



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 143/19

Wednesday December 11, 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

Sam Farrazaino

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.

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121119.1 APPLICATIONS FOR CERTIFICATES OF DESIGN APPROVAL

- 121119.11 Western Ave at Virginia St – NE corner
Gabriel Seo, Seattle Department of Transportation (SDOT)

Proposal to install two pedestrian scale lighting fixtures in the sidewalk public right of way.

Gabriel Seo, SDOT explained the project extends along the SLU Market to Mohai. He said dark spots along the corridor have been identified; locations were identified on the site plan. He said fixtures will be to Seattle City Light (SCL) standards. They will match those on site, in this area it will be the globe fixture. He said two of the lights are in the district and they will match what is here. The rest of the lights will match their locations.

Public Comment:

Phil Frederick, resident said he just heard about the project and asked why there had been no community involvement.

Mr. Seo said this is just the beginning of the installation and they will reach out.

Mr. Frederick said outreach is needed and he noted concern with glare.

Ms. Seo said what is proposed is SCL standard design.

Mr. Frederick said the light near his residence is not up to standard. He said it is 70 watts and is terrible. He said there are two lights directly out his windows. He said it is impossible to sleep.

Mr. Seo said he spoke to engineers and they are looking into shields; he said options are available. He said they could direct light downward. He said the globe is Market standard.

Ms. Rudeck said that at the park a white shield was used on top of the globe lights; at night you can't see the shield which directs the light down.

Mr. Frederick said that parks did lighting across the street; after he complained they added shields.

John Pearson said the corridor will be safe, comfortable and well-lit. He said for most of the length there are new sidewalks. He said lighting will match area. He said the requirement here is unique and the globe has to be used.

Fred Hays, resident said seven units in his building are above the lights and will be impacted. He said to find a solution or move light north a bit. He said he walks there all the time. He noted the good work.

Ms. Le read comments from Katy Chaney who asked for shields like what are used at Victor Steinbrueck Park.

Ms. Rudeck cited 3.8.7 views.

Mr. Ogliore said glare impacts views broadly. He said no outreach has been done. He said it is a significant location and outreach should have been done. He said approval should be conditional with shield added to keep glare from units.

Ms. Rudeck said the pole is only 12' tall so a shield should help.

Mr. Ogliore said a well-lit corridor is desirable, but we need to think of residents.

Mr. Hale said there is nothing in Guidelines that deals with glare. He cited 3.5 and said the only thing close is 3.8, view.

Ms. Vaughan said it is consistent with fixtures for district.

Mr. Hale said they are 70 watts. He said shields are used in Victor Steinbrueck Park so that would match here.

Ms. Kitagawa asked if there are the same as seen before. She said the 20" globe will match the historic area.

Mr. Seo said along 5th Avenue they use the same type lamp and said the shield is internal.

Ms. Le said she was unaware of the concern but noted the willingness of the applicant to modify design.

Ms. Winant was OK with approving the application with conditions but noted it is a great and lovely idea.

Mr. Ogliore said the lights must have shields.

Action: Mr. Ogliore made a motion to adopt a resolution to approve the application conditioned on the two lights having shields directing all light downward. Applicant will come back if this isn't possible.

MM/SC/JO/LR 7:0:0 Motion carried.

121119.12 LaSalle Apartments
85 Pike St
Tyler Jamison, PDA

Proposal to install blade sign and mural signs on building exterior.

Tyler Jamison said there is currently no signage. He said he proposes two painted signs and a blade sign. Lettering matches existing LaSalle on corner; color is black with white lettering.

Ms. Rudeck, DRC said it is in the character of the Market and helps to identify the building.

Mr. Hale said it is a big improvement over the earlier awning.

Mr. Hammond noted new lights at senior center entry. Commissioners agreed that it was an enforcement issue and should be reviewed as part of a separate application.

Mr. Hammond said the 1430 over the door on the Western Avenue entrance is incorrect and should come down.

Ms. Rudeck said that was discussed last time – when discussion about not putting address

Mr. Hammond said that Ugly Baby is also 1430. He said two issues needs to be addressed – the address and the lights.

Ms. Rudeck said the new signage will address confusion.

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

MM/SC/BH/LR 7:0:0 Motion carried.

121119.2 APPLICATIONS FOR CERTIFICATES OF USE/DESIGN APPROVAL

121119.21 Atlantis
1501 Pike Pl #314
Ariel Parrow

Use: Proposal to open a business consisting of an art studio and retail gallery.

Design: Proposal to install signage, fixtures, and paint for new studio and retail gallery space.

Ariel Parrow explained the intention to open an artist co-op, studio and gallery. She said they will exhibit and sell original artwork. They plan to have workshops, classes and art-themed events.

Ms. Vaughan said the product list says the specialty nature is art/artist.

Ms. Parrow provided examples of work and said there are six artists in the co-op.

Ms. Rudeck asked the price list for classes.

Ms. Parrow said prices are in packet; there is a sliding fee based on materials used from free to \$50. She said that everything sold will be made by the six artists of whatever medium they choose.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hammond said it is all in compliance. He asked about after-hours classes.

Landlord:

PDA representative supported the application and said that art co-ops work well. Marnin Saylor just opened and customers like it. It is good energy, provides more bodies and interest in the space. Brooke Westover has in the past held night events and they worked well. She said others have as well. If there is a demographic who want it, they could do it long term at different hours.

Mr. Ogliore said it is positive and is an example of 'Meet the Producer'. He said it is a difficult demographic to activate and after-hours use is positive.

Ms. Winant said it is a win-win. She noted the struggle for artist and said this provides good synchronicity.

Mr. Ogliore said it is a tourist attraction and draws a different demographic.

Mr. Hammond said the City in general makes it hard for artists, so this is positive.

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

MM/SC/AW/JO 7:0:0 Motion carried.

Design:

Ms. Parrow went through the floor plan and indicated placement of furniture, artwork etc. She said the sign above the door has letters attached to backing; decals on windows will present logo, name, and hours. She provided material and color samples. She said vinyl stickers will identify artist name and artwork.

Landlord Comment: Landlord had no comment.

Public Comment: There was no public comment.

Commission Discussion:

Ms. Rudeck said the DRC reviewed and found what is proposed is in the character of the Market. She said the Committee asked for clarification of color and doors and those have been provided.

Mr. Ogliore said decal location was provided and there is no blockage.

Ms. Rudeck said the detail is so fine, there is no blockage.

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

MM/SC/LR/RK 7:0:0 Motion carried.

121119.3 APPLICATIONS FOR CERTIFICATES OF USE APPROVAL

121119.31 Seattle Cutlery
1920 A Pike Pl
John Turnbull, PDA

Proposal to expand existing retail space into adjacent indoor common area.

John Turnbull, PDA explained the reconfiguration of the common and retail areas. He said that five years ago this layout was changed. They found the common area did not work well and they propose to expand the area back out. This will enable the Cutlery shop to extend their inventory back and will provide glazing all around with good eyes on the street. He said it will impact Bavarian Meats storefront. He said this will provide better use of space and will improve product display and activate the space.

Ms. Vaughan asked if other options were explored without blocking the door.

Mr. Turnbull said this cuts a diagonal line all the way back. He said he talked to Bavarian Meats. He said there is no fire egress for them, the door there is rarely open.

Ms. Rudeck left at 5:40 pm.

Peter Bassiri said the main purpose is to expand the existing product line to enable them to display merchandise geared toward culinary profession. He said the back door to Bavarian Meats has been closed for six years.

Ms. Vaughan said the space gets used for non-Market-related activities.

Public Comment:

Bavarian Meats manager commented that the door has been closed for a time. She noted safety and theft issues. She said the door was closed to control traffic. She said

they re-organized the store and staffed each door with a register to address the problem. She said the door was closed for a while for this reason. This is the original door into Bavarian Meats. She said they have been here since 1976 and they want a different alternative. She said the 3rd door goes directly into freezer and they want the second entrance as it was. She said this change would impact them. She said it is good for a business to expand but they need to accommodate everyone. She said she was not aware than extension was planned until presented with it.

Ms. Winant asked the applicant how long they have been here.

Mr. Bassiri said 41 years. He said the purpose of the expansion is to engage with customers to try knives; it is great customer interaction. He said there is no food preparation. He said they need vertical wall space for knives that cater to household use. He said they started testing culinary market for professional chefs; he said it would be a positive addition and they need space to capture this market. He said he was sad when he had to let go of his space years ago as well, but he did it.

Bavarian Meats said that they have a lunch and deli counter and noted the Starbucks blocks their entry. She said elderly come in on motorized scooters; they can access via level ground and the front entrance is more difficult to navigate. She said 75% of their business uses the front door; 25% uses the back door.

Mr. Ogliore asked about when the back door was closed.

Bavarian Meats said they noticed a decline in business

Ms. Vaughan asked when the door was back open.

Bavarian Meats said spring and summer this year.

Commission Discussion:

Discussion ensued about two valued long-standing businesses needing to expand to be viable. Commissioners noted challenges of location, public safety and sanitary conditions and need to explore options.

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

MM/SC/AW/JO 2:4:0 Motion failed. Mmes. Kitagawa and Vaughan, and Messrs. Hale and Hammond opposed.

Ms. Kitigawa suggested with more design effort and compromise from both sides a more equitable solution could be found.

Mr. Hale said to preserve the door for Bavarian Meats.

Mr. Turnbull asked if it would be possible to have Mr. Hale and Mr. Kitagawa talk with them about sketches or if that would be ex parte.

Ms. Vaughan said they can provide ideas in open session.

Ms. Kitagawa said to have Robert provide ideas that he has worked through.

Mr. Hammond said to move entry for Bavarian Meats to the right.

Ms. Kitagawa said to lose the door entirely or move it.

121119.4 APPROVAL OF MINUTES:

August 14, 2019

MM/SC/JO/AW 5:0:1 Minutes approved. Ms. Kitagawa abstained.

August 28, 2019

MM/SC/RK/MH 6:0:0 Minutes approved.

September 11, 2019

MM/SC/MH/RK 5:0:1 Minutes approved. Ms. Winant abstained.

October 9, 2019

MM/SC/JO/MH 5:0:1 Minutes approved. Ms. Winant abstained.

121119.5 REPORT OF THE CHAIR

Ms. Vaughan stated that she met with City Historic Preservation Officer Sarah Sadt and Dan Mitchell of the City Attorney's office regarding Guideline Revision. She said that per Department of Neighborhoods the process was flawed and the was not properly noticed as a separate agenda item.

Ms. Vaughan said DON laid out the process differently when the review process began than it says it is now.

Ms. Le said it was a flawed process but not fatally so. She noted the equity piece and said they do not need to go all the way back to the drawing board.

Ms. Vaughan said racial equity language is good. She asked if DON has drafted specific references back to racial equity lens that DON would like to see included.

Ms. Le said the official work should take place within the context of an open, noticed meeting. Any work should follow the proper trajectory.

Ms. Vaughan said that the DON's concern is that the soundscape guidelines could be challenged on the basis that MHC doesn't have the authority to impose

guidelines on amplified music. If challenged, and even if an MHC ruling prevailed, enforcement would be low priority. She said amplified music is part of today's world. She said without guidelines every tour group might choose to use amplification and the character of the Market would change, impacting the authenticity of the Market.

Mr. Ogliore said the public would be invited to weigh in on this.

She said position 12 has eight applicants. She said DON advised to follow current process of providing candidates to DON. She expressed concern with not interviewing all candidates.

Mr. Ogliore said if a person can't go through two interviews then how could they attend the meetings.

Commissioners discussed their preference for interviewing all candidates.

Ms. Le DON requested the search team select four top candidates and that there could be flexibility for process after that. She stated it is reasonable to make the selection based on written application submittals. MHC would be held to a different process than other boards. Formal process should be followed.

Ms. Vaughan said interviews are needed to make proper selections.

Mr. Ogliore said he disagreed with DON.

Discussion, desire for MHC to interview all candidates before sending to DON.

Ms. Vaughan said, because of the seriousness of the matter, she would prefer to proceed by resolution, such as: I move that MHC direct CV to work with DON to establish a procedure that provides for interviewing all candidates by the MHC Search Team or to provide basis within City ordinances that prevents this approach.

Ms. Le said there is lots of back and forth. She said to feel free proceed based on their expressed principles but there should be balance overall. She said there could be legal challenges.

Ms. Winant said she would prefer DON to receive an opinion with MHC intent expressed more informally, rather than by formal resolution. She suggested that Ms. Le present the MHC position to the DON.

Ms. Le said so much conversation preceded her arrival and she was not comfortable with bringing forth the issue.

Ms. Kitagawa said MHC wants to proceed with MHC procedures; that this is the unanimous position of MHC. It is the more equitable way to do it.

Ms. Vaughan said she it will put into an email. First meeting of the year officer elections will be due. She said she is at the end of her second term. MHC may make exception to rules due to circumstances.

121119.6 REPORT OF STANDING COMMITTEES:

121119.7 STAFF REPORT

Ms. Le stated that new commission members Lisa Martin, Golnaz Mohammadi, and Sonja King have been confirmed.

Ms. Le said the 2020 schedule has been set and will be posted.

She said they are part way through the recruitment and interview process.

She said there are lots of compliance issues but noted staff time constraints.

Ms. Winant said compliance is always they last thing dealt with.

Mr. Hammond said tour groups will take advantage of amplification; sometimes there are forty people in a group.

Ms. Winant said the PDA is responsible.

121119.8 NEW BUSINESS

Ms. Kitagawa said her due date is February 2 and she would be out February – April.

Ms. Le said there will be no committee meetings on January 1, 2020.

6:45 pm Mr. Ogliore made a motion to adjourn. Mr. Hale seconded.

Minh Chau Le
Interim Commission Coordinator