



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 3/16

Wednesday, January 13, 2016

4:30 p.m.

PDA Meeting Room, 93 Pike Street, Room 307

COMMISSIONERS

Frank Albanese

David Guthrie, Chair

Murad Habibi, Vice Chair

Bob Hale

Rachael Kitagawa

John Ogliore

Jerrold Stafford

Christine Vaughan

Staff

Heather McAuliffe

Melinda Bloom

Absent

Deborah Jones

Chair David Guthrie determined that a quorum was present and called the meeting to order at 4:30 pm.

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

011316.1 APPLICATIONS FOR CERTIFICATES OF USE APPROVAL

011316.11 Moon Valley

Kim Otto, Aaron Otto

1903 Pike Place, North Arcade

Staff Report: Ms. McAuliffe explained the proposed change in ownership to an LLC owned 50% each by Kim and Aaron Otto. She explained that this application is for a change from a sole proprietorship (same owners) to an LLC. No other changes are proposed at this time. Exhibits reviewed included a site plan, Master Business Application Record of Filing, and Corporation Registration Detail. Guidelines that applied to this application included 2.10.

URC Report: Ms. McAuliffe said the Committee cited 2.10.2 and recommended to approve.

Applicant Comment: Applicant had no comment.

Landlord Comment: Matt Holland, PDA, said it is an administrative change for lease paperwork.

Public Comment: There was no public comment.

Commission Discussion:

Ms. Vaughan thanked the owner for taking the time to come before Commission.

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

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

011316.2 APPLICATIONS FOR CERTIFICATES OF USE/DESIGN APPROVAL

011316.21 Experience Craft Beer·Wine·Tobacco

Nancy Habib

1911 First Avenue, Fairmount Hotel (formerly AIA Seattle office)

Staff Report, Use: Ms. McAuliffe explained the application for change of use for a business specializing in the sale of artisan beer, wine and tobacco products. Business to include the sale of smoking accessories and unique gift items. She reported that the site is located in Zone 3, street level, all uses permitted; former use was Other Uses b. New use would be Food f & Retail e. Space is 1900 square feet. Proposed ownership structure: LLC. The LLC includes two owners, Nancy Habib and Shery Gerges, each of which own 50% of the business. Owner affiliations: None. Owner operator: Nancy Habib will be the primary onsite owner operator. Business hours: 8:00 a.m. to 10:00 p.m. daily. Exhibits reviewed included site plan, detailed use description, written description of ownership interest and role in the business operation; and Certificate of Formation for LLC. 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, 2.5.1 f, 2.5.4 e, 2.6, and 2.7.1 and recommended to approve, with additional information on prices and “unique items” requested.

Applicant Comment: Applicant clarified that unique gift items are more expensive items such as lighters, wooden pipes, etc. and are not tourist type items. She said the most expensive items will be \$60-80; low range will be as low as \$2.00 for can of pop. She said that beer and wine is mostly local. High end would be about 20% of business; low end would be 20% of business.

Landlord Comment: Landlord was not in attendance but signed the application.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Albanese asked what percentage of floor space beverages – that were not on use application – would take up.

Applicant said three percent.

Mr. Albanese asked if they plan to sell cannabis products.

Applicant said they did not.

Ms. Vaughan asked if unique gifts would include beer steins or wine glasses that relate to alcohol portion of business.

Applicant said just the tobacco portion of business. She said they will also do vape items – 7%; beverages 3%; tobacco accessories 25%; tobacco products 25%; beer wine 40%. She wasn't sure how gift portion will sell.

Mr. Albanese said that all products being sold must be approved by Commission.

Applicant said she does.

Mr. Habibi asked for a list of items and prices.

Applicant did not have it.

Ms. Vaughan wondered if there should be a provision for percentages of store.

Ms. McAuliffe said it could be added in the motion.

There was question about sale of cannabis. Ms. McAuliffe said its sale is prohibited in the historic district.

Action: Mr. Habibi made a motion to adopt a resolution to approve the application as amended; 40% beer, wine, tobacco; 7% unique gift items; 3% beverages; 25% smoking accessories; and 25% tobacco products.

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

Staff Report, Design: Ms. McAuliffe explained the application for proposed interior and exterior design changes. Worked reviewed included paint interior, refinish floor, display fixtures and furnishings, lighting, interior signage, new

awning and signage, and blade sign. Exhibits reviewed included a site plan, plan view, photos, renderings, sign details, lighting specifications, and color samples. 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, 3.2.9, 3.2.13, 3.4.1 a & b, 3.4.2 a, 3.4.3 a, b & f, 3.5.1, 3.6.1, 3.6.2 and 3.6.3 and recommended to approve, with recommendation for replacement of concrete faux finish, and request for clarification on LED light temperature.

Applicant Comment:

Applicant explained that soffit and wall would be demolished so the space would be more open; ducts and HVAC equipment will remain the same. The proposed cement faux finish concrete will be changed to grey paint. Red will be used as accent color throughout the space. She said that three box frames on the plan are a mistake and should not be there. She said the awning will be a grey matte finish vinyl and will match existing awnings in placement; the whole awning will be underneath the terracotta and will not cover it.

Mr. Guthrie asked about the finish for the floor.

Applicant explained the concrete will be stripped, sanded and sealed.

Landlord Comment: The landlord was not in attendance but signed off on the application.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale, DRC, said the design is tasteful and displays are nice. He said they retained historic exterior and DRC questions were answered.

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

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

011316.22

PDA – “Harvester” food waste recycling equipment on Pike Place
Tamra Nisly

Staff Report, Use: Ms. McAuliffe explained the application for temporary street use/right-of-way approval for food composting equipment on Pike Place, from January 14, 2016 through May 31, 2017. [Postponed from December 9, 2015.] She noted that the project removes one parking space. She reported that this is a pilot project, in partnership with City of Seattle that will assist in recycling food waste at the Market. Exhibits reviewed included pilot project materials submitted to City

of Seattle grant program and design exhibits (for information only). Guidelines that applied to this application included 2.11.

URC Report: Ms. McAuliffe said the Committee cited 2.11.1 and gave no recommendation. URC requested letter of support from abutting tenant and a revised site plan. She recommended that use approval be conditioned upon design approval.

Applicant Comment:

Tamra Nisly explained the Harvester will be important to the Market. She said they received a grant from SPU to use the waste stream more efficiently. She said a waste study was done. She said their technology is outdated and currently human labor is used to sort the recycling. She said this system allows the ability to have reports / data to track usage. She said there is no room for more containers or more frequent pickups and they need to make better use of what space they have. She said that the benefit of this system is that it removes the middle man; businesses work directly with the composter. She said they can track who is doing what; Wiser will do reporting. The unit is self-contained and will convert waste to compost.

Ms. Nisly said the pilot needs to make sure that businesses will participate – they can track that. She said they need to check capacity – how well it will work. She said that if used they can put in smaller ones elsewhere. She said responding to MHC comments at earlier briefing they moved the Harvester two feet east away from building. She provided an updated site map showing this. She said that one parking space will be taken out for this. She went over map showing Manzo's cooler, entrance and which windows will be blocked.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Albanese, URC, said that the approach is good but he expressed concern about loss of parking and said more is being lost every day. He said that the Harvester is out of character with the Market in this location.

Discussion ensued about 2.9 and 2.3.2 and the loss of parking in and around the Market and how that affects what might be considered 'adequate' parking. Although temporary it still has to be consistent with the Guidelines.

Responding to clarifying questions Ms. Nisly explained that the Harvester will sit on a raised concrete pad that will be poured on top of brick; it will not be connected to it so will be removable without damage to brick.

Ms. Vaughan said if a truck loading spot could be taken away so customers can use the spot then she would feel that 2.3.2 is covered.

Mr. Albanese cited 1.3 and said this is out of character with the character of the Market. He noted the applicant's comment that if the pilot works out then another location will be found; he wondered why another location isn't chosen now.

Ms. Nisly said they need to see if it works first and there are other investments they will have to make if and when that decision is made. She said they have identified 25 businesses that would sign up.

Mr. Stafford noted the impact of fewer dumpsters in the Market and reinstating the parking space.

Ms. Nisly said they hope to bring it back.

Mr. Ogliore said with fewer dumpsters he would like to see the parking spot back.

Action: Mr. Stafford made a motion to adopt a resolution to approve the application from April 1, 2016 – March 31, 2017 conditioned on design approval.

MM/SC/JS/FA 6:2:0 Motion carried. Mr. Albanese and Ms. Vaughan opposed.

Staff Report, Design: Ms. McAuliffe explained the proposed design of food composting equipment. [Postponed from December 9, 2015.] Exhibits reviewed included site plans, photos, renderings, and specifications. Guidelines that applied to this application included 3.1, 3.2, 3.8, and 3.9.

DRC Report: Ms. McAuliffe said that the Committee cited 3.1, 3.2.1, 3.2.2, 3.2.4, 3.8.1, 3.8.6, 3.8.7, 3.9.1, and 3.9.2 and gave no recommendation. DRC requested elevation and section drawings to better understand how the equipment will relate to the building.

Applicant Comment: Tamra Nisly explained that the Harvester was moved 2' east per DRC comments. She said that it will sit on a raised concrete pad that won't extend past bollard. She cited 3.1, 3.2.1, 3.8.1, 3.8.6, 3.9.1, 3.9.2, and 3.9.10. She said the secondary to humble and anonymous is the Market adjusting to a changing City and Market. She said that the Harvester is a physical expression of its function and is utilitarian. She said there would be no view obstruction and the harvester would not be real visible from Manzo's. She provided photos of existing conditions – boxes, motorcycles, and bikes – and said that pedestrian movement would not be obstructed and the environment may even be improved. She said that no historic features would be damaged and work will be reversible. She said the Harvester will address waste produced in the Market and bring it full circle turning it to compost for produce.

Public Comment: Annie Delucchi asked if there will be signage.

Ms. Nisly said they hope to add a wrap that has an educational component to it but didn't want to fold that into the use and design applications; it will be a separate application.

Commission Discussion:

Mr. Guthrie asked if additional elevations were provided. Ms. Nisly passed them out.

Mr. Habibi asked where the Manzo pallets will go.

Ms. Nisly indicated on plan and said there is sufficient room to load and unload there as well as pallet storage.

Mr. Stafford said the Harvester is not attractive and agreed that signage is needed. He said the scale is unfortunate – it breaks up the lines and rhythms of windows. He said this area has always looked trash and maybe this will help clean it up. He said that it fits in with Market activities; getting rid of waste to create compost for produce is good.

Mr. Ogliore noted the issue of scale and cited 1.4 and adaptation to varying activities in the Market. He wondered if the concrete could be dyed to match existing brick in effort to camouflage it.

Ms. Nisly reiterated the intent to wrap the Harvester as part of educational component.

Mr. Guthrie cited 3.1 and said that it is unassuming – it is what it is – and that the application conforms to this guideline. He said that it doesn't interrupt the building rhythm any more than a light pole or car or truck. He cited 3.8.1 and said that the proposed site is not a circulation route; the Harvester will not block access. It is a minimal change and is reversible. He said that regarding the scale it is what it is and what it has to be much like HVAC ducts or sewer pipes.

Mr. Albanese asked about electrical components.

Applicant said that the conduits and pipes will route up behind the tower and will sit on the surface of the pad and be covered with a stainless cover.

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

MM/SC/CV/DG 6:2:0 Motion carried. Mr. Habibi and Ms. Kitagawa opposed.

011316.3 APPLICATIONS FOR CERTIFICATES OF DESIGN APPROVAL

011316.31 Bavarian Meats
Lyla Ridgeway
1920 Pike Place, Soames/Dunn

Staff Report: Ms. McAuliffe explained the proposed changes to HVAC system; install louver in window above storefront. She noted that no changes to related rooftop equipment will be visible from the street. Exhibits reviewed included plans and photos. Guidelines that applied to this application included 3.1, 3.2, 3.3 and 3.9.

DRC Report: Ms. McAuliffe said the Committee cited 3.1, 3.2.1, 3.2.14, 3.3, 3.9.1, 3.9.2 and recommended to approve, with recommendation not to install louver (economizer) in transom window.

Applicant Comment: Applicant explained they applied for a variance with the City but have not yet received it; they are moving forward assuming they will get the variance. They will demolish existing HVAC and associated ductwork. The new system will be larger; they will use the same style duct only larger – it will have the same look.

Landlord Comment: Jessica Carlson supported the application and said it is a good solution and is necessary.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said that there will be no alteration to the historic building and the ductwork will remain exposed.

Applicant said that they will eliminate one duct run. If they don't get the variance they will come back to Commission.

Action: Mr. Ogliore made a motion to adopt a resolution to approve the application as amended by applicant.

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

011316.33 Inn at the Market
Annie Delucchi
86 Pine Street

Staff Report: Ms. McAuliffe explained the application to replace revolving door entry system with automatic door sliding system; replace exterior tile under

storefronts; change to design of awning at Sushi Kashiba and add business signage. [Postponed from December 9, 2015] Exhibits reviewed included site plan, photos, plans, cut sheet, material sample and sign rendering. Guidelines that applied to this application included 3.1 and 3.2.

DRC Report: Ms. McAuliffe said the Committee cited 3.1, 3.2.5, 3.2.9, 2.4.1 c, 3.6.1, 2.6.2, and 3.6.3 and recommended to approve.

Applicant Comment: Annie Delucchi explained they didn't finish tile work approved on earlier Certificate of Approval and proposed to do that now. Tile in courtyard perimeter will replace 2' x 2' ceramic and will match courtyard tile. She said that a new awning will replace and match what is there because they can't add lettering to an old awning; lettering for Sushi Kashiba will be added. She said they propose to replace the entry system; the old doors need complete refurbishment or replacement. They propose to replace with one that is more modern in appearance; the lines are clean and there will be better visibility into the lobby. She said that the existing revolving doors do not function well with guests trying to get through with their luggage.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said that DRC thought the doors are consistent with the character of the building and maintain and improve visibility into the lobby. He said there are no significant architectural elements being altered.

Mr. Albanese said he likes the revolving doors – said he understands the functionality and visibility pieces – but what is proposed is generic.

Ms. Vaughan agreed.

Ms. McAuliffe noted that this building is not within the period of significance of the district; it was built in 1985. She said that the new doors face the courtyard and not the street.

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.

- 011316.4** **APPROVAL OF MINUTES:** December 9, 2015 – Deferred.
- 011316.5** **REPORT OF THE CHAIR** There was no report.
- 011316.6** **REPORT OF STANDING COMMITTEES:** There were no reports.
- 011316.7** **STAFF REPORT** There was no report.
- 011316.8** **NEW BUSINESS**

011316.81 Election of 2016 MHC officers Postponed.

Respectfully submitted,

Heather McAuliffe
Commission Coordinator