



The City of Seattle

Pike Place Market Historical Commission

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

MHC 43/15

Wednesday, March 25, 2015

4:30 p.m.

PDA Meeting Room, 93 Pike Street, Room 307

COMMISSIONERS

Frank Albanese
David Guthrie, Chair
Bob Hale
Donald Horn
John Ogliore
Jerrod Stafford
Christine Vaughan

Staff

Heather McAuliffe
Melinda Bloom

Absent

Marika Cialdella
Murad Habibi

Chair David Guthrie 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.

032515.1 APPLICATIONS FOR CERTIFICATES OF USE APPROVAL

032515.11 Country Dough
1916 Pike Place #14, Soames/Dunn (Sabra Mediterranean Food)
Cheng Biao Yang

Staff Report: Ms. McAuliffe explained the application for change of use for a business specializing in Szechuan style cooking. She said 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 c and e. Business to include the sale of shave ice and dried ginseng. Space is 435 square feet. Proposed ownership structure: LLC. Cheng

Biao Yang owns 80% and Yue Yang owns 20%. Neither owner has a financial affiliation with another business. Cheng Biao Yang will be in charge of the business on a daily basis as manager and head chef. Yue Yang will be the assistant manager, working as cashier and host, interacting with customers. Business hours: Monday through Sunday 10:00 a.m. to 6:00 p.m., closed Tuesdays. Exhibits reviewed included a site plan, written description of ownership interest and role in the business operation, menu, excerpt, LLC Operating Agreement. 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 c & e, 2.6, 2.7.1 and recommended to approve.

Applicant Comment:

Cheng Biao Yang explained the plan to prepare Chinese pancake and its relationship to Chinese history; he said that customers will see the fresh dough and see how they are made.

Landlord Comment:

Jessica Carlson, PDA, said she supported the application; she said the owner has lots of experience and has owned a restaurant before.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Albanese, URC, said there was nothing to add. He said that it is a good use for the spot which needs something to attract people.

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

MM/SC/FA/JO 7:0:0 Motion carried.

032515.12

Market Galbee

1505 Pike Place, Leland

John Chung, June Chung & Jeremy McLachlan

Staff Report: Ms. McAuliffe explained the application for change in ownership from a sole proprietorship owned by John and June Chung to a corporation owned by Jeremy McLachlan (90%), John Chung (5%) and June Chung (5%). No change in use is proposed at this time. She said the space is in Zone 1, street level, Food a-b and Retail b uses permitted. Existing use: Food f - business specializing in Korean BBQ. Space is 605 square feet. Proposed ownership structure: Corporation. Jeremy McLachlan owns 90%, and John and June Chung each own 5%. Jeremy

McLachlan does not have a financial affiliation with another business. All three owners will be onsite operating the business. Business hours: 10:00 a.m. to 6:00 p.m. daily. Exhibits reviewed included site plans, existing use approval, MHC 51/08, written description of ownership interest and role in the business operation, letter from applicant's attorney. Guidelines that applied to this application included 2.1, 2.4, 2.5, 2.6, 2.7 and 2.10.

URC Report: Ms. McAuliffe said the Committee cited 2.1.3, 2.1.4, 2.4, 2.5.1 f, 2.6, 2.7.2 a, b, & c and 2.10 and recommended to approve.

Applicant Comment:

Jeremy McLachlan said the change in ownership was prompted by health issues of the former owner. He said he plans to stay true to the brand that has been created and he will be on site.

Landlord Comment:

Jessica Carlson, PDA, supported the change and said it is a great opportunity for all. She said the menu will go back to its roots and will be simplified.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Albanese, URC, said it was a straightforward change of use. He said the menu will go back to basics and will meet specialty.

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

MM/SC/JS/FA 7:0:0 Motion carried.

032515.2 APPLICATIONS FOR CERTIFICATES OF DESIGN APPROVAL

032515.21 Sunny Honey Company
89 Pike Street, Economy Market
Anne Smith

Staff Report: Ms. McAuliffe explained the application to install sign above storefront. Exhibits reviewed included site plan, photo, rendering, sign details, and color/material sample. 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 recommend sizing down sign and minimizing holes from wood screws.

Applicant Comment:

Matt Holland, PDA, presented on behalf of the owner and said that they removed the borders around the signage and curved the corners to be more banner-like like Market Spice signage. He said the color has been changed to antique white which is softer. He said that four wood screws are now proposed. He said the material is painted dibond which is easy to mount. Speaking as landlord he said that they looked at what other businesses have for size and scale and toned it down with the antique white.

There was discussion about the size of this sign being too large. There was agreement that the design is good. The applicant, Anne Smith, said she needs the signage because her spot gets lost between Pike Place Fish and the Donut line. It was suggested that text be applied directly to bead board and Ms. Smith said she was open to doing that. It was determined that applicant come back to DRC with revisions to the material, letter size and the method of attachment.

Public Comment: There was no public comment.

Mr. Holland said they will come back with details.

Action: Mr. Albanese made a motion to adopt a resolution to approve the application with the background removed and just graphics and applicant will come back to DRC for final review and approval.

MM/SC/FA/BH 7:0:0 Motion carried.

032515.22

El Borracho

1521 First Avenue, Sanitary Market
Kathleen Davidovich

Staff Report: Ms. McAuliffe explained the application for proposed changes to storefront windows. The application was postponed from March 11, 2015. She noted that the application has been amended to propose installation of multiple fans instead of changes to the storefront windows. One business sign will be relocated. Exhibits reviewed included photos, plans, cut sheets, and color sample. Guidelines that applied to this application included 3.1, 3.3, and 3.9.

DRC Report: Ms. McAuliffe said the Committee cited 3.1.2, 3.9.1, 3.9.2, 3.9.4, 3.9.10 and recommended to approve, with request for accurate sizing of fans, locations and method of attachment. DRC Chair recommends reopening transom window above entry door on First Avenue.

Applicant Comment:

Bob Wagner said they did a mock up and noted they need to add fans to push more air in. He explained the reason for placement of each fan. He noted the owner's reluctance to move the sign over the front door.

Landlord Comment:

Jessica Carlson, PDA, said it is necessary because it is stifling during the summer and even during the winter.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Albanese said they covered everything thoroughly per DRC request.

Mr. Horn said that increasing the number and location of fans is ok but that he didn't think all were required. He recommended installing a few at a time. He recommended opening up the transom which was made to be ventilation into the space. He suggested moving the sign and installing a better fan. He said that another option would be to install window fans. He said he was hesitant to approve fan #3.

Mr. Wagner said that all three fan experts said that the transom opening wouldn't work. He said that only the small fan will impact the storefront.

Owner Kathleen Davidovich said she did not want to move the sign.

Mr. Horn said it could be moved outward on brackets.

Discussion ensued about the number and placement of fans and the applicant noted that the fans would all be installed at one time – while contractor is on site - rather than in multiple phases. It was decided that motion would be conditioned on return to DRC with further modifications.

Action: Mr. Guthrie made a motion to adopt a resolution to approve the application with further related modifications reviewed by DRC.

MM/SC/DG/JS 6:1:0 Motion carried. Mr. Horn opposed.

032515.23

Old Stove Brewery

1525 First Avenue #16 & 1530 Post Alley #9 (First & Pine Building)

Chris Moore

Staff Report: Ms. McAuliffe explained the application for proposed interior and exterior alterations; install furnishings, fixtures and equipment. Exhibits reviewed

included work description, plans, photos, renderings, color/material samples, and cut sheets. Guidelines that applied to this application included 3.1, 3.2, 3.4 and 3.5.

DRC Report: Ms. McAuliffe said the Committee cited 3.1.2; 3.2.1; 3.2.14; 3.2.10, 3.2.11, 3.2.14; 3.3; 3.4.1 a & c, 3.4.2 a, c, d; 3.4.3 a, b & f; 3.4.1 a, b, c, d; 3.4.2 a & c; 3.4.3 a, b, e, f; 3.5.1, and 3.5.2 and recommended to approve.

Applicant Comment:

Greg Bjarko went over the proposal packet with Commission members (full detailed plans in DON file). He explained the plan to install operable window wall and door system on 1st Avenue to allow for future sidewalk café. He said they will install new mechanical, electrical and plumbing. He went over the floor plan and noted proposed areas such as kitchen, cold room fermenters. He provided material and color samples and images of proposed furnishings and finishes – wood tables and benches, stools, shelving, perforated metal, stainless steel; and said they plan on a mural of an historic image relating to brewery. He said that the plan is for 1,355 square feet front of house and 128 square feet back of house.

He explained that the ceiling color will be a darker gray so that the pipes will recede. He said that the walls will be a lighter gray with color all the way up to ceiling. He said the floor will be ground down and sealed concrete and bathrooms will have a sanitary and durable u-crete. Responding to questions about dampening of sound he said there will be acoustical material behind perforated material but they haven't gotten to that yet.

Mr. Bjarko went over mechanical system and lighting plans and said the new air handler over the top of the restroom will not be visible. He said the duct will pop out and run along the back wall above the fermenters and will be painted to match ceiling color. He said that all lighting will be 2700 K and noted the dark bronze pendant lights, surface mounted ceiling lights, spotlights at perimeter to highlight mural and fermenters, and under cabinet and recessed lighting in restroom.

Landlord Comment:

Jennifer Maietta, PDA, supported the application and noted the applicant was conscientious in choosing materials that would meet the Guidelines.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Horn cited 3.4.2 and said the dark interior finishes are not in keeping with the guideline. He said First Avenue windows are an architectural feature of the Market and changing the large windows changes the character of the building; he cited 3.2.1.

Ms. McAuliffe noted that the building is not historic.

Mr. Horn said that it is in a historic district.

Ms. McAuliffe said that DRC thought the windows were okay because of similar windows at the adjacent residential portion of the building.

Mr. Albanese agreed and said it flows nicely with the residential windows. He said that the dark ceiling is necessary here because there is so much going on; the darker color brings the eyes down to the equipment.

Ms. McAuliffe said that applications are reviewed on a case by case basis and darker color may be okay if it is in character with that business.

Mr. Albanese said that this is a bar.

Mr. Ogliore said that if there were no pipes he would agree with Mr. Horn.

Mr. Guthrie said that there are unusual fixtures in the tap room that the client wants to highlight. He said that the duct should stand out more because it is part of the character of the Market but he said he understood their reasoning.

Mr. Horn said that the previous changes to the windows were a mistake; their installation doesn't mean it is okay to do it again.

Ms. Vaughan expressed concern with the proposed painting.

Owner Chris Moore said that there is not a lot of wall to paint and noted windows, mural etc.

Mr. Hale asked about painting of the folding window wall.

Mr. Bjarko said that window exteriors will be painted dark green to match other store front windows.

Mr. Hale said that there is a lot of raw material which is in character of the Market.

Mr. Bjarko walked through the brewery portion floor plan and sited equipment and furnishings with Commissioners; he noted shorter stools, natural aluminum, stainless tables, stainless shelves and provided material and color samples. He said that FRP will be on walls; walls with not FRP will be painted white. He said that beer-making and chowder-making activity will be visible to public in "Meet the Producer" style. He said that they will bring steam into the building.

Ms. McAuliffe said the steam portion will not be visible to public.

Landlord Comment:

Jennifer Maietta, PDA, said she was pleased with the application and the attention to detail.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Albanese, DRC, said it was straightforward. He said the space is bright and open and the public can watch activity. He said the applicant has been working with the adjacent Chowder House.

Mr. Horn said this portion is great and he noted the light color walls.

Ms. Vaughan asked if an application would be coming from the Chowder House.

Ms. Maietta said it would be.

Mr. Hale said its utilitarian aspects are in character with the Market.

Mr. Moore clarified that there really isn't much wall space so there won't be a lot of gray; it will be more like an accent color. He said that the interior windows will match the wall color and will have no trim.

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

MM/SC/FA/JO 5:2:0 Motion carried. Mr. Horn and Ms. Vaughan opposed.

031115.3 APPROVAL OF MINUTES: March 11, 2015 Deferred.
031115.4 REPORT OF THE CHAIR No report.
031115.5 REPORT OF STANDING COMMITTEES: No report.
031115.6 STAFF REPORT
031115.7 NEW BUSINESS

6:40 pm Ms. Vaughan made a motion to adjourn. Mr. Hale seconded.

Respectfully submitted,

Heather McAuliffe
Commission Coordinator