



The City of Seattle

## Pike Place Market Historical Commission

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

MHC 113/16

Wednesday, July 27, 2016

4:30 p.m.

PDA Meeting Room, 93 Pike Street, Room 307

### COMMISSIONERS

Sam Farrazaino

Murad Habibi

Bob Hale

John Ogliore

Lauren Rudeck

Jerrold Stafford

Christine Vaughan, Vice Chair

Anais Winant

### Staff

Heather McAuliffe

Melinda Bloom

### Absent

Frank Albanese, Chair

Rachael Kitagawa

Vice Chair Christine Vaughan determined that a quorum was present and called the meeting to order at 4:30 pm.

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

Reviewed out of agenda order.

072716.31

#### PDA – MarketFront vendor sink

Install vendor sink in plaza area of MarketFront Building.

Staff Report: Ms. McAuliffe explained the application to install a vendor sink in plaza area of MarketFront Building. Exhibits reviewed included drawings, renderings, and cut sheet. Guidelines that applied to this application included 3.1.

DRC Report: Ms. McAuliffe said the Committee cited 3.1 and recommended to approve.

Applicant Comment:

Carrie Holmes, PDA, explained the sink will be added to the Market front Plaza and will be beneficial to Day Stalls.

Steve Doub, Miller Hull said it will be a three-compartment sink that can accommodate multiple users. He said it has a concrete surround, stainless insert, and has lockable coverage for afterhours security.

Landlord Comment: Landlord is applicant.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said the materials are in keeping with the Marketfront and the location is perfect. He said it is in character of the Market and there is no pedestrian access. He said the DRC saw no conflicts.

Mr. Doub said a bench was originally planned and the sink has the same footprint.

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

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

**072716.1 APPLICATIONS FOR CERTIFICATES OF USE APPROVAL**

072716.11 Signal Architecture + Research  
Mark Johnson  
1925 Post Alley, Suite 3B, Champion Building

Staff Report: Ms. McAuliffe explained the application to establish use for a business providing architectural and research services. She said the space is in Zone 2, above street level, all uses permitted. Former use was Other Uses b (formerly Touch Worldwide, office use). New use would be Other Uses b. Space is 2214 square feet. Space has never been divided. Space is to be shared with ELM, Inc., a separate business. Proposed ownership structure: PLLC. The applicant owns 100% of the PLLC. He does not have a financial affiliation with another business. He is the managing principal architect and will be onsite regularly. Business hours: 8:00 a.m. to 6:00 p.m. Space is not open to the public. Exhibits reviewed included a site plan, written description of ownership interest and role in the business operation, and Corporate Registration Detail – State of WA. Guidelines that applied to this application included 2.1, 2.4, 2.5, 2.6 and 2.5.

URC Report: Ms. McAuliffe said the Committee cited 2.1.4, 2.4, 2.5.5 b, 2.6, and 2.7.1 and recommended to approve.

Applicant Comment:

Mark Johnson explained they share the space with ELM, Inc.

Landlord Comment:

Dave Martin supported the application.

Ms. Vaughan said to review the application as if they were not already there.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Ogiore said the URC recommended approval.

Mr. Habibi said it is not a preferred use.

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

MM/SC/JS/SF            8:0:0    Motion carried.

072716.12

ELM, Inc.

Christopher Overdorf

1925 Post Alley, Suite 3B, Champion Building

Staff Report: Ms. McAuliffe explained the application to establish use for a business providing landscape architecture and planning services. She said the space is in Zone 2, above street level, all uses permitted. Former use was Other Uses b (formerly Touch Worldwide, office use). New use would be Other Uses b. Space is 2214 square feet. Space will be shared with Signal Architecture. Proposed ownership structure: corporation. The ownership consists of Rus Ervin, Steve Lovett and Tim Miller, each of which own 1/3 of the LLC. Chris Overdorf is the managing principal and will be onsite regularly. ELM, Inc. has an office in Jacksonville, Florida. Business hours: 8:00 a.m. to 6:00 p.m. Space is not open to the public. Exhibits reviewed included site plans, written description of ownership interest and role in the business operation, State of WA Annual Report, statement of Limited Liability Partnership. 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, 2.4, 2.5.5 b, 2.6.1, 2.6.8, and 2.7.1 and said full Commission should discuss per 2.6.1 and 2.6.8.

Applicant Comment:

Steve Leavitt apologized for the retroactive review. He went over ELM's background and creation of the startup in Seattle. He said that ELM is the administrative foundation of the firm but a local start up here. He said the branding is different and in Florida the focus is private sector, development and community clients. He said that in Seattle the focus is conservation, open space, recreation and cultural. He said he is in process of moving to Seattle but has some family constraints and the buyout from another owner's former employer is taking longer than was expected. He said they are actively working on the ownership transition and that there will be two primary owners on site. Responding to clarifying questions he said his move to Seattle will be complete by year

end but until then he will be here at least half time. He said the firm that previously occupied this space – Bell Collins - had offices elsewhere as well.

Landlord Comment:

Dave Martin said Bell Collins is a large firm and at the time the issue of ownership was not questioned as much. He said he has always complied with the Commission.

Public Comment: there was no public comment.

Christopher Overdorf said his former employer's buyout will be finished by the beginning of September and then he can buy stock but for now he will manage and run the business.

Mr. Leavitt said he will be here more by September and an owner will be here on a regular basis.

Ms. McAuliffe reminded applicant that they will need to submit an application to change the ownership structure.

Ms. Winant asked about the office in Florida.

Mr. Leavitt said it will continue under the direction of others.

Ms. Winant noted the area of practice was different.

Mr. Leavitt said they changed the brand as well although they will still use ELM; there will be a different focus here.

Mr. Ogliore said URC reviewed and related to 2.6.1 asked for a specific timeline for ownership. He said that 2.6.8 says 'may'; if it were retail URC would recommend to deny it but being a service company URC recommended discussion by full commission.

Ms. Winant 'may' is a critical word and this has the distinction of not being a retailer or restaurant. She said the organic nature of the Market should be sustained.

Mr. Habibi cited 2.6.1 and 2.6.8 and said that is it not a preferred use and that review should wait until after the ownership paperwork has been completed.

Ms. McAuliffe asked about owner presence now.

Mr. Leavitt said that he is there 1 ½ weeks out of the month now.

Ms. McAuliffe cited 2.6.1 "...owner involved in daily management and financial operation, including regular on-premises presence of the owner..." She said Mr. Leavitt is involved with daily management even when he is not there.

Mr. Ogliore said the issue is when Mr. Overdorf will become an owner and that will meet the regular on-premise part. He said that Mr. Leavitt is involved in daily operations even though he is not on site. He said that in September 2.6.1 will be met.

Mr. Hale asked where Mr. Leavitt will be when not on site.

Mr. Leavitt said Jacksonville. He said Mr. Overdorf communicates with him daily; he is very involved in the day to day and fiscal operations.

Mr. Hale said he was satisfied.

Ms. McAuliffe said it can be conditioned on submission of applicant for change in ownership.

Mr. Habibi said it should meet the guidelines today.

Mr. Hale said they moved in in good faith. He said it can be approved with conditions and come back.

Ms. Vaughan said 2.6.1 is met if the condition is there.

Action: Mr. Ogliore made a motion to adopt a resolution to approve the application with the condition on submission of change of ownership to include new owner Chris Overdorf for the August 24, 2016 meeting.

MM/SC/JO/BH            6:2:0    Motion carried as amended. Ms. Rudeck and Mr. Habibi opposed.

072716.13

Ecotope

Jonathan Heller

1917 First Avenue, Alaska Trade Building (formerly Nature Conservancy)

Application: Change of use for a business specializing in energy efficiency consulting and research. She said the space is in Zone 3, above street level, all uses permitted. Former use was Other Uses b. New use would be Other Uses b. Space is 6,743 square feet. Space has never been divided, so its size is grandfathered. Proposed ownership structure: Corporation. The six owners own percentages ranging from 12.5% to 21%. None of the owners has a financial affiliation with another business. Five of the owners will be onsite operating the business during regular business hours. Business hours: 9:00 a.m. to 5:00 p.m. Exhibits reviewed included a site plan, written description of ownership interest and role in the business operation, list of owners, and excerpt from 2015 shareholder minutes listing percentages held by each owner. 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 2.1.4, 2.4, 2.5.5 b, 2.6, and 2.7.1 and recommended to approve.

Applicant Comment:

Shawn Orum, part owner, said the business is a 17-person mechanical engineering firm. He said they are doing an ownership transfer. Responding to questions he said that they are reducing numbers of owners from six to five.

Landlord Comment: There were no comments from the landlord.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Ogliore said the URC reviewed; there are five owners only and they do not own another business. He said the URC supported.

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

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

072716.14

Cycene

Hassan Chebaro

1523 First Avenue (currently Bayou on 1<sup>st</sup>), Sanitary Market

Staff Report: Ms. McAuliffe explained the application for a change of ownership and change of use for a restaurant specializing in Southern cuisine featuring grits, sandwiches, southern sides and desserts. Change of ownership to an LLC owned 100% by Hassan Chebaro. 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 e. Space is 760 square feet. Proposed ownership structure: LLC. The applicant is the sole owner. He does not have a financial affiliation with another business. He will be onsite regularly. Business hours: 11:00 a.m. to 8:00 p.m. Exhibits reviewed included site plans, written description of ownership interest and role in the business operation, sample menu and photos of menu items. 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 2.1.4, 2.4, 2.5.1 e, 2.6, 2.7.1, and 2.10 and recommended to approve.

Applicant Comment:

Hassan Chebaro, owner, explained the fast, casual food focuses on southern themed sandwiches, grits, and southern iconic dishes. He said there is seating inside; they plan on 50% eat in, 50% take out.

Landlord Comment:

Jessica Carlson, PDA, supported the application and said this is in the true spirit of the Market as a new business incubator. She said the owner has lots of experience.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Ogliore said URC was satisfied with the percentage of take out and that the menu is affordable.

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

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

**072716.2 APPLICATIONS FOR CERTIFICATES OF USE/DESIGN APPROVAL**

072716.21 Campagne  
Daisley Gordon  
86 Pine Street, Inn at the Market

Staff Report, Use: Ms. McAuliffe explained the application for change in ownership to an LLC owned by Daisley Gordon and Shelley Grant. She said the space is in Zone 2, street level, Food a-e and Retail a-d uses permitted. Use is café specializing in French cuisine. No changes in use or operation are proposed. Existing ownership: LLC owned by Simon Snellgrove – 49.5%; Don Putnam – 48.5%; and Daisley Gordon – 1%. Proposed ownership structure: will remain an LLC. Daisley Gordon owns 99% and Shelley Grant owns 1%. Neither owner has a financial affiliation with another business. Daisley Gordon is onsite daily operating the business. Exhibits reviewed include a site plan, written description of ownership interest and role in the business operation, and State of WA Amended Report. Guidelines that applied to this application included 2.10.

URC Report: Ms. McAuliffe said the Committee cited 2.10 and recommended to approve.

Applicant Comment:

Daisley Gordon, executive chef, said he has worked here since 1995 and is happy for the opportunity to take over ownership. He said that 1% of ownership will be held by his wife.

Landlord Comment:

Annie Delucchi supported the change and said she was delighted he is taking over.

Public Comment:

Paul Dunn said he has known Mr. Gordon for 25 years and said he is a great citizen of the Market. He said the business will be owner-operated which is one of the first principles of the Market.

Commission Discussion:

Mr. Ogliore said the URC was happy Mr. Gordon will be on site all the time.

Mr. Habibi said it is in the true spirit of the Market – the owner operated model.

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

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

Staff Report, Design: Ms. McAuliffe explained the application to change to business sign on Pine Street. Exhibits reviewed included a site plan, photos, and sign details. 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, 3.6.1, and 3.6.3 and recommended to approve.

Applicant Comment:

Daisley Gordon explained that signs are on Pine and Post Alley; he proposed signs that will be same as before but with colors reversed. He said the letters will be applied vinyl. He said they will reuse the same attachments and noted the existing vents are not needed.

Landlord Comment:

Annie Delucchi supported the application and said the signs need replacement.

Public Comment: There was no public comment.

Commission Discussion:

Bob Hale said the DRC reviewed the application and said it was straightforward. He said the signs are the same size, colors and font and elimination of the grill is an improvement.

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.

072716.32

Bavarian Meats

Lyla Ridgeway  
1920 Pike Place, Soames/Dunn Building

Staff Report, Design: Ms. McAuliffe explained the application to remove curtains in storefronts and replace with a privacy panel; install new vinyl signage; install menu case. Exhibits reviewed included color/material sample, site plans, floor plan, sign drawing, and photos. Guidelines that applied to this application included 3.1, 3.4, and 3.6.

DRC Report: Ms. McAuliffe said the Committee cited 3.1, 3.4.1 b, 3.6.1, 3.6.2, and 3.6.3 and recommended to approve.

Applicant Comment:

Lyla Ridgeway explained they want to take out the privacy curtains and put in panels with writing on it to describe what they do. She said they also want to include a menu box.

Landlord Comment:



Jessica Carlson said she supported the application and called it a great addition. She said the signage and menu board will be in back. She said it is a necessary and a good addition.

Responding to questions Ms. Ridgeway explained that the panels are 3 ½” tall. They will go in the same place as the existing curtain.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said DRC reviewed and the panels provide a cleaner look; he said DRC recommended approval.

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

MM/SC/JS/AW 8:0:0 Motion carried.

072716.22

Absolut Hot Dogs & Gyros

Neven Chukov

Victor Steinbrueck Park

Staff Report, Use: Ms. McAuliffe explained the application for temporary use application for a business specializing in the sale of gourmet hot dogs and gyros, to operate in Victor Steinbrueck Park from July 28 through December 31, 2016. She said the space is in Zone 3, street level, all uses permitted. New use would be Food f. Proposed ownership structure: sole proprietorship. The applicant does not have a financial affiliation with another business. He will be onsite daily. Business hours: 10:00 a.m. to 6:00 p.m., Monday through Friday Existing approved uses in the park: 1) Henna tattoo artist – temporary, into the fall; and 2) Park information kiosk – year round. Exhibits reviewed included a park plan showing location of existing approved uses, site plan, written description of ownership interest and role in the business operation, and menu. Guidelines that applied to this application included 2.1, 2.4, 2.5, 2.6, 2.7, 2.9, and 2.12.

URC Report: Ms. McAuliffe said the Committee cited 2.1.4, 2.4, 2.5.1 f, 2.6, 2.7.1 a, 2.9.1, 2.12.2 and said the full Commission should discuss. Approval should be conditioned upon design approval.

Applicant Comment:

Neven Chukov explained his food vending business – they sell in farmers’ markets, festivals, parks among others. He said they would only sell hot dogs here and planned to be open seven days a week.

Public Comment:

Paul Dunn cited 2.1.2 and said the business did not meet the guideline. He said Victor Steinbrueck Park is a place for respite for Market shoppers and residents and not a food

court. He said this type business is listed as a 5<sup>th</sup> priority in the Guidelines and there are already seven hot dog vendors. He said activation is not needed in this park.

Commission Discussion:

Mr. Ogliore said the URC had no issue with 2.1, 2.4 or 2.6 but did have issue with 2.7.1 a and 2.9.1. He said it is congested at the main entrance and this would add to the congestion.

Ms. Winant asked if a fee was charged to park vendors.

Adrienne Caver-Hall said DOPAR gets 10% of all profits and a use fee.

Ms. Winant asked about waste.

Ms. Caver-Hall said that it is vendor responsibility and park concierges help as well. She said they have worked with Mr. Chukov for four years and he is a good vendor; their food is popular and the gyros are very good. She said they have had no problem.

Ms. Winant said there was concern about proliferation in the park and asked if DOPAR has plans for more.

Ms. Caver-Hall said they were only successful in getting a vendor in the park a few years ago and wouldn't put more than one there. She said there is no policy or plan they just process requests to sell in the park as they get them

Mr. Habibi said the park is supposed to be a respite and said Westlake Park is different. He cited 2.12. He said the park is already activated – there are lots of people here already.

Mr. Hale said he had the same reservation and said the park is already activated and crowded; he noted the kiosks.

Ms. Caver-Hall said this was not for activation.

Commission members discussed 2.1.2, 2.7.1 a, b, & c, 2.12 among other guidelines. Congestion in the park was noted as an issue and adding a food component when there is already so much food in the Market was noted as well. Adding a food trailer is a significant change to the park. View blockage was mentioned and detracting from design of the park was mentioned; the design of the park is part of the view.

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

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

072716.23

Victor Steinbrueck Park activation programs  
Adrienne Caver-Hall

Staff Report, Use: Ms. McAuliffe explained the application for approval requested for gardening & painting classes, Native storytelling, arts & crafts from July through September 30, 2016.

- Gardening classes: 4:00 to 7:00 p.m. (includes setup/breakdown time) on Wednesdays in July, August and September, to be held in the former children's play area.
- Native storytelling, arts and crafts: Mondays and Fridays for an hour, time to be determined, from July through September 16, by the pergola. Arts & crafts dates are still being scheduled.
- Painting classes: 12:30 to 5:00 p.m. (includes setup/breakdown time) on Tuesdays in July and Thursdays in August through September 1, at the NW corner of the park. She noted that the applicant has amended the application to have this activity held in the former children's area instead.

Exhibits reviewed included written information from Seattle Parks Department. Guidelines that applied to this application included 2.9 and 2.12

URC Report: Ms. McAuliffe said the Committee cited 2.9.1, 2.12.3 and recommended to approve, with discussion of amplification and conditioned upon design approval.

Applicant Comment:

Adrienne Caver-Hall said they changed the location and that they have done a dry run and want to continue. She said a hand held mic will be used for storytelling and gardening classes; sound will be at conversation level and they have not received any complaints. She said the Native Storytelling has been moved to the south side of the pergola now because the north side is congested. She said they are working with the Chief Seattle Club to do the storytelling; they want to honor the park and get them engaged. She said a smaller mic will be used for the Gardening classes to keep the noise down. She said the painting classes are the most popular. She said there is no children's play area anymore so they have moved the painting classes to the Homeless Place of Remembrance statue. She said they paint small templates of the view – a paint by numbers for kids.

Landlord Comment:

Ms. Caver-Hill is the landlord.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Ogliore said the only issue URC had was amplification. He said moving storytelling to the south of the pergola was good and activating the Homeless Place of remembrance is good. He said amplification will be at conversational level and this won't add to congestion so it is positive.

Ms. Winant asked if storytelling will include singing and chanting.

Ms. Caver-Hall said there may be a little drumming and flute and possibly jewelry making. Responding to questions she said there will be no commerce but if so it would go through the Market Foundation Wednesday night in Market.

Mr. Hale said it is a natural tie in to the Market - gardening, arts and crafts, Native American storytelling.

Ms. Caver-Hall said that DOPAR doesn't block any vendor requests for the park and said it isn't their place to say no. She said the vendors go through the process and for many it is a learning process. She said they want 'eyes on the park' to make sure the park is active and to mitigate some negativity; she said they want active and positive activities but it is a fine line.

Mr. Ogliore said it does bring back children since the play area went away.

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

MM/SC/LR/JO 7:1:0 Motion carried. Mr. Habibi opposed.

Staff Report, Design: Ms. McAuliffe explained the application for proposed design of equipment and signage for events. Exhibits reviewed included a site plan and photos of equipment and locations. Guidelines that applied to this application included 2.12, 3.6, and 3.8.

DRC Report: Ms. McAuliffe said the Committee cited 2.12.5, 3.6.1, 3.8.6, 3.8.8, 3.8.7 and recommended to approve, with recommendations to move seating for Native storytelling to south side of pergola and move painting classes to former children's play area.

Applicant Comment:

Adrienne Caver-Hall provided signage sample and said it will be put up 30-45 minutes before an event.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said that changes requested by DRC were made. The application was straightforward and they recommended approval.

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

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

**072716.4**

**APPROVAL OF MINUTES:**  
June 29, 2016 Special Meeting

MM/SC/JO/CV 4:0:4 Minutes approved. Messrs. Stafford, Farrazaino, Mmes. Winant and Rudeck abstained.

July 13, 2016  
Deferred.

**072716.5** **REPORT OF THE CHAIR** No report.  
**072716.6** **REPORT OF STANDING COMMITTEES:** URC, DRC – no reports. GRC – will meet Friday.  
**072716.7** **STAFF REPORT** Two new Commissioners next meeting.  
**072716.8** **NEW BUSINESS**

Mr. Habibi said the retroactive applications reviewed today were for office space which is a low priority per the Guidelines.

Mr. Stafford said those spaces have always been office – they are on the upper levels like residential space.

Ms. Rudeck said that upper level floors won't draw higher priority uses.

Commission members noted the proliferation of retroactive applications.

Adjourn Mr. Ogliore made a motion to adjourn. Mr. Farrazaino seconded.

Respectfully submitted,

Heather McAuliffe  
Commission Coordinator