



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 51/17

Wednesday, April 26, 2017

4:30 p.m.

PDA Meeting Room, 93 Pike Street, Room 317

COMMISSIONERS

Frank Albanese, Chair
Murad Habibi
Bob Hale
Michael Hammond
Rachael Kitagawa
John Ogliore
Christine Vaughan, Vice Chair
Anais Winant

Staff

Heather McAuliffe
Melinda Bloom

Absent

Sam Farrazaino
Patricia Julio
Lauren Rudeck
Jerrod Stafford

Chair Frank Albanese determined that a quorum was present and called the meeting to order at 4:33 pm.

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

042617.1 APPLICATIONS FOR CERTIFICATES OF USE APPROVAL

042617.11 J & J Gifts
1427 First Avenue, Economy Market
Sung Hwang

Application: Change in ownership structure from a sole proprietor to a corporation.
Clarification in use: proposed change to a retail business specializing in Pacific

Administered by the Historic Preservation Program Seattle Department of Neighborhoods

"Printed on Recycled Paper"

Northwest and novelty themed shirts, jackets, hats, sportswear and pants (90% of display space). 10% of space to include Pacific Northwest themed souvenir items such as shot glasses, mugs and magnets, etc. She said the space is in Zone 2, street level, Food a-e and Retail a-d uses permitted. Former use was Retail e: business specializing in the sale of moderately priced men's, women's and children's sportswear, casual shoes, accessories, costume jewelry and ladies' handbags per MHC 165/86. New use would be Retail e. Space is 670 square feet. Proposed ownership structure: corporation. The applicant, the existing owner, owns 100% of the corporation. This is a change in ownership structure only. There is no change proposed to the operation of the business. Exhibits reviewed included a site plan and existing use approval, MHC 165/86, and State of WA Application for Profit Corporation. Guidelines that application included 2.10, 2.1, 2.4, 2.5, 2.6, and 2.7.

URC Report: Ms. McAuliffe said the Committee cited 2.10.3, 2.10.4, 2.1, 2.4, 2.5.4 e, 2.6.2, 2.6.4, 2.7.2 a, 2.8.1 and recommended to approve, with further discussion by full Commission. URC requested product list with prices.

Applicant Comment:

Matt Holland, PDA, explained that the minor change in use and provided updated pricing sheet showing % breakdown of use.

Landlord Comment:

PDA is landlord.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Ogliore said the pricing sheet clarified URC questions. He cited 2.6.2, 2.7.2 a.

Ms. Vaughan said the product mix has changed over the years and it is good to clarify what is there now. Price point appeals to low and high income.

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

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

042617.12 Inn at the Market
86 Pine Street
David Watkins

Staff Report: Ms. McAuliffe explained the application for change in ownership to an LLC owned 50% each by David Watkins and Lars Pedersen. She said the space is in Zone 2, street level, Food a-e and Retail a-d uses permitted. Proposed ownership structure: LLC. Neither of the applicants has a financial affiliation with another existing business. David Watkins will be onsite Monday-Friday. He is the general manager. Business hours: 24 hours, seven days a week. Exhibits reviewed include a site plan, written description of ownership interest and role in the business operation, Certificate of Approval for Use – May 3, 1982, State of Washington business license application, and letter from applicants’ attorney/Draft Operating Agreement. Guideline that applied to this application included 2.10, 2.1, 2.4, 2.5, 2.6, and 2.7.

URC Report: Ms. McAuliffe said the Committee cited 2.10.3, 2.10.4, 2.1.4, 2.4, 2.5.5 b & c, 2.6.2, 2.7.2 c and recommended to approve, with discussion of use compliance per 2.10.3 & 2.10.4

Ms. McAuliffe recommended approval be conditioned upon the application applying for and receiving approval for a change in use – conversion of 10 low income units.

Applicant Comment:

David Watkins provided history and overview of his background. He explained the Inn features Market products.

Landlord Comment:

Annie Delucchi said she is in favor of the change and will continue in her role.

Mr. Watkins said they will come back with clarification on use.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Ogliore said the staff report covered everything. He cited 10.3 and 10.4 and said they will come back with change of use clarification; everything else is OK.

Ms. Vaughan said the change of ownership is OK.

Ms. McAuliffe explained that it was to be built as housing, including low income. The owner came back and couldn't make it work as all residential so it was transitioned into apartment / hotel.

Ms. Delucchi said originally it was condos; a deal was made with the City that there would be ten low income units for seven years. It wasn't doable for the owner. In 1997 six units were approved to convert to hotel. She said they will go through the paperwork and will come back with details for the change of use.

Ms. Winant asked about the ownership of the building.

Ms. Delucchi said Messrs. Watkins and Pedersen are the managing entity; another entity owns the building.

Action: Mr. Ogliore made a motion to adopt a resolution to approve the application conditioned that the applicant will apply for change of use and clarify 10 low income housing units.

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

042617.13 PDA – annual street use requests
Zack Cook

Mr. Albanese recused himself.

Staff Report: Street use/right-of-way approval for farm and crafts overflow April 30, 2017 through April 29, 2018, evening farmers market 2:00 p.m. to 8:00 p.m. on Wednesdays May 31 through September 27, 2017, and placement of Pike Place Market Holiday Tree November 20, 2017 through January 7, 2018. She said this is an annual application submitted by the PDA. Exhibits reviewed included letter from PDA, maps, and letter of approval from Local Color & Beecher's Handmade Cheese. Guidelines that applied to this application included 2.1, 2.9, 2.11.

URC Report: Ms. McAuliffe said the Committee cited 2.1.1, 2.9.1, and 2.11.1 and recommended to approve.

Applicant Comment:

Zack Cook, PDA, said there will be no change to the overflow. He said they adjusted the hours. He said that at least 52% will be farmers per a City requirement for 'farmers market'.

Landlord Comment:

PDA is landlord.

Ms. Vaughan noted the amplified music component was dropped this year.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Ogliore said the URC had no problem with the application.

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

MM/SC/BH/MUH 7:0:1 Motion carried. Mr. Albanese recused.

042617.2 APPLICATIONS FOR CERTIFICATES OF USE/DESIGN APPROVAL

042617.21 Made in Washington
1520 Post Alley #12, Post Alley Market
Bill Gates

Staff Report, Use: Ms. McAuliffe explained the application for expansion of use for a business specializing in the sale of items made in the state per MHC 32/86. Expansion of use to sell ready-made sandwiches and offer sampling of food-based products. She said the space is in Zone 2, street level, Food a-e and Retail a-d uses permitted. Former use was Food f & Retail e. New use would be Food f. Space is 1204 square feet. Exhibits reviewed included site plans, existing Certificate of Approval for Use, MHC 32.86, letter and attachment from applicant. Guidelines that applied to this application included 2.1, 2.4, 2.5, 2.6, 2.7, and 2.8.

URC Report: Ms. McAuliffe said the Committee cited 2.1, 2.4, 2.5.1 f, 2.5.4 e, 2.7.2 a, 2.8.1 a & b and recommend discussion by full Commission.

Applicant Comment:

John Turnbull, PDA, explained the change in use is design-driven. He explained the history of the layout of the space and said it and the tenancy were done when the space was privately owned. He said the storefront intrudes into a common hallway into Post Alley. He said they want to move the storefront back to gain more hallway space as an overall benefit to the Market. He said food retail works well and they want to increase that and give samples to support that. He said this will require a hand sink and a cooler case. He said the PDA initiated this change to reduce the space and improve functionality of the space / doors.

Landlord Comment:

Jessica Carlson, PDA, said the PDA supports the change.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Ogliore said the URC discussed 2.6.2, 2.6.4 and said they have a defined specialty now.

Bill Gates, Made in Washington, said 40% of retail is food now, pre-packaged, non-perishable. He said they want to be able to open those up for samples.

Ms. Kitagawa asked about the sandwiches.

Mr. Gates said that they will be made from store items; they want to add sandwiches to the mix.

Ms. Vaughan cited 2.6.4 and said that no bread or lettuce are being sold in the store; she said the sandwich becomes a restaurant item.

Mr. Ogliore agreed and said the samples meet 2.8.1 a but the sandwiches don't.

Responding to clarifying questions, Mr. Gates said they want to be more food driven and this is a way to participate. He said it is a small offering.

Mr. Albanese said they will be sampling to sell product. He asked if they considered removing the sandwich and just sample shelf products.

Mr. Turnbull said this is a very small parallel to Bavarian Meats; there is only one type sandwich. He said they don't sell perishable bread.

Mr. Albanese said that area is food-dominated.

Ms. McAuliffe said it would be a change to specialty; currently the specialty at Made in Washington is non-food.

Ms. Vaughan noted it would be a concentration of uses.

Ms. Winant said it is one sandwich.

Ms. McAuliffe suggested discussion of 2.7.2.

Ms. Kitagawa said it is pushing a 'take and go'.

Mr. Hale asked if the idea is to take the sandwich to go.

Mr. Gates said they have no seating. He said their business is 'take and go' or shipped.

Ms. Winant said the sandwich is a specialty with a focus on product; customers may come back to buy product.

Ms. Kitagawa said she worried it would snowball; the area is already saturated with 'take and go'.

Mr. Albanese asked if they are made as ordered.

Mr. Gates said yes and they will use on the four ingredients specified; this is the only sandwich they will serve.

Mr. Habibi said sampling versus sandwich it is becoming a food court environment.

Mr. Albanese asked the applicant if they want to remove the sandwich from the application.

Mr. Gates said they wanted to remove the sandwich.

Action: Mr. Habibi made a motion to adopt a resolution to approve the application as amended by applicant.

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

Staff Report, Design: Ms. McAuliffe explained the application for proposed interior/exterior alterations; installation of new signage. Exhibits reviewed included plans, renderings, photos, color/material samples, and cut sheets. Guidelines that applied to this application included 3.1, 3.2, 3.4, 3.5, and 3.6.

DRC Report: Ms. McAuliffe said the Committee cited 3.1, 3.2.1, 3.2.4, 3.2.10, 3.4.1 a, b, & c, 3.4.2 a, b, & c, 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:

John Turnbull, PDA, explained they would remove the old storefront and put in a new one. He said they will remove the awning, storage and add sink. He said the VCT is from the 1980's; to install sink, they have to cut through flooring and concrete to add plumbing. He said they will put in an overlay floor and will use real wood veneer on plywood base. He said it is pre-stained and easy to repair.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said they are using natural wood materials and Market green. He said it is a benefit for the overall Market. He said they will re-use existing display fixtures. He said they will add a new sink, stainless steel counter, and display case. He said lighting will be 2700 Kelvin. He said the logo is straightforward and the DRC recommended approval.

Mr. Hammond asked how long the renovation will take.

Mr. Turnbull said two weeks; the storefront will be built offsite and will be brought in and installed.

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

MM/SC/MIH/MUH 8:0:0 Motion carried.

042617.3 APPLICATIONS FOR CERTIFICATES OF DESIGN APPROVAL

042617.31 PDA – Atrium/Atrium Kitchen signs
Justin Huguet

Staff Report: Ms. McAuliffe explained the application to install new hand-painted signage in the Economy Market building to identify the Atrium and Atrium Kitchen. Exhibits reviewed included site plan, photos, and sign details. Guidelines that applied to this application included 3.1, 3.6.

DRC Report: Ms. McAuliffe said the Committee cited 3.1, 3.6.1, 3.6.2, 3.6.3, 3.6.6 a (1) and recommended to approved.

Applicant Comment:

Deborah Benn, PDA, said they will install consistent Atrium signage for easier wayfinding on First Avenue and Post Alley. She said the kitchen will have the same branding but they will add 'Atrium Kitchen' to the glass.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said identifying signage is needed.

Mr. Turnbull noted the signs are space identifiers rather than business identifiers.

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

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

042617.32 Market Foundation – Neighborhood Center
Lillian Sherman

Staff Report: Ms. McAuliffe explained the application to install HVAC and custom-designed furnishings. Exhibits reviewed included photos and plan. Guidelines that applied to this application included 3.1, 3.2, and 3.4.

DRC Report: Ms. McAuliffe said the Committee cited 3.1, 3.2.14, 3.4.1 b, 3.4.3 f and recommended to approve.

Applicant Comment:

Crystal Dixon, Market Foundation, explained that the design allows flexibility of use of space.

Grace Wong, architect, walked Commission members through the detailed packet and noted ductwork is exposed.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said it is a small space and it was designed to be flexible.

Ms. Wong said the furniture is custom for the space and allows a variety of uses. The resource desk is on castors and can roll into itself when not in use. She said materials are plywood and hot rolled steel. She said the partitions roll as well and things can be clipped on to the mesh.

Mr. Hale said DRC appreciated the application and that it is utilitarian.

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

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

Ms. Kitagawa left at 6:00 pm.

042617.4 COMMISSION BRIEFINGS

042617.41 PDA – Daystall Rules
John Turnbull

2017 changes to Daystall Rules and new policies for walking tours.

John Turnbull, PDA, explained the intent to raise daily rates 3%. He said they have started a one-year test period for a muted-tuba player. He said they have added a section defining tour guides for walking tours. He said they will have to register, be licensed and insured, and have an agreement with PDA and meet MHC rules. He said he has been working with the tour companies. He said they will eventually limit the number of groups and group size.

Mr. Albanese said that groups larger than ten are a business disruption.

Mr. Turnbull said the preference is small, local, independent companies that work with businesses in the Market. He said they will have to understand the social services, mission, and history of the Market.

Ms. Winant asked if there will be limit of licenses granted.

Mr. Turnbull said not now but they will reserve that opportunity. He said they are putting forth a basic system so they will be able to modify as needed.

Mr. Albanese said it is important because the street congestion is as bad as the buildings. He asked if it could be put on the May 24 agenda.

042617.41 PDA – MarketFront
John Turnbull

General guidelines for activities anticipated on MarketFront Plaza, Pavilion and public spaces.

John Turnbull, PDA, explained they have come up with functional names (detail in DON file) for the MarketFront. He said the pavilion will house day stalls and crafts. There will be no permanent structures; it will be all portable tables. He said that there is no performer location identified yet. He said that north part of the pavilion will host special events, 2-3 day events. He said they will try it out at the grand opening. He said they will have crafts, arts demonstration; themed events (e.g. Halloween): arts, crafts, food, farmers.

Ms. McAuliffe said the Commission needs to formally approve the plan.

Mr. Turnbull said this year is experimental and they want to see what works.

Ms. McAuliffe said the Guidelines exempts street use that occurs for three days or fewer, but not in buildings. She said they can start off with a temporary set of uses or come in on a yearly basis and change as they go along. She suggested annual review.

Mr. Albanese asked about having only four revenue streams here.

Mr. Turnbull said it is why they needed to stretch on the brewery. He said that parking will cover basic costs. He noted ongoing work to complete for grand opening in June.

Ms. McAuliffe reminded that the charms go on the sides first.

Mr. Turnbull wasn't aware of the details.

Mr. Habibi said the foundation is getting their volunteers together.

Ms. McAuliffe said she will send a reminder email to Lillian at the foundation that charms will be applied to the sides first and in the specific pattern approved by the Commission.

042617.5 APPROVAL OF MINUTES: April 12, 2017

MM/SC/BH/MUH 6:0:1 Minutes approved. Mr. Hammond abstained.

042617.6 REPORT OF THE CHAIR No report.

042617.7 REPORT OF STANDING COMMITTEES: No reports.

042617.8 STAFF REPORT Ms. McAuliffe said some of the brackets along the outdoor slabs have been painted to match, to conform to the Commission's approval. The PDA is painting the others as time is available.

042617.9 NEW BUSINESS Mr. Habibi said the 3D puzzle business in the Leland Building is playing loud music.

6:40 p.m. Mr. Hale made a motion to adjourn. Mr. Habibi seconded.

Respectfully submitted,

Heather McAuliffe
Commission Coordinator