



The City of Seattle

## Pike Place Market Historical Commission

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

MHC 32/20

Wednesday February 12, 2020

4:30 p.m.

PDA Meeting Room, 93 Pike Street, Room 317

### COMMISSIONERS

Sam Farrazaino

Bob Hale

Michael Hammond

Sonja King

Golnaz Mohammadi

Lisa Martin

John Ogliore, Vice Chair

Lauren Rudeck

Christine Vaughan, Chair

### Staff

Minh Chau Le

Melinda Bloom

### Absent

Rachael Kitagawa

Anais Winant

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.

### **021220.1 APPLICATIONS FOR CERTIFICATES OF USE APPROVAL**

021220.11 Juice Emporium

1528 Pike Pl

Yee Chan

Staff Report: Ms. Le explained the proposal to change ownership for a business specializing in prepared fresh fruit and vegetables, juices, soups, salads, sandwiches, oatmeal, yogurt, baked potatoes. She said the space is in Zone 2, street level, food a-e; retail a-d uses permitted. Former use was food a,b,c. New use would be food a,b,c (no changes in product line). Space is 322 square feet. Current ownership structure: Owned by Pak Chan and Judith Sutton. Proposed ownership structure: LLC owned by: Yee Chan 95%, Judith Sutton 5%. Owner financial affiliations: None according to proposed owner. Owner operator: Yee Chan to be onsite regularly for day to day operations. Business hours: 9 am – 6 pm, 7 days/week. Exhibits reviewed included amended annual report, business amendment, and a site plan. Guidelines that applied to this application included 2.10 and 2.6.

URC Report: Ms. Le said the Committee cited 2.10.1 – 4 and 2.6.1-10 and recommended to approve.

Applicant Comment:

Yee Chan said her father is retiring and she would take over the business. She said they have been in the Market since 2000. She said she will be the main point of contact and that there will be no other changes.

Landlord Comment:

Susan Brehms, PDA said Ms. Chan has been involved in the business a long time and is just taking over the family business.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Ogliore said URC reviewed 2.6.1 – 10 and noted 20 years' experience there and recommended approval.

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

MM/SC/SK/SF 9:0:0 Motion carried.

021220.12

Pensione Tudor  
1923 1<sup>st</sup> Ave  
Edward Tudor

Staff Report: Ms. Le explained the application for change of business ownership for an existing business providing overnight lodging and serving pastries, fruit, and juice to registered guests. She said the space is in Zone 3, above street level, all uses permitted. Former use was Other Uses-c. New use would be Other Uses-c

(no changes to existing use). Space is 5950 square feet. Proposed ownership structure: Pensione Tudor LLC owned by Edward Tudor 100%. Owner financial affiliations: Edward Tudor is 50% owner of University Laundry Center LLC which operates three laundry shops in Seattle (Seattle Laundry Service, Fremont Laundry Center, Wallingford Maytag Laundry). Owner operator: Edward Tudor to be onsite regularly for day to day operations. Business hours: 24 hours per day, 7 days per week. Exhibits reviewed included Certificate of LLC Formation, Initial Report for business, Exterior photo and floor plan of business. Guidelines that applied to this application included 2.10 and 2.6.

URC Report: Ms. Le said the Committee cited 2.10.1-4 and 2.6.1-10 and recommended to approve.

Applicant Comment:

Edward Tudor said he has history in laundry and hospitality; he has owned and managed lodges.

Tom Graft said building owner Anais Winant was happy to find Mr. Tudor and looks forward to the Pensione.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Ogliore said the URC discussed 2.6.1-10 with a focus on 2.6.8. He said the laundry business is not similar, so this meets the Guidelines.

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

MM/SC/GM/LR 9:0:0 Motion carried.

021220.13 Seattle Cutlery  
1920 A Pike Pl  
John Turnbull, PDA

Staff Report: Ms. Le explained the proposal to expand existing retail space into adjacent indoor common area, increasing store area and reducing common area by approximately 125 square feet. Revised concept based is on MHC feedback from December 2019 where prior application for expansion of 221 square feet was denied. Zone 2, street level, food a-e; retail a-d uses permitted. Former use was food d. New use would be food d. Space is 887 sf. without expansion; expanded space would be approx. 1012 sf. Proposed ownership structure: No changes to existing. Owner financial affiliations: No changes to existing. Owner operator: No changes to existing. Business hours: Daily hours, no change to existing. Exhibits

reviewed included floor plan showing existing business and proposed expansion, photos of existing common area with proposed expansion demarcated, proposed displays for Seattle Cutlery and adjacent business. Guidelines that applied to this application included 2.3, 2.7 and 2.8.

URC Report: Ms. Le said the committee cited 2.3.1, 2.8.2, 2.7.1 and recommended to approve.

Applicant Comment:

John Turnbull, PDA said Staff provided a good summary and noted architect Bob Wagner brought in new drawings.

Bob Wagner went over drawings with Commission members. He said the area is one big space and the owner wants space for local professional chefs' tools. He said the smaller sharpening room is off to the side. He noted the shadow box with display material. He said the changes will bring in local people.

Mr. Ogliore asked if the window is new.

Mr. Turnbull said it is; they will relocate a fixed window from Bavarian Meats to where the fire exiting is now. He explained the changes as indicated on plans.

Ms. Vaughan said the Commission had concern that Bavarian Meats would lose their entrance; this solves that.

Mr. Turnbull said they have notified both businesses.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Ogliore said it is win-win for both groups; it is fair and activates the area.

Mr. Hale said Bavarian Meats was unhappy with what was proposed before. He appreciated that a solution that works for all was found.

Ms. Mohammadi asked if the panels will be reused.

Mr. Turnbull said yes.

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

MM/SC/SK/BH 9:0:0 Motion carried.

**021220.2 APPLICATIONS FOR CERTIFICATES OF DESIGN APPROVAL**

021220.21 Barque Brontes  
1426 Western Ave  
Ross Corry

Staff Report: Ms. Le explained the proposal for A-frame signage and offsite mural directional signage. Use component: Placement of A frame signage. Exhibits reviewed included A-Frame sign copy, site plan indicating location of A frame sign, photos of proposed A frame sign location, mural sign copy, photos of proposed mural sign location, and color samples. Guidelines that applied to this application included 3.6.

DRC Report: Ms. Le said the Committee cited 3.6.1-5, 3.6.6 a-l.

Applicant Comment:

Ross Corry explained proposed signage will provide more exposure for them on Post Alley and will help people find the business.

Landlord Comment:

Mr. Turnbull had no comment.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hammond said the DRC reviewed 3.6 and found it conformed. He said they were surprised to see a painted sign; they voted to support the application.

Ms. Rudeck said Western Avenue businesses need help more than other areas in the Market; an A-Board will be helpful.

Mr. Ogliore said the Commission has been strict on A-Board signs. He said Ms. Rudeck had a shop in that area; it is a tough place for drawing people in.

Action, Use: Ms. Rudeck made a motion to adopt a resolution to approve the application as presented.

MM/SC/LR/RH 9:0:0 Motion carried.

Ms. Vaughan said 6.8.2 says that signs for businesses grouped together are permitted.

Mr. Hale said it meets all the Guidelines.

Action, Design: Mr. Farrazaino made a motion to adopt a resolution to approve the application as presented.

MM/SC/SF/LR 9:0:0 Motion carried.

021220.22

Market Grill  
1509 Pike Pl #3  
Drew Zarba

Staff Report: Ms. Le explained the proposal to install menu signage, ship lap, wall signage, and hanging signage onsite. Exhibits reviewed signage details, details about methods of attachment, photos of existing signs, and site information showing placement of signs. Guidelines that applied to this application included 3.4 and 3.6.

DRC Report: Ms. Le said Committee cited 3.4, 3.6.1-7 and recommended approval.

Applicant Comment:

Brent Albers went over plans and indicated where elements would go. He said proposed shiplap will be painted durable white paint which will be easy to clean. Green shiplap will be background for fish icon. He said that the menu board will be chalkboard; they are adding 18" to the top and moving logo here. He said the cash wrap will have the same ship lap as is on the wall. The logo is painted out of raw wood. He noted the nautical rope element with grommets. He said maps of US and world will be framed in wood. He said "Keep It Wild" is new. He said two back walls will be chalkboard; he said they will include a vendor list of where food is from and what the specials of the day are. He said flat panel areas in the guest area will be green ship lap.

Landlord Comment:

John Turnbull, PDA said it is all durable. He said this is a comprehensive re-do with durable elements.

Mr. Albers said they wanted to keep it durable and easy to maintain.

Mr. Turnbull said this business is known for a quality product. He said this would be overkill for a small business but is appropriate for this business and will keep it from being a dark box.

Commission Discussion:

Mr. Hammond said DRC reviewed and thought it was a nice refresh. He said the signs conform to the guidelines.

Mr. Ogliore said the change provides a more professional look and matches the quality of the product. He said it will enhance the business.

Ms. Vaughan said it is a refresh.

Mr. Hale said they have great taste.

Ms. Mohammed asked about the green color.

Mr. Turnbull said as default they spec the green on the bottom of the columns in the arcade right in front of them.

Action: Mr. Ogliore made a motion to adopt a resolution to approve the application as amended to match the green on the bottom of the columns in the arcade right in front of them and to provide Market Green sample to staff.

MM/SC/JO/SF 9:0:0 Motion carried.

Mr. Turnbull reported that the newsstand had been dismantled and replacement for that space is up in the air. He said there are two upcoming vacancies: the flower shop is closing, and La Mexicana is closing. He said 20 proposals have been received for Daystall Rules review included rate changes, permitted sales items, specialty temporary and test trial lists of farmers, crafts, artisan food.

Ms. Vaughan said the Commission advises but does not act on Daystall Rules unless there is a change in definition.

Mr. Ogliore asked when Victor Steinbrueck Park will close.

Mr. Turnbull said he didn't know.

**021220.3 APPROVAL OF MINUTES:**  
November 13, 2019  
Deferred.

**021220.4 REPORT OF THE CHAIR**  
Ms. Vaughan provided update on search for candidates for Commission vacancies.  
  
Ms. Rudeck left at 5:45 pm.

Ms. Le said Friends of the Market forwarded four names for consideration. She said the interviews are finished and names have been forwarded to the Mayor's office. She said that DON forwards selections to Mayor's Office.

**021220.5 REPORT OF STANDING COMMITTEES:**

Ms. Vaughan said URC members are: Mr. Ogliore, Mmes. King and Martin.

Ms. Vaughan said DRC members are: Messrs. Hale, Hammond and Ms. Mohammadi.

She said Mr. Hale is on his second term which expired in December.

**021220.6 STAFF REPORT**

Ms. Le said staff is planning for a replacement for Mr. Hale's position.

She said compliance issues such as signs and A-Boards are at a lower priority at this time.

She said she had no updates to the Guidelines revision and was working on finding a way to move forward.

Ms. Vaughan said the interview process should be first with Guidelines review after.

**021220.7 NEW BUSINESS**

Ms. Le thanked new members for jumping into Committees.

Minh Chau Le  
Commission Coordinator  
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