use tablecloths.

Mr. Turnbull said the tables are a p-lam or Formica.

Mr. Snell said they will come back with lighting. He said the interior mural was approved for current space and will be used in new space. He said if they want to change it, they will come back to Commission for review.

Brent Albers provided an overview of proposed signage including removal of diamond graphic on canopy at building entrance, removal of Steelhead signage, replacement of awning material on Pine Street awnings with gold and white stiped fire retardant fabric, business letters on valance same as existing, replace three current Steelhead signs with Can Can signs, the first being a blade sign on the north side of the building above the sidewalk.

Ms. Le said signage package would be reviewed at a later date.

Mr. Snell asked if he could use a temporary wood replica of the marquis sign for their opening.

Mr. Turnbull suggested relocating existing sign to new location temporarily.

Mr. Snell said they are opening the bar at the end of the month and hope to open the theater in July. He said temporary signage is needed and suggested temporarily painting new marquis design onto wood.

Ms. Rudeck asked if stage changes would block window at upper deck.

Mr. Snell said that the show will always be designed around the view. Curtains won't be drawn until night when the show begins. He said the curtains are fire-retardant theatre curtains.

Ms. Rudeck said there may be enough information to review and approve the blade sign.

Mr. Albers suggested a wood sign placed over existing until new is fabricated; fabrication will take a couple months.

Ms. Vaughan said she was comfortable approving a temporary sign knowing that a signage package as a whole will be reviewed.

Mr. Albers said temporary sign would likely be designed printed onto wood and then screwed over existing blade.

Ms. Le asked what Commissioners thought about review of temporary blade sign.

Ms. Vaughan said what she has heard thus far about signage seems tentative at best. She said she supported approving a temporary sign on wood that looks like the design presented with understanding the applicant will come back with complete sign package.

Commissioners discussed items to be approved today to include interior paint, rolling door, colors of chairs, tables, flooring, configuration of room, mural in hallway, trellis as concept only, ticket window as concept only; and items to come back with design details to include ticket/beignet window, lighting, trellis, drape sample, signage, with awnings as part of signage package to include fabric samples, and flooring color.

Ms. Vaughan said ceiling color should be light, but this is a restaurant, the Can Can and they will remain black as they had been before. She said she had no problem with the things actually being approved today.

Action: Ms. Vaughan said with the understanding that the deck and ticket/beignet window are approved in concept only, and that lighting and a signage package are forthcoming, she made a motion to adopt a resolution approving the application as presented with temporary wood sign with presented design to be replaced when full design package is approved.



MM/SC/CV/LR 5:0:0 Motion carried.

Mr. Bown and Mmes. Leong and Mohammadi left the meeting prior to motion.

**060921.4 APPROVAL OF MINUTES**  
May 26, 2021 Deferred.

**060921.5 REPORT OF THE CHAIR**

Ms. Martin said she is working on Design Committee draft document and hoped to have it out by Friday.

**060921.6 STAFF REPORT**

Ms. Le said she is initiating formal compliance to unauthorized night club on 1<sup>st</sup> who has never applied for Use approval and to Cobbs whose windows don't meet transparency requirement.

She said regarding to changes on public gathering we are thinking about what future meetings will look like. When further along in process will reach out to Commissioners to get input on meeting preferences, what to adapt and what to keep.

She said she has received no word from Mayor's Office regarding MHC Position #2.

She said she has advanced revisions to Law.

Ms. Martin asked about restarting Design and Use meetings.

Ms. Le said Commission has had that conversation and brought up some great points, and that there was receptivity to her comments as well. She said as the Commission moves forward restoring what used to be it is not a bad idea to start thinking about what it would look like. She said it is not just a switch to flip, but would have to work up to is, recruit members and refresh process.

Ms. Martin asked Commission could vote on it.

Ms. Le said it wouldn't require a formal vote and she would add it to an upcoming agenda to discuss.

**060921.7 NEW BUSINESS**

Minh Chau Le  
Commission Coordinator  
206-684-0229