



The City of Seattle

Pike Place Market Historical Commission

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

MHC 102/19

Wednesday September 11, 2019

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

Staff

Sarah Sodt

Melinda Bloom

Absent

Anais Winant

Chair Christine Vaughan determined that a quorum was present and called the meeting to order at 4:30 pm. She called for a moment of silence in recognition of the anniversary of 911. She acknowledged that we are on Coast Salish land.

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

091119.1 APPLICATIONS FOR CERTIFICATES OF USE APPROVAL

09119.11 ChefSteps Studios
1501 Pike Place #300, Leland Building
Grant Crilly

Staff Report, Use: Ms. Sodt explained the application for change of ownership for a production studio creating digital content for online culinary enthusiasts and private clientele. Also offering cooking classes, food-related events such as pop-up dinners, and interactive educational events. Front of studio to be a “kitchen technology museum” open to the public. ChefSteps sold/acquired by Breville Group,

Administered by the Historic Preservation Program Seattle Department of Neighborhoods

“Printed on Recycled Paper”

July 2019. Grant Crilly to be sole proprietor, operating under GLCRILLY LLC. Zone 1, (2?), below street level, food a-e; retail a-d, and other a-b uses permitted. Exhibits reviewed included Breville email re PDA lease; ChefSteps Studios outline; GLCRILLY LLC business information/application; Floorplan of business space; and photo of interior space. Guidelines that applied to this application included 2.1, 2.4, 2.5, 2.6 and 2.7.

URC Report: Ms. Sodt explained the Committee cited 2.1.4, 2.4, 2.5.1 f, 2.5.5 a – c, 2.6.1 – 2.6.5, 2.7.1 and recommended to approve 3:0.

Applicant Comment:

Grant Crilly explained he has been in the space for eight years; his partner is no longer involved. He said more public engagement, classes, filming and cooking events are planned.

Landlord Comment:

Tabitha Kane, PDA had nothing further to add.

Public Comment:

John Turnbull spoke in support.

Commission Discussion:

Mr. Hammond said it was straightforward.

Ms. Winant asked if he still holds the license for the ChefSteps name and he does. She said the website was sold. She said he has personal control over the ChefSteps name, and he is the operator in the Market.

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

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

091119.2 APPLICATIONS FOR CERTIFICATES OF DESIGN APPROVAL

091119.21 La Mexicana Grocery
1914 Pike Place
Soames-Dunn Building

Staff Report, Design: Ms. Sodt explained the application for change interior layout of store. Rearrange existing sales, and service/display counters, add two new small tables with chairs, and replace one existing shelving unit with new standing counter

on north wall. Add art to walls to display work by local artist Ernesto Ybarra. She said there are no structural changes. Applicant to provide specification sheet for refrigerator. Applicant to match numbers to floorplan. Exhibits reviewed included Soames-Dunn Building Map and Site Plan; La Mexicana Floor Plans; La Mexicana Elevation Drawings; La Mexicana Proposed New Furniture; La Mexicana Existing Interior Photos. Guidelines that applied to this application included 3.1 and 3.4

URC Report: Ms. Sordt said the Committee cited 3.1.2, 3.4.1 a and b, 3.4.2 d, 3.4.3 a, b and f and recommended to approve 3:0.

Applicant Comment:

Andrew Tonkin explained the space is cramped and proposed work will make it more inviting. He said there are no structural changes. He went over the site plan and current and propose floor plans. He said the POS system will be moved to the east median wall to create better customer flow. He said one shelving unit will be removed to create a more consolidated approach to display. HE said one set of shelving will be retained. He said they are replacing the large refrigerator with a standing one.

Ms. Vaughan asked about seating.

Mr. Tonkin said there is limited seating – two small tops. He said guests can sit on stool or stand at counter.

Ms. Vaughan asked if art is permanent.

Mr. Tonkin said it is. On the wall to the left they are replacing shelving with art; it is more appealing.

Public Comment: There was no public comment.

Commission Discussion:

Ms. Kitagawa said DRC reviewed and found it straightforward; the changes complement the space and mission.

Mr. Hammond appreciated the artwork.

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

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

Tyler Jamison

Staff Report, Design: Ms. Sodt explained the application to replace existing entry door at Western Avenue with new keyless entry door, add new awning above. Install new bird-deterrent netting system to ceiling above breezeway between La Salle building (north elevation, off Post Alley) and Main Arcade/Flower Row. She explained the replacement of existing entry door at Western Avenue with new keyless entry door, add new awning above. Install new bird-deterrent netting system to ceiling above breezeway between La Salle building (north elevation, off Post Alley) and Main Arcade/Flower Row. She said the applicant to provide photos of other awnings in Market. Exhibits reviewed included existing door & hardware (drawings & specifications); New Door & Awning (photos, drawings & specifications, material & color samples); Bird Netting (photos, drawings & specifications). Guidelines that applied to this application included 3.1, 3.2, 3.6, and 3.6.

DRC Report: Ms. Sodt said the Committee cited 3.1.2, 3.2.1, 3.2.3, 3.2.9, 3.2.14, 2.6.1, 2.6.2, and 2.9.10 and recommended to approve door and awning with full MHC discussion of each.

Applicant Comment:

Tyler Jamison, PDA explained interior upgrades were made to the building including paint, carpet, and lighting. He proposed an awning to make the entry more identifiable. He proposed a new 42” door to provide better access for tenants. He said the wider door will be more functional than double doors. He said the proposed half barrel awning is similar to one across the street. He said Copacabana, Sanitary Market, First Avenue entry, Maggie’s Shoes, all have awnings although they are different style from what is proposed here.

Landlord Comment:

Mr. Jamison is the landlord.

Public Comment: There was no public comment.

Commission Discussion:

Ms. Kitagawa said DRC reviewed and thought the relite in the door looks fine and it is within Guidelines. She said there was concern about the awning; it is not similar to anything in the Market and it blocks signage to Ugly Baby. She said it cantilevers out and impacts the aesthetics on Western. She said this storefront is already inset; awning is not needed.

Ms. Rudeck said it protrudes out 42” and she was concerned it would block other shops.

Mr. Ogliore asked why it is needed.

Mr. Jamison said for identification.

Ms. Rudeck said a blade sign would work and fit better. She said there is nothing in the Market shaped like this.

Mr. Hammond said the awning will make a place for sleeping.

Ms. Kitagawa said it would break up the façade in an odd way.

Ms. Rudeck asked if he talked to Ugly Baby.

Mr. Jamison said he did briefly.

Ms. Vaughan cited 3.1 and 3.2.1. She said the size bothered her and that it is not consistent with any others.

Mr. Jamison said the sizes are the same, but they are different styles.

Ms. Kitagawa said the Copacabana door is not inset. She cited 3.2.9 which states the awning shall relate to the building. She said the awning doesn't meet 3.2.9. She said that at other sites doors are not inset as much or the use is different.

Mr. Ogliore said others have a utilitarian purpose.

Ms. Vaughan said this is proposed for identification.

Mr. Jamison said the resident manager wants it for identification; he noted it is the main door.

Mr. Ogliore asked if the entrance is keyed.

Mr. Jamison said it is keyed on Western; a fob is used on the other door.

Mr. Ogliore said a blade or flat sign would better serve the purpose.

Mr. Hammond suggested just a sign over the door; he said it is a back door. He said the public can't enter from Western.

Ms. Rudeck said she used to own a business next door and there is confusion with package delivery.

Mr. Hammond noted JarrBar entry is inset.

Mr. Farrazaino said the awning doesn't meet the Guidelines.

Ms. Vaughan said the applicant could withdraw the application.

Mr. Jamison said he would withdraw the awning portion of the application.

Mr. Ogliore said an address on the door would make sense.

Ms. Rudeck said there really isn't an address.

Mr. Hammond said 85 Pike is the address.

Ms. Rudeck said the new door will be helpful to residents in wheelchairs and walkers.

Bird Netting

Mr. Jamison directed Commissioners to drawing in packet which showed proposed location for bird netting. He said pigeons are nesting there and netting will protect equipment. He provided a material sample and indicated where the termination points will be. He said the netting will be installed above lights to allow for changing of bulbs.

Mr. Hale said that some of the pipes are low.

Mr. Jamison said that the netting is flexible and can go around as needed.

Mr. Ogliore cited 3.2.14 and said it is still visible and accessible.

Ms. Vaughan said the netting is what it is; it is dark and it fades away.

Mr. Hale asked how it will be tied to building.

Mr. Jamison indicated routing on photo.

Mr. Hale asked how the end will be closed off.

Mr. Jamison said termination detail is in the packet; termination attaches to the building.

Mr. Hale said it is not that pretty, but neither is pigeon poop. He said it would be nice to have a neat flat plane but that is not possible.

Action: Mr. Ogliore made a motion to adopt a resolution approving the application as amended with awning removed.

MM/SC/JO/MH 7:0:0 Motion carried as amended.

091119.3 APPROVAL OF MINUTES:

June 12, 2019

MM/SC/JO/SF 6:0:1 Minutes approved. Ms. Kitagawa abstained.

July 10, 2019

MM/SC/RK/SF 6:0:1 Minutes approved. Ms. Rudeck abstained.

091119.4 REPORT OF THE CHAIR

Ms. Vaughan said the search committee met September 4 to discuss candidates for new Commission members. She said they will come up with 4-5 names. They have reached out to eh Chair of the PDA Council, AIA Seattle, Duwamish Long House, among others. She said a consistent message is being developed and she has a short description of the job. She said they will interview all who apply. They will include DON and the Mayor's Office dependent on number of interviewees. She said she has talked with City attorney office so will do interviews in public session.

Ms. Sodt explained the normal process for searching for and vetting potential board/commission members. She said staff interviews on Mayor's behalf. She said they don't make applicants go through an arduous process.

Ms. Vaughan said they want to interview all applicants but could schedule with DON and the Mayor's Office to join them.

Ms. Sodt said that she forwards recommendations to the Mayor; she schedules interviews. She said that standard questions are used. She said that will happen regardless. She said a community process is unusual.

Ms. Rudeck said it could just be conversation.

Ms. Sodt said a formal interview is done with the Mayor's Office. She said DON has a network for notifying community of opening on any boards and commissions. She said there is an extensive network of organizations that are relevant and there is a lot of outreach to underserved populations. She stressed the need to go through the City process.

Ms. Vaughan said her preference is that DON is not the sole source of outreach. She said they want to do Facebook.

Ms. Sodt said Facebook and Duwamish Long House are on City outreach.

Ms. Vaughan said the City process takes too long.

Ms. Sodt said this will not reduce the time. She said it is out of our control. She said we collect and send names to Mayor's Office; we have control over initial interviews only. Responding to clarifying questions and comments she said that advertising needs to be transparent because it is part of City government. She said there is a whole Boards and Commissions program; one person coordinates for all City departments.

She said there is already a system in place. She said ethnic media is part of outreach; they cast a pretty wide net during search process.

Ms. Rudeck left at 5:35 pm.

Ms. Vaughan asked about Ms. McAuliffe.

Ms. Sodt said Ms. McAuliffe is on leave until mid-October and that Minh Chau Le is helping cover during Ms. McAuliffe's absence.

Ms. Vaughan said there is an impending crisis with two Commission members having planned leave.

Ms. Sodt said the target for board / commission confirmations is in December. She said this is not the only board experiencing delays.

Ms. Vaughan said it is the only one we are responsible for. She asked about movement on Guidelines revisions.

Ms. Sodt said she has not heard. Dan Mitchell is assigned to review them.

091119.5 REPORT OF STANDING COMMITTEES:

There were no reports.

091119.6 STAFF REPORT

091119.7 NEW BUSINESS

5:40 pm Mr. Farrazaino made a motion to adjourn. Mr. Hammond seconded.

Heather McAuliffe
Commission Coordinator