



The City of Seattle

Pike Place Market Historical Commission

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

MHC 128/19

Wednesday November 13, 2019

4:30 p.m.

PDA Meeting Room, 93 Pike Street, Room 317

COMMISSIONERS

Bob Hale
Michael Hammond
Rachael Kitagawa
John Ogliore, Vice Chair
Lauren Rudeck
Christine Vaughan, Chair
Anais Winant

Staff

Minh Chau Le
Melinda Bloom

Absent

Chair Christine Vaughan determined that a quorum was present and called the meeting to order at 4:35 pm.

She reminded Commission members to announce any conflict of interest or ex parte communication prior to review of applications.

111319.1 APPLICATIONS FOR CERTIFICATES OF USE/DESIGN APPROVAL

111319.11 Alex Achaval Studio/Gallery
1516 Western Ave, Fairley Building
Alex Achaval

Proposal to prepare retail space for use as an art studio and gallery by installing artwork, fixtures, a blade sign face on existing hanger, painting, and applying vinyl lettering to existing awning.

Staff Report, Use: Ms. Le explained the application for change of use to an artist studio and retail gallery selling artwork made by owner. The space is in Zone 1, street level, all uses permitted. Former use: Bar Bazaar (Food d, Retail e, Other Uses b). New use would be: Retail c, Other b (professional portraiture). Space is 447 square feet. Proposed ownership structure: sole proprietor. Owner affiliations: no other business affiliations. Owner operator: Alex Achaval will be onsite regularly for business operations. Business hours: Monday – Friday, hours to be determined. Owner currently operates retail space in the Down Under. Retroactive application. Exhibits reviewed included sample images of merchandise; 11/06 URC requested additional sample merchandise and pricing be provided at 11/13 MHC meeting; and 11/06 URC requested clarification of consistent business hours and operating ideally at least three days per week. Guidelines that applied to this application included 2.1, 2.5, 2.6 and 2.7.

URC Report: Ms. Le said the Committee cited 2.1, 2.5.4 c, 2.5.5 b, 2.6.1, 2.6.3, 2.6.8, 2.7.1 b, 2.7.2 c and recommended to approve.

Applicant Comment:

Alex Achaval said he is moving to a new location that will be a better fit and location for him. He went over prices of goods and said his hours will be 11 – 5.

Ms. Vaughan asked if the hours will be posts.

Mr. Achaval said hours will fluctuate a little and some hours will be by appointment.

Landlord Comment:

Tabitha Kane, PDA, said that is typical for this part of the Market. She said there are more deliveries. She said other businesses post ‘be back at ___’ signs.

Ms. Rudeck said they have posted hours and the ‘be back’ sign.

Ms. Vaughan said at the Use Review Committee applicant said they would be there on regular basis.

Public Comment: There was no public comment.

Mr. Hammond said the URC thought the use was compatible with the space. He said light is an issue for the artists and days are shorter.

Ms. Vaughan cited 2.6.3 regarding consistent hours, five times a week.

Ms. Kane said Western Avenue is different; retail is not traditional, it is retail / studio. She had no problem with the hours and said flexibility is expected with

this type of business. She said he has a close working relationship with neighbors.

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

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

Staff Report, Design: Ms. Le explained the application for retroactive proposal to prepare retail space for use as an art studio and gallery by installing blade sign face on existing hanger, painting, and applying vinyl lettering to existing awning.

Exhibits reviewed included site plan; floor plan; sample paint colors; lighting fixture details; shelving details; drawings of interior placement of fixtures; sign copy for blade sign; sample lettering for awning; photo of existing awning. 11/06 DRC requested details about the following be provided at 11/13 MHC meeting: blade sign, paint samples, placement of lighting, check-out counter, lighting color temperature, vinyl lettering for storefront. Guidelines that applied to this application included 3.1, 3.4, and 3.6.

DRC Report: Ms. Le said the Committee cited 3.1, 3.4 and 3.6 and recommended to approve, conditional on submitting supplemental information at 11/13 MHC.

Applicant Comment:

Mr. Achaval went through drawings and updated floor plans. He proposed painting the concrete floor gray, walls white and said fixtures will be white. He went over lights, furnishings, checkout counter.

Ms. Rudeck noted the couch is faux leather.

Mr. Ogliore said it is not permanent, it is furniture.

Mr. Hale said that is minor.

Mr. Achaval said the blade sign will go 30" out and will be sited to the left of the awning. He went over bracket and mounting detail.

Ms. Kane said the couch is faux leather and noted that any moveable object is not an issue. She said it will look great. It will have more light to better show his art. This will be good for Western Avenue.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said the Committee had no problem and received the additional information requested. He said the light fixtures are 2700 K, signage is clear and modest, and the Committee recommended approval.

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

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

Ms. Le said the Use and Design were approved retroactively.

111319.2 APPLICATIONS FOR CERTIFICATES OF DESIGN APPROVAL

111319.21 Virginia Inn
1937 1st Ave, Livingston Baker Building
Karl Sexton

Proposal to remove existing outdoor awnings and replace with a retractable awning.

Staff Report, Design: Ms. Le explained the application to remove existing outdoor awnings and replace with a retractable awning. Exhibits reviewed included a site plan, photos of existing NE and NW facades, scale drawings of existing NE and NW facades, scale drawings showing proposed awning extended and retracted, images of awning and hardware colors, details about methods of attachment, sample color and font of lettering on proposed awning, fabric and hardware material sample. 11/06 DRC requested that size of lettering be specified at 11/13 MHC Meeting. Guidelines that applied to this application included 3.1, 3.2, 3.4 and 3.6.

DRC Report: Ms. Le said the Committee cited 3.1, 3.2.9, 3.4.1 b, c, d, and 3.6.1 and recommended to approve.

Applicant Comment:

Ana Brooks, Babienko Architects, went through the drawings and oriented Commissioners to the site. She indicated the awnings to be removed. She proposed retractable fabric covered awnings that will be installed in two sections the length of the storefront. She went over mounting detail. She said 5” text will be on band. There is a minimum of 8’ from sidewalk to awning. She didn’t have a fabric sample but noted it is similar to existing color. She provided a metal sample and said the bronze of the frame is similar to awnings.

Ms. Rudeck asked how far it projects out.

Ms. Brooks said 4'6"; she noted she will update the sheet to correctly reflect that.

Landlord Comment: There was no landlord comment.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said he was pleased with the application and noted the awnings relate to the architectural details – columns and bays. He said it opens up the view to transom windows. He said questions were answered regarding the letter height. He said it is a modest size sign. The Committee recommended approval. He said the Committee saw the fabric; it is more or less the same color as what is there now. The bronze matches the bronze columns.

Mr. Ogliore said it will provide shelter and will be more practical.

Ms. Rudeck said it opens up the windows.

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

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

111319.3 REPORT OF THE CHAIR

Ms. Vaughan updated the Commission on Position 12 application process.

Ms. Le said three applications were received and the application period is open until close of business November 25, 2019. She said they can check in and cross reference names. She said confirmation of new Commission members is within the context of a special meeting of the City Council which has been in the middle of budget process. She said there is competition for December 1 meeting; they are hoping for confirmation as soon as possible, possibly January. She said she will keep the Commission apprised of the process.

111319.4 REPORT OF STANDING COMMITTEES

Ms. Vaughan asked about the Guidelines Review process.

Ms. Le said the attorney's office is working with Sarah Sodt, City Historic Preservation Officer, on proposed additions and edits to Guidelines. She said items needs refinement – racial equity lens, soundscape. She said that Ms. Sodt will reach out to set up a meeting with City Attorney office, Ms. Vaughan and herself.

Ms. Vaughan asked about meeting minutes.

Ms. Le said minutes were approved through July 10, 2019 and that she would be sending four of the six outstanding documents to Commissioners for review.

Ms. Vaughan said she wants minutes in advance and said that 17 weeks is too long to wait for anyone to be able to remember.

111319.5 STAFF REPORT

Ms. Le noted compliance issues at Purple Store, Joe Coffee, Cobb Popcorn, Inn at the Market. She said the blade sign at Cobb Popcorn had been approved. The roof top work at Inn at the Market was reviewed at DRC and determined to be in kind so no further review was needed. She said she will ask if they will paint it.

Ms. Rudeck asked about use of denied A-frame.

Mr. Ogliore said there is one on 1st Avenue.

Mr. Ogliore made a motion to adjourn. Mr. Hale seconded.

Minh Chau Le
Interim Commission Coordinator