



The City of Seattle

Pike Place Market Historical Commission

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

MHC 3717

Wednesday, March 8, 2017

4:30 p.m.

PDA Meeting Room, 93 Pike Street, Room 317

COMMISSIONERS

Sam Farrazaino

Murad Habibi

Bob Hale

Michael Hammond

Rachael Kitagawa

John Ogliore

Lauren Rudeck

Jerrod Stafford

Christine Vaughan, Vice Chair

Staff

Heather McAuliffe

Melinda Bloom

Absent

Frank Albanese, Chair

Patricia Julio

Anais Winant

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.

030817.1 APPLICATIONS FOR CERTIFICATES OF USE APPROVAL

030817.11 Paul Conrad – Market Art
1526 Western Avenue, Fairley
Paul Conrad, John Turnbull

Staff Report: Ms. McAuliffe explained the change of use from private apartment to commercial art studio. She said the space is in Zone 1, below street level, Food a-e and Retail a-b uses permitted. Former use was Housing b. Space previously rented by applicant as a studio apartment for 25 years. New use would be 2.5.4 c & 2.5.5 c. Space will be primarily a working studio, open to the public on weekends. Space is 705 square feet. Proposed ownership structure: Sole proprietor. Owner. Financial affiliations: None. Owner will be onsite daily. Business hours: 12:00 – 5:00 p.m. on the weekends. Exhibits reviewed included written description of ownership interest and role in the business operation, site plan and photos. 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 2.1.3, 2.1.4, 2.4, 2.5.4 c, 2.5.5 c, 2.6.3, 2.7.2 a, b & c and recommended to approve.

Applicant Comment:

Paul Conrad said he has been a Market resident since 1981.

Landlord Comment:

John Turnbull, PDA, said Mr. Conrad is a fixture in the Market. He supported the change of use from apartment to commercial studio.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Ogliore said the URC reviewed and thought it was a plus in the Market and recommended approval.

Mr. Habibi asked if it is a live-work unit.

Mr. Turnbull said it has been but there has been a change in the municipal code. He said Mr. Conrad has been there 30 years.

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

MM/SC/MH/JS 9:0:0 Motion carried.

030817.12 Arcade 2 Highstall (formerly Mama Angelina's)
1509 Pike Place #2, Main Arcade – Fairley
John Turnbull

Staff Report: Ms. McAuliffe explained the application for temporary use for existing farm permit holders to use vacant #2 Arcade highstall from March 9 – June 9, 2017.

She said the space is in Zone 1, street level, Food a-b & Retail b uses permitted. Former use was Food a & b. New use would be Food a & Retail b. Space is 325 square feet. PDA application on behalf of Daystallers, subject to Daystall rules and regulations. Space will be leased daily or weekly. Most businesses are sole proprietors. Business hours: 8:00 a.m. to 5:00 p.m. Exhibits reviewed included a site plan and photos. Guidelines that applied to this application included 2.1, 2.4, 2.5, 2.6, 2.7, and 2.9.

URC Report: Ms. McAuliffe said the committee cited 2.1.1, 2.4, 2.5.1 a, 2.6, 2.7.1, and 2.9.1 and recommended to approve.

Applicant Comment:

John Turnbull explained that highstall business has changed a lot over the years and he noted the difficulty to find someone to run a small space. He said they are trying to get a farmer in there or a group of farmers.

Ms. Vaughan asked if they could find organic farmer.

Mr. Turnbull said someone could probably make it as an organic stand but likely not all fresh products. He said that historically farmers sold from the low tables and green grocers sold from high.

Public Comment: There was no public comment.

Ms. McAuliffe cited 2.13 and noted the importance of the highstalls to the character of the Market and the ability to provide non-local produce year-round. She said the pasta vendor was denied and the Hearing Examiner overturned it because the Guidelines were not strong enough. She said a later application for the Daily Dozen approved the use of a highstall but with conditional approval linked to their tenancy.

Mr. Habibi asked if they will sell more pasta.

Mr. Turnbull said no, that they want farmers there.

Ms. Vaughan asked if edibles or flowers were considered.

Mr. Turnbull said they might end up with flowers, it depends on timing. He said that the vendor will only be in there three months. He said the goal is to find a long-term tenant.

Discussion ensued and 2.5.1 a, b, c, & d, 2.5.4 b were discussed.

Mr. Turnbull amended the application to edible permitted farm produced by the person selling.

Mr. Stafford said to define what is allowed.

Mr. Ogliore said food c includes grocery items.

Ms. Vaughan asked if the space would be dark if there was no fresh produce.

Mr. Turnbull said he didn't know. He said that selling bedding plants would be good. He said they are looking for someone who can do year-round business. He said they just don't want a stall sitting empty.

Ms. Vaughan cited 2.7.1 and said the highest priority use should be found.

Action: Mr. Habibi made a motion to adopt a resolution to approve the application as amended. Michael Hammond seconded the motion.

MM/SC/MH/MH 9:0:0 Motion carried.

030817.2 APPLICATIONS FOR CERTIFICATES OF USE/DESIGN APPROVAL

030817.21 Ugly Baby & La Ru
1430 Western Avenue, La Salle
Lauren Rudeck & Rosalie Gale

Ms. Rudeck recused herself.

Staff Report, Use: Ms. McAuliffe explained the application for approval for temporary use events to be held April 8 and in June/July 2017 under the building overhang at Western/Pike. She said the space is in Zone 1, below street level, Food a-e & Retail a-b uses permitted. Space currently used as circulation area. April 8 event is a fundraiser for Seattle Animal Shelter and Special Bunny Rescue. Event to be held in June or July is a community craft party. Exhibits reviewed included written description from applicants, photos and a site plan. Guidelines that applied to this application included 2.1 and 2.9.

URC Report: Ms. McAuliffe said the Committee cited 2.1.3, 2.1.4 and 2.9.1 and recommended to approve.

Applicant Comment:

Rosalie Gale explained they do the Bunny Party rescue every year – this is the fifth – with the goal of adopting out rabbits. She said there is an auction that is held at Jarr Barr. She said they will have two tents, four tables, a 1' x 6' sign, and 6' x 6' back drop for photos in the outdoor area.

Landlord Comment:

Matt Holland said they have done great outreach; it is a nice community event.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Ogliore said the URC discussed and supported the use. He said it creates a positive environment and the neighbors are on board.

Ms. Gale said a second event – a community craft part – will be held on July 16.

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.

Staff Report: Ms. McAuliffe explained the application for proposed design for tents and other equipment to be installed for temporary uses. Exhibits reviewed included a written description, photos and site plan. Guidelines that applied to this application included 3.1, 3.6, and 3.8.

DRC Report: Ms. McAuliffe said the Committed cited 3.1, 3.6.1, 3.6.2, 3.6.7, 3.8.7, and 3.8.8 and recommended to approve.

Applicant Comment:

Rosalie Gale said it was covered during Use discussion.

Landlord Comment:

Matt Holland said that circulation is maintained.

Commission Discussion:

Mr. Hale said the DRC was comfortable with the design; it was approved last year and there were no impediments to circulation.

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

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

030817.3 APPLICATIONS FOR CERTIFICATES OF DESIGN APPROVAL

030817.31 Dot's Butcher & Deli
94A Pike Street, Corner Market
Miles James

Staff Report: Ms. McAuliffe explained the application to install two off-premises hanging signs under awning at Corner Market. Exhibits reviewed included a site plan, photos, renderings, sign details, and color/material samples. 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, 3.6.2, 3.6.3, 3.6.6 a (4) and recommended to approve.

Applicant Comment:

Matt Holland said two butcher block sandwich board signs were proposed. He said they are 1 ½” thick. He said one will go on the south, next to Matt’s sign which will be moved over to make room. The other one will be on the west, next to Britt’s Pickles’ sign which will be moved over to make room.

Landlord Comment:

Mr. Holland said there is one other sign by the stairs; this location is hard to find.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said the DRC was comfortable with what was proposed; they are consistent with other signs there.

Mr. Habibi said it meets the Guidelines.

Mr. Ogliore said it is an internal business and needs the signage.

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

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

030817.32

Japanese Gourmet
82 Stewart Street, Stewart House
Lu Ning Wang

Staff Report: Ms. McAuliffe explained the application for proposed interior and exterior remodeling.

Work reviewed on the interior included painting, replace pony wall with wood plank strips, new hostess stand, changes to sushi counter, new bar and back bar, changes to furnishings and booths, changes to lighting. Work reviewed on the exterior included replace entry door and glass in windows and replace exterior ceiling light. Exhibits reviewed included plans, renderings, color/material samples, photos of existing

conditions. Guidelines that applied to this application included 3.1, 3.2, 3.4, and 3.5.

DRC Report: Ms. McAuliffe said the Committee cited 3.1, 3.2.7, 3.4.2 a & d, 3.4.3 f, and 3.5.1 and recommended to approve.

Applicant Comment:

Lu Ning Wang explained the renovations will freshen up the space and make it lighter and brighter.

Elly Krutz, designer, guided Commissioners through packet. She explained a service station and bar were added as well as new light fixtures and can lights. She went over elevations indicating the north wall, existing and new sushi bar, and close-up of south wall. She said a new hostess desk / counter, bench at communal table, and wood booths will be added. She provided material and color samples and said that wood panels will be focal point on north wall. She said that walls will be painted beige with a navy-blue accent. She said all tables are butcher block with polyurethane finish. She said the west wall will have a metal accent. She said bench and chair upholstery will be vinyl. She said the proposed screen was removed; they decided to keep it open. She noted they will take out the wire glass and put in new without glass wire in the entry door. She said that lighting will be 2700 Kelvin.

Landlord Comment:

John Turnbull, PDA, had no comment.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said it will be much lighter; he noted the natural wood and more visibility into the space. He said the DRC recommended approval.

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

MM/SC/BH/SF 10:0:0 Motion carried.

030817.3 APPROVAL OF MINUTES: February 22, 2017

MM/SC/MH/SF 5:0:5 Minutes approved as amended. Mmes. Kitagawa, Rudeck, Messrs. Ogliore, Stafford, Hale abstained.

030817.4 REPORT OF THE CHAIR

Ms. Vaughan reminded Commissioners about John Turnbull’s overview of Market tours at the previous meeting. Mr. Turnbull suggested tour groups work with the PDA, be licensed, have insurance, and comply with rules proposed by the PDA. He said the Guidelines would apply to tours which happen on public sidewalks and the right of way. Mr. Turnbull said the PDA could proceed if asked by the Commission. He said he will bring a draft back to the Commission for review.

030817.6 REPORT OF STANDING COMMITTEES: There were no reports.

030817.7 STAFF REPORT

Ms. McAuliffe said there will be a briefing on the Center City Connector at April 12 meeting. She noted concern with loss of load / unload space on First Ave over which the Commission has jurisdiction. She said they will need to find alternatives. She said anyone can attend the SEPA meeting but reminded Commissioners to comment only as individuals.

030817.8 NEW BUSINESS

6:00 pm Mr. Habibi made a motion to adjourn. Mr. Ogliore seconded.

Respectfully submitted,

Heather McAuliffe
Commission Coordinator