



The City of Seattle

Pike Place Market Historical Commission

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

MHC 118/18

Wednesday November 14, 2018

4:30 p.m.

PDA Meeting Room, 93 Pike Street, Room 317

COMMISSIONERS

Sam Farrazaino

Bob Hale

Michael Hammond

Rachael Kitagawa

John Ogliore, Vice Chair

Lauren Rudeck

Christine Vaughan, Chair

Anais Winant

Staff

Heather McAuliffe

Melinda Bloom

Absent

Chair Christine Vaughan determined that a quorum was present and called the meeting to order at 4:34 pm.

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

111418.1 APPLICATIONS FOR CERTIFICATES OF USE/DESIGN APPROVAL

111418.11 Pike Place Fish
86 Pike Street, LaSalle
Ryan Reese

Staff Report, Use: Ms. McAuliffe explained the application for expansion of use for a business specializing in the sale of retail and wholesale fish (fresh, frozen, smoked, canned seafood), packing and shipping of fish for 48-hour travel.

Expansion of use to sell oyster knives, avocado oil, assorted seafood seasonings and mixes, sauces, grilling planks, logo aprons, hats, beanies, T-shirts, sweatshirts, oyster shot glasses, shopping bags and cookbook "In the Kitchen with

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the Pike Place Fish Guys.” The space is in Zone 1, street level, Food a-b and Retail b uses permitted. Existing use: Food a & b; new use would be Food c, d & f; Retail e. Space is 1,000 square feet. Non-seafood items requested in expansion of use represent about 2% of total sales. Seafood related items (sauces and spice) represent about 1% of total sales. Exhibits reviewed included email from applicant detailing percentage breakdown for products, list of items and prices, and photos. Guidelines that applied to this application included 2.1, 2.4, 2.5, 2.7, 2.8.

URC Report: Ms. McAuliffe said the Committee cited 2.1.4, 2.4, 2.5.1 c, d, & f, 2.5.4 e, 2.7.2 a & c, 2.8.1 and recommended to approve.

Applicant Comment:

Ryan Reese said they have been selling items for a long time and said what they sell complements the fish: merchandise, apparel (t-shirts, hats). The displays are small and unassuming; he noted they have cleaned up the space.

Landlord Comment:

Tabitha Kane, PDA, had no comment.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Ogliore said URC reviewed and per a site visit they found nothing out of fish related business; everything contributes to the specialty nature of the business.

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.

Staff Report, Design: Ms. McAuliffe explained the application for display of items requested in the requested expansion of use. Exhibits reviewed included floor plan and photos. She noted that display fixtures are all wood and metal. Poster is 4' x 3', vinyl, stapled to plywood wall that houses the ice machine. Guidelines that applied to this application included 3.1, 3.4, and 3.6.

DRC Report: Ms. McAuliffe said the Committee cited 3.1, 3.4.3 a, b, & f, 3.6.1, 3.6.2, and 3.6.3 and recommended to approve.

Applicant Comment:

Ryan Reese provided a photo of the space and indicated displays.

Landlord Comment:

Tabitha Kane, PDA, had no comment.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said the DRC found the application straightforward. The space has been cleaned up and consolidated.

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.

1114.18.12 Joe Chocolates
1606 Pike Place, Garden Center Building
Sam Tanner

Staff Report, Use: Ms. McAuliffe explained the application for expansion of use for a business specializing in sales and crafting of chocolate and coffee, offering a limited menu. Expansion of use to sell locally made ice cream and waffle cones made from and inspired by original flavors of Joe Chocolates. She noted that sandwiches and donuts are being discontinued. She said the space is in Zone 2, street level, Food a-e and Retail a-d uses permitted. Existing use Food c & e and Retail e; new use would be Food e. Space is 1425 square feet. Ice cream sales are expected to be 5% of total sales. Exhibits reviewed included a site plan, prices and percentage breakdown of sales, samples types of flavors to be offered for sale, email from PDA. Guidelines that applied to this application included 2.1, 2.4, 2.5, 2.6, 2.7, 2.8.

URC Report: Ms. McAuliffe said the Committee cited 2.1, 2.4, 2.5.1 e, 2.6.4, 2.7.1 b, 2.8.1 b and recommended to approve.

Applicant Comment:

Sam Tanner, co-owner, said the ice cream directly relates to the ingredients they use in the business; they use simple handmade ingredients which showcase the specialty nature of their business. He said there is a limited number of flavors. He said they will eliminate sandwiches but will keep pastries.

Landlord Comment:

Max Dammeier approved the application.

Public Comment:

Frank Albanese said that when he decided to sell his business he had three bidders. He said he supported Joe Chocolates' vision to be a producer on site. He said they are incorporating their chocolate into products. They are educated and have a passion to be part of the Market. He said stagnation will kill anything. He said this is part of a new generation of business coming into the Market.

Commission Discussion:

Mr. Ogliore said URC reviewed 2.2 and 2.6.

Mr. Tanner said they have to mix nuts in by hand; salted caramel is not a ribbon of caramel, it is a small piece of handmade toffee.

Mr. Ogliore said they limited flavors to six; the Committee recommended approval.

Mr. Hammond said they could add chocolate to ice cream if it is an issue.

Ms. Winant supported the application and noted it is a boutique handmade product.

Mr. Tanner said they are approved to make toffee; these are all elements in their chocolates now.

Ms. Kitagawa said they make the toffee now so there is no conflict.

Ms. McAuliffe said if they plan to add the sale of ingredients individually, they will need to come back.

Mr. Tanner said they have no plans to do that now.

Ms. Vaughan said it is not an undesirable mix. There are other ice cream places, but this has a specialty nature.

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

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

Staff Report, Design: Ms. McAuliffe explained the application for proposed interior remodeling; install business signage. She noted the application includes interior HVAC equipment. Exhibits reviewed included plans, photos, renderings, cut sheets, lighting specifications, signage details, and color/material samples.

Work reviewed included demolition of service counter; construction of production area, new service counter, and space for food preparation and storage; installation of HVAC equipment, equipment, fixtures, new countertop and furnishings; removal of color from concrete and application of clear sealant; lighting changes, installation of new interior sign and menu board; installation of blade sign; pain business name above awning. 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, 3.2.14, 3.4.1 a, b & d, 3.4.2 a & c, 3.4.3 a, b, 3 & f, 3.5.1, 3.6.2, 3.6.3 and recommended to approve, with mechanical information requested.

Applicant Comment:

Sam Tanner passed out plans and finishes. He said the ice cream counter will be in the back of the space as will the service area. He said a work table with sanitized wood top will be in the middle. He indicated where production area and seating are proposed and went over proposed floor plan, ceiling plan and elevations. He said the glass wall at the production area is needed to keep temperature consistency for chocolate tempering.

Mr. Ogliore asked if production is visible from the street.

Mr. Tanner said it is; it will face out toward Pike Place. He said food preparation, storage and sanitization room are beyond the view of public. He said HVAC is needed for chocolate to temper. He went over lighting plans and proposed lights; lighting will be 2700 kelvin. He went over four proposed signs: 42” diameter backlit logo; reclaimed fir blade sign, the same size as existing, not backlit; menu on metal, attached to ceiling with metal brackets, chalk writing; outdoor signage similar to Beecher’s. They will remove the red color from the floor and seal the concrete. Proposed paint for interior is off white.

Sergio, project architect, went through materials and material samples: blackened steel storefront system in production room; live edge fir, clear coated for front counter; hanging light fixture commissioned from glass artist.

Mr. Hale asked if the storefront is existing or new.

Sergio said it is existing. There are two garage doors there now that open/close; they will keep those. The new storefront is in the production area only.

Ms. Kitagawa asked if there were other HVAC needs.

Mr. Tanner said HVAC was for production only. He provided plan for rooftop installation.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said DRC reviewed and recommended approval. He noted the natural wood, concrete and lighting that meets standard. He said the HVAC unit is innocuous; it is a small unit, in the middle of the roof.

Ms. Winant said she was impressed with the number of hand-hewn items.

Ms. Vaughan said it will be delightful to see production.

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

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

111418.13

Bound by Sky

1529 Western Avenue, Heritage House (formerly Axis Planning & Development)
Tammy Stone

Staff Report, Use: Ms. McAuliffe explained the application for change of use for a retail store specializing in the sale of new and used children's clothing, shoes, accessories and gifts, such as books, puzzles, stuffed animals and trinkets. Street use/right-of-way approval for a sandwich board. She reported the space is in Zone 3, street level, all uses permitted. Former use was Other Uses b; new use would be Retail a, c & e. Space is 586 square feet. Proposed ownership structure: LLC. The applicant owns 100% of the LLC. Owner affiliations: The applicant owns Petite Boutique Kids in Laurelhurst. She is relocating the store to the Market and renaming it Bound by Sky. Owner operator: The applicant will be onsite almost every day. Business hours: Applicant to provide an update. Percentage breakdown of products: 40% resale items; 20% consignment; 20% new items; 10% local art; 10% collectibles. Exhibits reviewed included a site plan, written description of ownership interest and role in the business operation, LLC documentation, photos of sample products, with prices, email from the applicant regarding relocation of existing business and ownership information, and percentage breakdown of products. Guidelines that applied to this application included 2.1, 2.4, 2.5, 2.6, 2.7, and 3.6.

URC Report: Ms. McAuliffe said the Committee cited 2.1.3, 2.1.4, 2.4, 2.6.5 a, c, d & e, 2.6.3, 2.6.8, 2.7.1, 3.6.6 b and recommended to approve, with additional information requested, including percentage breakdown of products to be designed by the owners, what items will be included as collectibles, and on what types of small gifts will be sold.

Applicant Comment:

Tammy Stone explained she has had success with re-sale and plans to close her Laurelhurst shop and open on Western. She said she will be closed on Mondays. Winter hours will be 10:30 – 4:30 pm; summer hours will be 10:00 – 5:00. She said she will sell small items, bouncy balls, clips, bows, backpack pillows, balloons, consignments, strollers, toys etc. She said she will sell vintage items for kids' rooms – old toys, dolls, etc.

Landlord Comment:

Jessica Carlson, PDA, said she is excited for activation; the space was office space for a while. She said it is next to a tattoo shop. She said they will be adjacent to children's playground and childcare; it is a good fusion.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Ogliore asked if they are removing jewelry sales.

Ms. Stone said they will sell children's jewelry, no adult items.

Mr. Ogliore cited 2.5.4 a. He said it is a great idea. He said sandwich board signs are not permitted unless there are location or access issues.

Ms. Carlson spoke in support of a sandwich board sign and said the sign will show that they are there.

Ms. McAuliffe said signage is considered in context with all signage.

Ms. Rudeck said Western needs all the help it can get; a sandwich board sign will be helpful there.

Mr. Ogliore concurred.

Ms. Vaughan said there hasn't been retail in this location for a long time.

Ms. Rudeck said Mondays are very busy and suggested closing on Wednesdays instead.

Action: Mr. Ogliore made a motion to adopt a resolution to approve the application as presented, including sandwich board sign.

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

Staff Report, Design: Ms. McAuliffe explained the application to paint interior; install furnishings and fixtures; paint exterior and door; install window clings and

blade sign; proposed design for sandwich board. She noted that exterior painting includes door only. Exhibits reviewed included photos, drawings, signage details, and color samples. 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 a, b, c & d, 3.4.2 a, b, c & d, 3.4.3 a, b & g, 3.6.1, 3.6.2, 3.6.3, 3.6.6 b and recommended to approve, with additional information on sandwich board location.

Applicant Comment:

Tammy Stone said the walls are grey, door is blue. The blade sign will go where there was a sign already.

Landlord Comment:

Jessica Carlson, PDA, said cling vinyl will go on window and they will have a blade sign. She said the rest is display and clothing racks for retail business. She said there will be visibility in and through the space. She provided material samples for sign.

Mr. Hale asked for clarification on window clings.

Ms. Stone said the background is transparent.

Ms. Kitagawa asked for clarification on paint.

Ms. Stone said they will paint interior only.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said the changes are minimal. The signage is readable, and the sandwich board is plastic and the location won't obstruct pedestrians.

Ms. McAuliffe noted the 18" x 36" size limitation for sandwich board signs.

Ms. Rudeck said the A-board should be wood.

Action: Mr. Hale made a motion to adopt a resolution to approve the application with condition that sandwich board conforms with design standards – 18" x 36", wood.

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

111418.2 APPLICATIONS FOR CERTIFICATES OF DESIGN APPROVAL

111418.21 Seattle City Light
Carol Anderson

Staff Report, Design: Ms. McAuliffe explained the application to install LED globe fixtures on all three-globe street light poles within the Pike Place Market Historical District. She noted that the three-globe lights date to the 1940s, according to Seattle City Light information. The same replacements are being made in Pioneer Square and also just outside the Market Historical District. 27 lights are being changed in the Market. Exhibits reviewed included lighting details, photos, and site plan. Guidelines that applied to this application included 3.1 and 3.5.

DRC Report: Ms. McAuliffe said the Committee cited 3.1, 3.5.1, 3.5.3 and recommended to approve.

Applicant Comment:

Carol Anderson explained the lamp replacement project and said the globes in the Market are 22". She provided an example of the replacement globe and said the lamps will be LED, 2700 Kelvin; the base remains the same.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said it was straightforward – same light, pole, temperature.

Ms. Rudeck said the pilot lights are right in front of her shop; there is no difference in appearance.

Ms. Winant said the replacement is very nice.

Ms. Anderson noted the positive results with look, uniformity and color.

Mr. Hammond appreciated the replacement.

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

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

111418.22 Pike Place Market PDA
Scott Davies

Staff Report, Design: Ms. McAuliffe explained the application to install seasonal weather protection measures at the MarketFront pavilion/plaza. She noted that approval is requested from November 19 through January 7. Temporary design changes include tent, mural panel, and sign. Exhibits reviewed included work description, site plan, photos. Guidelines that applied to this application included 3.1, 3.6, and 3.8.

DRC Report: Ms. McAuliffe said the Committee cited 3.1, 3.6.1, 3.6.2, 3.8.7, and 3.8.8 and recommended to approve.

Applicant Comment:

Scott Davies said the weather protection will be identical to what they did last year.

David Dickinson said the mural used last year was done by Greg Anderson, Daystall craftsperson. It is made of heavy-duty vinyl. It will be at the north end of the Pavilion. There will be 4' on either side, it doesn't take up the whole span.

Public Comment:

Bob Messina spoke in support and said it is becoming more like the main arcade where people are encouraged to linger longer. He said restroom signage is needed at the north end.

Commission Discussion:

Mr. Hale said it is the same as last year; there were no complaints; it doesn't impede pedestrian movement; and there is no view obstruction.

Mr. Ogliore said it is needed.

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.

111418.3 APPROVAL OF MINUTES: October 24, 2018

MM/SC/JO/MH 4:0:4 Minutes approved. Mses. Kitagawa, Rudeck and Winant abstained.

111418.4 REPORT OF THE CHAIR No report.

111418.5 REPORT OF STANDING COMMITTEES: No report.

111418.6 **STAFF REPORT** No report.

111418.7 **NEW BUSINESS**

111418.71 MHC 2019 meeting calendar

The Commission approved the 2019 meeting calendar.

Respectfully submitted,

Heather McAuliffe
Commission Coordinator