



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 90/16

Wednesday, June 8, 2016

4:30 p.m.

PDA Meeting Room, 93 Pike Street, Room 307

COMMISSIONERS

Frank Albanese, Chair

David Guthrie

Bob Hale

John Ogliore

Christine Vaughan, Vice Chair

Staff

Heather McAuliffe

Melinda Bloom

Absent

Murad Habibi

Rachael Kitagawa

Jerrold Stafford

Anais Winant

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.

060816.1 APPLICATIONS FOR CERTIFICATES OF USE APPROVAL

060816.11 Indi Chocolate
1501 Pike Place #527, Fairley Building
Erin Andrews

Staff Report: Ms. McAuliffe explained the application for Change of location to 1901 Western Avenue #D in the MarketFront Building. Change in ownership structure to an LLC owned 100% by Erin Andrews. Expansion of use for a retail business specializing in the sale of locally produced chocolate and chocolate body care products. Expansion of use for a café. She said the space is in Zone 3, street

level, all uses permitted. No existing use approved for this space. Existing use approval: Business specializing in the sale of locally produced chocolate and chocolate body care products. New use would be Food c & e, Retail c. Products will now be made onsite. New space is 1,876 square feet. Business hours: 7:00 a.m. to 6:00 p.m. daily. Exhibits reviewed included existing Certificate of Approval for Use, MHC 47/13; supplemental written information and sample menu; corporation registration detail and site plans. 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 2.1.2, 2.1.3, 2.4, 2.5.1 c, d & e, 2.5.4 a & c, 2.6, 2.7.1 and recommended to approve.

Applicant Comment:

Erin Andrews explained she will produce products on site and will expand to include a café.

Landlord Comment:

Jennifer Maietta, PDA, said that the current space is less than desirable; now she will be able to move into a better space and will be able to produce there as well. She supported the application.

Public Comment: There was no public comment.

Commission Discussion:

David Guthrie said the URC was supportive.

Mr. Ogliore asked about equipment they plan to sell.

Ms. Andrews said they are small machines for home use but noted she uses the smaller machines for trying new things. She said the machines are a small portion of the business.

Mr. Albanese asked about the café menu.

Ms. Andrews said that like Willy Wonka it is all about surprise and that she will offer a changing menu with seasonal specialties. Everything will be made from cacao and chocolate; there will be some alcohol – beer, wine, and pairings. She said the percentage of business selling equipment will be very small – 15% crafts and equipment; 35% body care, 50% consumables.

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

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

060816.2 APPLICATIONS FOR CERTIFICATES OF DESIGN APPROVAL

060816.21 The Paper Feather
1520 Western Avenue, Fairley
Jennifer Cullin

Staff Report: Ms. McAuliffe explained the application to install blade sign. Exhibits reviewed included a site plan, photos, sign details and a rendering. 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, and 3.6.3 and recommended to approve.

Applicant Comment:

Jennifer Cullin provided a photo and said she will put logo on sign.

Landlord Comment:

Matt Holland, PDA, said it is simple; he said they have to pay SDOT to hang signage over the ROW so businesses often wait to get these.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said that DRC approved the size and said it was tasteful. He said DRC suggested using the name but she preferred using the logo only.

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

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

060816.22 Harris Harvey Gallery
1915 First Avenue, Alaska Trade
Sarah Harvey

Staff Report: Ms. McAuliffe explained the application for proposed interior changes; install business signage. Work reviewed included demolition, construction, lighting, installation of furnishings and signage. Exhibits reviewed included site plan, floor plans, and photos, color sample for interior paint, lighting information and signage information. 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, 3.4.2 a, b, & c, 3.4.2 a, 3.4.3 a, b & f, 3.5.1, 3.6.1, 3.6.2, and 3.6.3 and recommended to approve.

Applicant Comment:

Sarah Harvey explained the proposed demolition of three dressing rooms and her plans to patch floors, remove black faux trim on wall, add drywall to south wall, add L-shape exhibition wall to create a clean open space for art. She said they will add art storage to the back room. They will paint the space with Benjamin Moore Cloud 9 – an off white color. She said they will add track lighting and will re-use existing fixtures, 50 – 80 watt halogen bulbs. She said the wood will be painted the same color as the walls. She said signage will include vinyl cut letters on entrance door, silkscreen sign with logo in white letters on window face, and an enclosed poster case mounted in alcove area in front will house a new poster each month.

Landlord Comment:

Staff confirmed that the landlord had signed the application.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said it was straightforward; they will bring furniture and lights from existing gallery and the signage is OK.

Mr. Albanese asked about hardwood floor.

Ms. Harvey said they will tear it up in the dressing room and will reuse wood from benches where needed. She said they will use a wood laminate in the space, not plastic.

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

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

060816.23 PDA – Pine Street Stairs supplemental lighting
Tamra Nisly

Staff Report: Ms. McAuliffe explained the application to install additional lighting on Pine Street stairway. Exhibits reviewed included photos and lighting specifications. Guidelines that applied to this application included 3.1 and 3.5.

DRC Report: Ms. McAuliffe said the Committee cited 3.1, 3.1.2, 3.5.1, 3.5.3 and recommended to approve.

Applicant Comment:

Tamra Nisly, PDA, explained that she hired a lighting person to help.

The lighting consultant, who was present, noted the challenge of the stairway and the first layer will be to replace the pendant lamp.

Ms. Nisly said that they will provide LED lights on lower rail up inside a pocket to illuminate the stairs; it is simple to attach with conduit on interior of post. She said they will illuminate the stairwell with a cage lamp similar to what is in the DownUnder.

The lighting consultant explained further that wiring will run along railing and no conduit is needed.

Public Comment:

Bob Messina, resident, said he has been following the project as well as the installation of smaller LED light board. He said the top floor which is covered by overhang is very dark and is a problem area. He hoped the improvements will lighten this area so it is as light as other areas.

Ms. Nisly showed how the lighting will work – there will be two lights at every wall and light will be washed onto wall. She said the artwork has some lighting that will also wash out.

Mr. Hale said DRC thought it was fine. He said the lights will satisfy Mr. Messina's concerns.

Mr. Guthrie asked if the cage lighting would be the same brand as existing.

Ms. Nisly wasn't sure and said they are very old.

Mr. Albanese asked about security issues in stairwell.

Ms. Nisly said sleeping.

Mr. Ogliore asked if there are concerns with vandalism of the lighting.

Ms. Nisly said the lighting is going up where there is no graffiti with one on a rail that isn't accessible.

Mr. Albanese said increase in pedestrian activity will detour vandalism.

Mr. Guthrie encouraged use of armored cable run stair to stair and painted to disguise it.

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

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

060816.3 APPROVAL OF MINUTES:

May 11, 2016

MM/SC/DG/JO 5:0:0 Minutes approved.

May 25, 2016

Deferred.

060816.4 REPORT OF THE CHAIR

Mr. Albanese reported that the Experience Tobacco is selling items that were not approved and noted that two men are there regularly rather than the owner. He asked if Commissioners thought it was worth exploring further. It was noted that what was discussed at the meeting when the application was reviewed is in the meeting minutes. Ms. McAuliffe explained that some issues are landlord issues and others are SDCI compliance issues. Mr. Albanese said their sales breakout was fine cigars, upscale smoking accessories and he doesn't see any of these but he does see paraphernalia for drug use. 2.6.4 was cited and it was noted that if the business has changed the specialty nature of the business they would have to come back to the Commission. Mr. Ogliore expressed concern that the business owner should have been more forthright. There was not support for further exploration.

060816.5 REPORT OF STANDING COMMITTEES: No report.

060816.6 STAFF REPORT No report.

060816.8 NEW BUSINESS No report.

Respectfully submitted,

Heather McAuliffe
Commission Coordinator