



The City of Seattle

Pike Place Market Historical Commission

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

MHC 172/16

Wednesday, November 9, 2016

4:30 p.m.

PDA Meeting Room, 93 Pike Street, Room 317

COMMISSIONERS

Frank Albanese, Chair

Sam Farrazaino

Murad Habibi

Bob Hale

Patricia Julio

John Ogliore

Lauren Rudeck

Christine Vaughan, Vice Chair

Staff

Heather McAuliffe

Melinda Bloom

Absent

Michael Hammond

Rachael Kitagawa

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.

110916.1 APPLICATIONS FOR CERTIFICATES OF USE/DESIGN APPROVAL

110916.11 Jarr & Company, LLC
1901 Western Ave Suite F, MarketFront
Bryan Jarr

Staff Report, Use: Ms. McAuliffe explained the application for change in ownership from a sole proprietorship to an LLC owned 100% by Bryan Jarr. She

said that this is a change in ownership structure to an LLC; no members are being added or deleted. Exhibits reviewed included State of WA Corporations Division paperwork for LLC formation. Guidelines that applied to this application included 2.10.

URC Report: Ms. McAuliffe said the Committee cited 2.10.2 and recommended to approve.

Applicant Comment:

Applicant had no comment.

Landlord Comment:

Landlord supported.

Public Comment: There was no public comment.

Commission members determined they had enough information to make a decision.

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

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

Staff Report, Design: Ms. McAuliffe explained the application for design of dining room/bar, kitchen, retail area and restrooms. She noted that signage and mural designs shown are conceptual only and are not part of the application. Exhibits reviewed included plans, photos and details – furnishings and light fixtures, color/material samples, and cut sheets for equipment. Guidelines that applied to this application included 3.1, 3.4, and 3.5.

DRC Report: Ms. McAuliffe said the Committee cited 3.1, 3.4.1 a & b, 3.4.2 a, c & d, 3.4.3 a, b, 3 & f, and 3.5.1 and recommended to approve.

Applicant Comment:

The project architect provided context of the site in the new Marketfront space. He explained the intent to use natural materials- wood, and existing concrete and glulam. He said they are using what is there rather than covering it up. He said there are two entrances into the space – one from the west and one from the breezeway from the plaza. He said they propose a waiting area and a ramp down into retail area.

Bryan Jarr said in the retail area they will sell products produced on site and some other items – canned products from Spain. He said they will also sell some grab and go items – salads and sandwiches.

Michael said there will be a less formal eating bar, open kitchen concept, communal dining spaces, formal dining and cocktail bar. He said they have an expansive window with water view. He said the catwalk mezzanine over the kitchen is not open to the public; he noted it will help to screen less attractive areas of the kitchen from view. He said proposed furniture is wood with white oak table tops and clear stain. Lighting will be specific to tables and will use 2700 kelvin. He said there will be LED strips at the bar. He said the focus will be on the light, not the fixtures. He said they will utilize the existing concrete floor and will stencil onto it with a muted pattern to distinguish dining area from the retail. He said the kitchen island will allow visual connection through the space.

He said that double doors will be used at the entry, white oak shelving with open back will be infilled with products in a way to allow visibility through; the steel panelized system will play off the steel beams. He said they will come back with signage. He said a banquette is planned for the north wall of the dining room with mirrors along the back. He said the cocktail bar front will be glazed bar brick, steel and wood shelving system, wire and glass doors, tiled antique mirrored wall, and white oak bar top. He said the kitchen will have glazed brick and white oak butcher block. He said they will utilize existing concrete wall. He went over equipment and specs.

Mr. Jarr said that the canner is on a steel brace and hoist will move 600 cans at a time to the mezzanine area.

Michael said that the restrooms will have white oak doors, mural – Sophia Loren image – on back wall.

Landlord Comment:

Jennifer Maietta, PDA, said she is impressed with the design and noted the design team has done an excellent job. She said it is a really nice open concept and they are using real materials.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said that it is a really awkward space and he noted the breezeway is above the main floor level. He said that everything is open and they are using natural materials. He said they have done a nice job.

Ms. Julio asked about signage.

Michael explained signage will be done later.

Ms. Vaughan cited 3.4.1 b and asked about the shelving against the window.

Mr. Jarr said the window is against the stairway – there is bracing and also planter boxes – only a small chunk of window is open.

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

MM/SC/BH/LR 8:0:0 Motion carried.

110916.2 APPLICATIONS FOR CERTIFICATES OF DESIGN APPROVAL

110916.21 Bottega Italiana
Deferred.

110916.22 Honest Biscuits
1901 Western Ave Suite E, MarketFront
Art Stone

Staff Report: Ms. McAuliffe explained the application to install partitions, counters, casework, furnishings and equipment; seal concrete slab. She noted that the space has no walls and that applicant will come back with signage and lighting. Exhibits reviewed included plans, renderings, construction details, color / material samples, and equipment cut sheets. Guidelines that applied to this application included 3.1 and 3.4.

DRC Report: Ms. McAuliffe said the Committee cited 3.1, 3.4.1 a & b, 3.4.2 a, c & d, 3.4.3 a, b & f and recommended to approve.

Applicant Comment:

Kelly Sommerfeld, Tenpenny Design, said the space will showcase production and allow interaction with staff. She said the space is across the breezeway from JarrBar. She said there is a triangular shaped footprint with two entrances – the one from the breezeway is 4' higher than their main level. The other entrance is from the west side from the plaza. She said they will preserve view for seating area. The front counter is near the front entry. She said that production area is viewable – biscuit making, rolling and cutting – and they have arranged equipment to keep visibility through the space. She said that dishwashing and messier tasks are tucked in the corner against the landing and stair.

Art Stone said they had to meet the functions of the business in the space.

Ms. Sommerfeld said the height of the space is generous – 13 – 14’ high. She said that partitions will be constructed for central kitchen and will be clad in 4” x 8” white tile that will be applied in a staggered manner. She said the front counter will have dark top and warm gray bottom. She said they will keep a warm look and utilize the glulam beams and columns and concrete floors. She said they will use two countertop types – quartz in the service area and concrete in the pick-up area. She said they have chosen a neutral palette.

Mr. Stone said that there will be an educational component to the business as well – they will use local sustainable organic ingredients.

Ms. Sommerfeld said they will bring in orange for the logo and noted they will minimally use the accent color. She said they will use fiber reinforced panels on the backside of the front counter; they will use black base. She said that storage will be above counter and prep sink and there will be more storage behind the future sign. She said there is storage near the stairs and noted there is plumbing and electrical there.

Landlord Comment:

Jennifer Maietta, PDA, said it is difficult space for design and noted there are no walls. She said they have worked so that there is not a big cube in the middle. She said they worked through the process to keep the space open and still functional. She said it is an interactive space.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said it is awkward space and they have done a successful job; he said they have kept the view and the material palette is utilitarian and in the character of the Market.

Ms. Rudeck asked about the duct work.

Ms. Sommerfeld said it will be part of the signage application.

Mr. Hale said the stacks are being installed on roof deck area and are part of general construction.

Ms. Maietta said they will come back with application for mechanical and lighting and all cut sheets will be provided at that time.

Mr. Ogliore said that the PDA has met the standard of “Meet the Producer” here and with the brewery, Jarr Bar, and the chocolate place.

Mr. Albanese said they have gotten a lot in 700 square feet.

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

MM/SC/JO/LR 8:0:0 Motion carried.

110916.3 APPROVAL OF MINUTES:

October 26, 2016

MM/SC/MH/LR 6:0:2 Minutes approved. Mr. Hale and Ms. Julio abstained.

110916.4 REPORT OF THE CHAIR

Mr. Albanese asked about the status of the display fence enforcement.

Mr. McAuliffe said the Seattle Department of Construction and Inspections (SDCI) will send a Notice of Violation.

Mr. Albanese suggested a letter from the Commission to the PDA.

Ms. McAuliffe said she has notified the PDA and SDCI; the PDA has asked for leniency. She explained the enforcement process and said that it is out of the Commission's hands now.

Mr. Albanese agreed that a letter may not be a good idea. But noted the PDA is dragging their feet.

Mr. Farrazaino said it can be a long process and depending on staffing it may not be high on the list.

110916.5 REPORT OF STANDING COMMITTEES:

URC and DRC: Nothing to report.

GRC: met today. Mr. Habibi said they thought a committee should be formed to select the at large position and review applications; have a statement of commitment; and involve business owners. He questioned how the racial equity tool kit can be applied to decisions made by the Commission and what that lens means here.

Mr. Albanese said he thought the Market was the best example of racial equity in the whole city.

Mr. Habibi agreed and said there is lots of diversity here but that we need to find out what the kit means to the Commission.

Ms. Julio said the City should provide resources to have this dialog.

Mr. Albanese said the Commission has no control over who or what comes before the Commission.

Ms. Vaughan said the Commission is driven by the Guidelines, DRC and URC and those have nothing to do with race in the composition and culture of the board. She asked what could be done to make sure the board and applicants are comfortable with process.

110916.6 STAFF REPORT

110916.7 NEW BUSINESS

5:55 PM Mr. Ogliore made a motion to adjourn. Ms. Vaughan seconded.

Respectfully submitted,

Heather McAuliffe
Commission Coordinator