



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 122/22

Wednesday, September 28, 2022

4:30 p.m.

Hybrid meeting virtual location: See WebEx meeting link below

Hybrid meeting physical location: Seattle City Hall, 600 4th Avenue, Boards & Commissions Room L2-80

COMMISSIONERS

Chris Bown
Leslie Buker
Sam Farrazaino
Grace Leong
Golnaz Mohammadi
Lisa Martin, Chair
Lauren Rudeck, Vice Chair

Staff

Minh Chau Le
Melinda Bloom

Absent

Stephanie Young

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.

092822.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL - DESIGN

092822.11 Alabaster Owl
1532-B Pike Pl, Triangle Building
Sarah Taylor, Business Owner

Ms. Le explained the proposal for painting and fixtures for new business. Exhibits reviewed included site plan, photos of existing conditions, displays, lighting fixtures, merchandise information, paint color information. Guidelines that applied to this application included 3.1, 3.4, 3.4.2 a, 3.5. DRC recommended discussion by full commission.

Applicant Comment:

Owner Sarah Taylor explained there was some concern about the accent wall being too dark. She identified on photos proposed color locations for accent walls and ceiling and floor (black floor, green wall blue ceiling). Duct work and plumbing fixtures would match ceiling color. She noted red fixture and cabinet.

Susan Brems, PDA noted the intention to create a different retail experience and noted the owner's willingness to pair dark ceiling with a lighter floor.

Public Comment: There was no public comment.

Commission Discussion:

Commissioners cited 3.4.2 and discussed proposed dark paint colors for wall, ceiling, floor. It was noted that the applicant is creating a Harry Potter aesthetic and the colors add to that.

Ms. Martin said the guideline says 'should' not 'must'.

Mr. Farrazaino said the applicant is creating an environment and the colors add to the aesthetic.

Ms. Leong said a dark floor was proposed and noted the Committee leaned toward natural concrete and that any area rugs would be well secured.

Ms. Rudeck preferred leaving concrete floor unpainted but supported painting it black. Ms. Mohammadi concurred.

Mr. Farrazaino said floors should be utilitarian and noted he was not opposed to painting it, and he leaned toward black.

Ms. Taylor noted that the floor paint would incorporate a non-slip texture.

Action: Ms. Leong made a motion to adopt a resolution approving the application as presented and cited 3.1, 3.4, 3.4.2a.

MM/SC/GL/SF 7:0:0 Motion carried.

092822.21

Beecher's Handmade Cheese
1600 & 1606 Pike Pl, Seattle Garden Center Building
Jim Cary, Cardinal Architecture

Ms. Le explained the proposal to relocate dining and retail areas within business space; renovation of north, west, and south business storefronts. Exhibits reviewed included description of proposed work, site plan, floor plans, existing and proposed, exterior elevations, existing and proposed, storefront renderings, existing and proposed, ceiling plans, existing and proposed, building sections, photos of existing conditions, displays,

lighting fixtures, equipment information, color and materials information. Guidelines that applied to this application included 3.1, 3.2, 3.2.4, 3.4, 3.5, and 3.9. DRC recommended that the applicant present elevations and show proposed and existing conditions and highlight the major changes to the exterior architectural elements.

Jim Cary proposed to increase the size of their production area with more space around equipment, add an emergency exit, and improve safety. He identified how the space would be used and noted the enlarged production area would be visible from the sidewalk.

Kurt Dammeier said the existing vestibule was added in 1980 and while he likes it, it isn't functional. He proposed maintaining the post, windows, and removing one door.

Mr. Cary said Option 1 is preferred and keeps the storefront opening with in-swing door next to it. Option 2 keeps the door as outward swinging and retains the 1980's alterations.

Mr. Dammeier said they made adjustments per DRC suggestions.

Public Comment:

Chris Snell spoke in support of the application.

Ms. Leong supported application as presented.

Ms. Martin supported application as present.

Ms. Rudeck supported Option 1.

Mr. Farrazaino cited 3.9.2 and 3.9.4. He noted the Secretary of Interior's Standards and said the vestibule had gained significance over time.

Ms. Buker asked when the building was constructed. Ms. Le said that it was built around 1907 to 1908.

Mr. Bown asked when historic significance was gained per 3.9.4 and concurred with Mr. Farrazaino.

Action: Ms. Leong made a motion to adopt a resolution to approved the application as presented, Option 1 and cited 3.2, 3.2.4, 3.4, 3.4.1 c, 3.8.6 and 3.9.

MM/SC/GL/LB 5:2:0 Motion carried. Mr. Farrazaino opposed based on 3.9.2 and 3.9.4, and Mr. Bown opposed.

092822.31

Can Can
95 Pine St, First & Pine Building
Chris Snell, Business Owner

Mmes. Rudeck and Buker recused themselves.

Ms. Le explained the application for storefront signage, painting of storefront tiles, painting of floor tiles in building hallway, murals in building hallway, interior mezzanine stairway, interior lighting grid, outdoor dining trellis. Exhibits included a site plan, storefront signage details – neon sign, window decal, and seasonal signage, exterior tile treatment details - photos, proposed color information, hallway floor tiles information – photos of existing, color information, hallway mural information – photos, trellis details – construction, color and materials information, furnishings, photos, mezzanine stairway - construction, color and materials information, interior lighting grid - construction, color and materials information. Guidelines that applied to this application included 3.1, 3.4, 3.4.1, 3.6, 2.6.9.

DRC Report

Ms. Leong said much of the application is for retroactive approval. She said she thought many of these things were approved administratively. She said the last item is for a speaker system which she said is actually a use application and not a design application .

Ms. Le explained the label on application indicates what is retroactive and what isn't.

Applicant Comment:

Chris Snell said the trellis is for their outdoor dining area to create usable outdoor space during bad weather. He said they are using what he sees others in the area using. He said they are open to material that makes the most sense. He said they had used the marine grade vinyl based on what other market businesses were using.

Susan Brems, PDA said the roof has always been the polycarbonate and they considered that material for the surround as well. She said their concern is for safety and suggested that a better version of vinyl be used. She said the applicant is working on a permit for a version that would be approved by Seattle Department of Construction and Inspections (SDCI). She said they want to make sure that the structure itself is safe and permitted and the city will verify that.

Applicant Comment:

Mr. Snell provided an overview of items in the application.

Landlord Comment:

Susan Brems, PDA said the trellis had been discussed and said they have permits pending for the mezzanine and the lighting grid. The blade sign that the Commission approved has arrived and will be installed; some of the temporary signage that was part of this application will go away. Window signage would be seasonal for shows and neon is for the dressing room.

Public Comment:

Vivian Morrow said she was unclear about what was permanent and what was temporary. She was confused over the amount of signage allowed and said it seemed excessive here. She said other businesses use this building and the branding is all focused on one business, which sets a bad precedent.

Lauren Rudeck, who had recused herself from her commission role and spoke as a member of the public, said nowhere else in the market is one business allowed to take over a building entry or hallway. It is unfair to other businesses. She said the existing speakers were not approved for the previous tenant, Steelhead Diner and when the applicant uses them, the music permeates into her business. She didn't support painting tiles black because it is pointing out one entry for one business and would not match the rest of the building.

Colleen Wilkie said that she owns a business in the same building and shares a hallway with Can Can. She would like to see cohesive measures taken in the hallway and entrance, and expressed concern that changes are geared toward one business rather than an entrance for all businesses in that building.

Golnaz Mohammadi, who had recused herself from her commission role, spoke as member of the public, said there is so much signage and a mural for this one business, it will be confusing to customers. She also mentioned a door in Post Alley that is left open at 90 degrees, and has additional signage with a huge poster. She said that sign is not shown in the application package and that no other businesses used similar signage.

Mr. Bown asked which items were administratively approved.

Ms. Le said nothing had been administratively approved and that is why the items were being reviewed.

#1 Trellis Structure and Enclosure (retroactive and new)

Ms. Leong said the DRC did not mandate polycarbonate; it was just a suggestion. She said the committee asked for something more permanent. She suggested the applicant come back with a better design.

Mr. Farrazaino asked if there are examples of others in market that have been approved.

Mr. Snell said he has a photo of the Pizza Pasta place below Can Can that he could send.

Ms. Leong cited commission minutes from June 9, 2021 when the deck and ticket window were approved in concept but not for build out. She said there are things built that have not been approved and things are being requested before they are designed. She said the commission cannot review something that isn't designed.

Ms. Brems said there is enough information to vote on the trellis structure as presented in detail. She said they could come back with more design details for surround weather

barrier. She noted the frustration of small businesses trying to make it through the pandemic.

Action: Mr. Farrazaino made a motion to adopt a resolution approving the trellis as designed and what seems to be built, with the expectation that they would come back for any design on the surrounding enclosure. The approval is conditional on any attachments – like sun shades, or fans or anything else that have not been approved – be removed. Guidelines 3.2.6, 3.2.9, and 3.4.1.c were cited.

MM/SC/SF/GL 3:2:2 Motion passed. Mmes. Rudeck and Mohammadi recused themselves.

Ms. Martin said elements shall relate to the building façade and architectural elements, design considerations should be uniform in color, size, scale and materials. This portion of the application doesn't meet that.

Mr. Farrazaino said applicant should come back with new concept. The approval of the trellis structure would allow for SDCL to review the permit application and the surround would come back to the MHC for review.

#1 Patio Furniture (retroactive)

DRC members said there was a long discussion on the application and there was no specific guideline cited for the patio furniture.

Mr. Farrazaino cited 3.4.3 f, displays and furnishings, saying that materials should not imitate other materials.

Action: Mr. Farrazaino made a motion to adopt a resolution approving the patio furniture of item #1 of the application as presented and cited 3.4.3 f.

MM/SC/SF/CB 5:0:2 Motion carried. Mmes. Rudeck and Mohammadi recused themselves.

#2 Mezzanine Storage Room and Lighting Grid (retroactive)

Mr. Farrazaino asked if the stairwell was the only part visible to public.

Mr. Snell said it isn't visible to public as the curtains are closed.

Ms. Leong said the light grid is visible to public and needs retroactive approval.

Mr. Farrazaino said it fits into the character of the Market and cited 3.2.14.

Ms. Leong asked whether the stair needed approval if it was not visible to the public. Ms. Le said that it was something new that was built in the space that was only separated by a cloth curtain. Ms. Leong said it is a functional thing for their

performances. Mr. Farrazaino said that approval was needed since it was a change in the space, whether it is public private.

Action: Mr. Farrazaino made a motion to adopt a resolution to approve item #2 of the application, the lighting grid and stairwell, and cited 3.2.14.

MM/SC/SF/GL 5:0:2 Motion carried. Mmes. Rudeck and Mohammadi recused themselves.

#3 Murals (retroactive)

Mr. Snell said he wanted to create vibrancy in the hallway and noted it was sterile and prison-esque.

Ms. Martin asked if the mural is on their leased space.

Mr. Snell said it is in the hall.

Mr. Farrazaino asked if he has collaborated with neighbors.

Ms. Snell said he has.

Commission members were not in support of something in a public space that was focused on one business. Guidelines 3.6.1 and 3.6.2 were cited, and the murals were in direct conflict. Commission members wanted to see collaboration with other tenants.

Action: Ms. Martin made a motion to deny the temporary murals as presented.

MM/SC/LM/CB 5:0:2 Motion carried. Mmes. Rudeck and Mohammadi recused themselves.

#4 Dressing Room sign (temporary)

Responding to clarifying questions Mr. Snell said that once they get the new sign the temporary and neon signage be removed.

Action: Ms. Leong made a motion to adopt a resolution approving item #4 of the application, the temporary Dressing Room signage, as presented and cited 3.6.2.

MM/SC/GL/SF 5:0:2 Motion carried. Mmes. Rudeck and Mohammadi recused themselves.

#5 Seasonal Sign (temporary)

Mr. Snell said all said once they get their new sign all the black and pink signage would be removed.

Action: Mr. Farrazaino made a motion to adopt a resolution to approve item #5, the temporary signs, through October 31, 2022 and cited 3.6.7.

MM/SC/SF/CB 3:2:2 Motion carried. Mmes. Martin and Leong opposed. Mmes. Rudeck and Mohammadi recused themselves.

#7 Floor Tiles and Exterior Wall Tiles

Mr. Snell proposed painting the floor tiles black.

Commission members said this portion of the application, painting the floor tiles is similar to the murals, in that other tenants should have input and be in agreement. The building was remodeled in the 1980s when the existing tiles were installed. The area is in PDA common area and should be a PDA decision.

Action: Mr. Farrazaino made a motion to adopt a resolution to deny item #7 of the application and cited 3.9.2 and 3.4.1 c.

MM/SC/SF/GL 5:0:2 Motion carried. Mmes. Rudeck and Mohammadi recused themselves.

#8 Speakers (retroactive)

Mr. Snell said Can Can has been in the market for 17 years. He said the customer experience begins when they come through the doors. He said he had a speaker approved for exterior use at the old location; one was approved here as well for the prior tenant. He said the speaker is indicative to what they do and how their business is perceived.

Ms. Le said she looked in the records and couldn't find an approval, denial, or citation on the speakers she found pictures from past years where the speakers are shown.

Responding to questions, Ms. Brems said the only time the PDA would have amplified music would be for a special event, like a concert that would need explicit approval.

Mr. Bown left the meeting.

Ms. Leong cited 2.6.9 and made a motion to deny.

Ms. Le advised that internal speakers were also included on this item. The speakers are located in the business, not in the hall.

Ms. Brems said speakers already existed at Steelhead but she can't verify they were approved. She said most tenants in the Market have internal speakers.

Ms. Le advised that stating 'as presented' means all the speakers and to be specific when making a motion.

Discussion ensued about amplification in the Market, precedent, and no special circumstances had been raised.

Action: Ms. Leong made a motion to adopt a resolution to approve the internal speakers inside the business and deny external speakers and cited 2.6.9.

MM/SC/GL/SF 3:1:2 Motion carried. Ms. Buker opposed. Mmes. Rudeck and Mohammadi recused themselves.

Mmes. Rudeck and Mohammadi rejoined the meeting in commission role.

092822.2 APPROVAL OF MINUTES

June 8, 2022 Postponed.

092822.3 REPORT OF THE CHAIR

Discussion to create guidelines review committee and what those meetings should look like. A meeting will be set up with city law representative. Ms. Le noted that meeting would have to be publicly noticed. Open and closed sessions are options.

092822.4 REPORTS OF THE STANDING COMMITTEES

There were no reports.

092822.5 STAFF REPORT

Administrative approvals to date 2022
Meeting location update
Commissioner recruitment update
Vaccination attestation information for Commissioners:

Ms. Le said there is no update on readiness of meeting room at the Market.

Ms. Le said no administrative approvals have been made since the last time.

Ms. Le said the four open positions have been posted and they have a closing date of October 18th.

Ms. Le reminded Commission members that vaccination attestation form must be completed and turned in if attending meeting in person.

PUBLIC COMMENT

Vivian Morrow: said her family has had a business in the Market for 58 years. She said she was not in favor of some of the 'pop up' business tents that have been appearing in Market. She said she was offended by name of corn business "Corn Hub" which is modeled after a pornographic website. She also mentioned that there were two similar corn roasting businesses in close proximity to each other. She said the pop-up food businesses compete against Market businesses and are allowed to come in on prime days – Friday, Saturday, Sunday. She said it isn't fair to the permanent Market businesses.

Colleen Wilkie said her business was mentioned earlier by the Can Can applicant and she noted she is open later into the evening and that they do rely on the side entry despite the testimony given by the applicant. During the summer she closes at 10:00 pm, the rest of the year they close at 8:00 pm. She agreed that a cohesive plan for the hallway be community oriented and not be focuses on one business.

092822.6 NEW BUSINESS

Continued discussion regarding proposed legislation related to land use review decisions and meeting procedures

Mr. Farrazaino asked if there was a response to the letter that the Commission had sent to the Mayor's office or Council. Ms. Le responded that there was not. Ms. Le said the draft legislation is currently in a deliberative state. Council goes into budget season in the fall leading up to the week of Thanksgiving. Currently DON is considering what will go in the legislation. Nothing's been submitted to council and probably won't be until after the fall budget process.

Adjourn MM/SC/SF/LM 8:20 pm.

Minh Chau Le
Commission Coordinator
206-684-0229