



The City of Seattle

## Pike Place Market Historical Commission

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

MHC 85/17

Wednesday, June 14, 2017

4:30 p.m.

PDA Meeting Room, 93 Pike Street, Room 317

### COMMISSIONERS

Frank Albanese, Chair  
Sam Farrazaino  
Bob Hale  
Michael Hammond  
John Ogliore  
Lauren Rudeck  
Jerrod Stafford  
Christine Vaughan, Vice Chair

### Staff

Heather McAuliffe  
Melinda Bloom

### Absent

Murad Habibi  
Patricia Julio  
Rachael Kitagawa  
Anais Winant

Chair Frank Albanese determined that a quorum was present and called the meeting to order at 4:33 pm.

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

### **061417.1 APPLICATIONS FOR CERTIFICATES OF USE APPROVAL**

061417.11 Inn at the Market  
86 Pine Street  
David Watkins

Staff Report: Ms. McAuliffe explained the application for approval for change in use: conversion of ten low income units. She said the hotel constructed in 1984-85.

Administered by the Historic Preservation Program Seattle Department of Neighborhoods

"Printed on Recycled Paper"

It was originally planned to be condominiums, but by the time it was under construction, interest rates for financing condos were high and the owner had decided to make it a hotel instead. In 1985, there were ten low income units included. In 1997, the ten units were converted to other uses. Units were on third floor. Zone 2, above street level, all uses permitted. Former use was low income housing: Housing a. New use would be hotel rooms (six), hotel offices and employee break room (four): 2.5.5 c. Exhibits reviewed included a floor plan, timeline summary, additional background information provided by applicant. Guidelines that applied to this application included 1.4, 2.1, 2.4, 2.5, and 2.7.

URC Report: Ms. McAuliffe said the Committee cited 1.4, 2.1, 2.4, 2.5.5 c, and 2.7.1 c and recommend discussion by the full Commission.

Applicant Comment:

Annie Delucchi presented a timeline illustrating the evolution of Use. She said when there was a design change in 1997 they couldn't find a change of use. She said the action today will create a record and reflect what exists today. She said that in order to get the land an agreement was made to provide a number of affordable housing units. Over time some rooms have been converted to office use, two-level suites, and a business center as needed.

Mr. Albanese said that providing low income units was mandated for seven years, 1985-92.

Landlord Comment: Ms. Delucchi said that they did fulfill that.

Public Comment:

Paul Dunn, Market resident, provided historical overview of the Market and noted that in the 1971 initiative there is language about the Market neighborhood and the need for low income housing. He said the Historical Commission was formed, the Guidelines were written and have changed very little. He said there is language in the PDA charter, City Ordinance, about priority of Market Uses. He cited 2.5.2. He said it is a primary responsibility of MHC and PDA to look for affordable housing. He said low income housing has always been part of the Market and as many original units as possible should be retained.

Commission Discussion:

Mr. Ogliore said the 1997 design work was approved by the Commission but no use approval for conversion of low income into hotel use was found. He cited 1.4 and noted the Commission has discretion.

Ms. Delucchi said the requirement was met; they had low income units for seven years. She said they likely though they had met the requirement and were good to go. She said by 1997 there were no low-income tenants.

Mr. Ogliore questioned if the assumption is that the URC at the time approved the change.

Mr. Albanese said it is odd that DRC approved without URC approval.

Ms. McAuliffe said that things get missed with changes in personnel.

Mr. Albanese agreed with Mr. Dunn but noted that there is a lot of existing low-income housing now and 40 units were just added. He recommended approval.

Ms. Vaughan asked about the units for the last 20 years.

Ms. Delucchi said there are no kitchens.

Ms. Vaughan said it has been specialty use for 20 years.

Mr. Albanese said it is compelling that the required period of time had ended. He said this is a high-end, well-recognized hotel.

Mr. Ogliore cited 1.4.

Mr. Stafford said it was probably spelled out in the original application that units were required for 7 years.

Mr. McAuliffe said she didn't find that and noted that financial arrangements are not part of MHC review.

David Watkins said the deed shows there was a 7-year requirement.

Ms. Delucchi said the design work was permitted by the City.

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

MM/SC/JO/CV 7:0:1 Motion carried. Mr. Hale abstained.

**061417.2 APPLICATIONS FOR CERTIFICATES OF DESIGN APPROVAL**

061417.21 Neighborhood Center  
1901 Western Avenue, MarketFront  
Crystal Dixon

Staff Report: Ms. McAuliffe explained the application for installation of additional furniture. Exhibits reviewed included a site plan and rendering, floor plan, cut sheets. Guidelines that applied to this application included 3.1, 3.4.

DRC Report: Ms. McAuliffe said the Committee cited 3.1 and 3.4.3 f and recommended to approve, with material samples requested.

Applicant Comment:

Crystal Dixon explained the front main area will be flexible use and they have already been approved for moveable furniture. She said they selected ‘off the shelf’ pieces for durability and flexibility: black stacking chairs, task chairs, wood flip top tables, and soft seating.

Landlord Comment: Landlord signed application.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said it was straightforward and the items are utilitarian; DRC recommended approval.

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

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

The following items were reviewed out of agenda order.

061417.23

Little Fish

1901 Western Avenue #F, MarketFront  
Bryan Jarr

Staff Report: Ms. McAuliffe explained the application for the addition of exterior vertical exhaust duct on plaza level of MarketFront Building; change to louver design. Exhibits reviewed included a site plan, renderings, floor plan, drawings, and color / material samples. Guidelines that applied to this application included 3.1, 3.2, and 3.8.

DRC Report: Ms. McAuliffe said the Committee cited 3.1, 3.2.1, 3.2.7, and 3.8.7 and recommended to approve, with discussion of impact to views per 3.8.7.

Applicant Comment:

Jason Land explained the intent to provide grease exhaust. He noted there is a series of stacked locations – two existing stacks and placeholders for an additional two stacks. He said that two existing conflict with existing structures system below. He said their mechanical engineer suggested routing duct to the corner as a solution.

Bryan Jarr, owner, said there is not enough venting for approved use; Mallett came up with solution.

Eric Hense, Mallett, said they looked at other locations which weren't feasible. He said they found an alternate location after exploring other options. He said the solution will maintain the rhythm of vertical shafts and they used the same material and they will match the same shroud materials. He said it is very complicated; the louvers were undersized so they enlarged them. He explained the detailed mechanical solution and noted the changes will open up transparency of the space.

Mr. Hale said the louvers are very complicated as well.

Mr. Hense said it was part of design review.

Landlord Comment: Landlord signed application.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said ducting was the main concern and they cited it in the only locations that works and has the least view impact.

Mr. Hense explained the exhaust is 10' from the property line so the ducting was turned to face the south; there is 40" clear from horizontal shroud. He said this is the actual size needed for grease duct. He said it will be specially configured wrap and the shroud around it will match existing.

Mr. Albanese said the construction design was flawed and the business can't operate without this.

Mr. Ogliore said DRC looked at 3.8.7, view impact.

Mr. Hense said it is an additional structural element.

Ms. McAuliffe said there is no exhibit to see that.

Mr. Turnbull showed where the stack will be and said the garage door structure is in front.

Ms. Vaughan asked if it is in pattern with other stacks.

Mr. Hense said the stack points south; it is viewable from Pike Place.

There was discussion about visual impact.

Ms. McAuliffe cited 3.2.7 and said the Commission needs to understand the visual impact.

Mr. Albanese asked if this meets code and if this is the only solution.

Mr. Hense noted the difficulty of this installation and they minimized it as much as possible. He said they looked at 4-5 options; there are limited options and others would impact the plaza. He said that this meets code and it is the smallest they can use.

Ms. McAuliffe asked for additional view perspectives including views from the Arcade.

Mr. Ogliore concurred with Ms. McAuliffe.

Mr. Jarr said that lack of appropriate hood / ducting would eliminate any other restaurant from operating here as well.

Ms. Vaughan said the placement is as good as it gets – it can't go anywhere else.

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

MM/SC/CV/BH 6:2:0 Motion carried. Mr. Ogliore and Mr. Farrazaino opposed.

Mr. Hense said they will look at Commission suggestions to come back with visuals to minimize visibility.

Mr. Turnbull noted the difficulty of connecting with the garage ownership; it is an investor group.

061417.24

Old Stove Brewery  
1901 Western Avenue #A, MarketFront  
Chris Moore

Staff Report: Ms. McAuliffe explained the application to install four exterior signs. Exhibits reviewed included drawings, renderings, and sign details. Guidelines that applied to this application included 3.1, 3.4, 3.6.

DRC Report: Ms. McAuliffe said the Committee cited 3.1, 3.4.2 a, 3.6.1, 3.6.2, and 3.6.3 and recommended to approve with discussion of size and number of signs.

Applicant Comment:

Greg Bjarko explained the proposal to install four signs; he indicated siting of each on plans and noted they have three facades. He said there will be a sign on the storefront on Western; one to the south of the residential building; and on the west side. He explained there is 32' of frontage on the south façade. He said the neon sign will have a black background and red and orange letters. He said the 'arrow / beer' sign is 4' 4" and takes up 14% of the façade. He said that conduits and transformer can be in the beam bay but out of sight. He provided an inventory of businesses with multiple facades for comparison: Sur La Table, Rachel's Ginger Beer, Steelhead Diner, and Beecher's Cheese. He said the arrow sign is a tradition like Maximilien, Loback's, etc.

Landlord Comment:

John Turnbull, PDA, explained photos were provided of other business signage on Western.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said the signs conform to the character of the Market. He said the business has three facades and one sign per façade is not excessive especially relative to the scale of the façade. He said it was good they brought in photos.

Mr. Albanese said he was concerned about the west facing sign until he saw the photos of other business signage.

Ms. Rudeck asked about mounting into the beams.

Mr. Bjarko said they had structural review.

Mr. Turnbull said the building was designed structurally for the business.

Mr. Bjarko said they will use small screws which are easily patched.

Mr. Hale said the transformers will be in beam pockets.

Chris Miller said they took away as much as possible. He said they are aware of view protection and they are in keeping with that.

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

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

061417.25

Red Cedar and Sage

1501 Pike Place #200, Leland Hotel

Robert Izen

Staff Report: Ms. McAuliffe explained the application to install retractable shades inside atrium on Hillclimb. She said that sun shades will be installed on west side of atrium to control heat gain. Eight shades will be installed on eight windows. Shades to be used only on warm days and closed only while sun is shining into the windows. Shades to be retracted and not visible most of the time during the fall, winter and spring months. Exhibits reviewed included color / material samples, photos, site plans, and cut sheet. Guidelines that applied to this application included 3.1, 3.2, 3.4 and 3.8.

DRC Report: Ms. McAuliffe said the Committee cited 3.1, 3.2.9, 3.4.3 b, and 3.8.7 and recommended to approve.

Applicant Comment:

Robert Izen had nothing to add to staff report.

Landlord Comment:

Jessica Carlson, PDA, had nothing to add.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said it is like a greenhouse – hot – and they have done a good job incorporating shades into this structure.

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

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

Mr. Izen said that he is running the operations now and Commission review will not be done retroactively.



061417.22

PDA – rooftop planter designs

John Turnbull

Staff Report: Ms. McAuliffe explained the application for approval for changes to designs and additional locations for planters on top of Pike Street pergola, Leland, Fairley, Sanitary Market, Triangle, Soames/Dunn and Stewart House buildings. She noted that since this application was reviewed by the DRC, staff located a 2002 approval for planters made of recycled plastic to replace wood planters on top of the Pike St. pergola, Leland and Fairley buildings. Commission should compare the “plastic lumber” planter design installed recently with the product approved earlier. Exhibits reviewed included 3.1, 3.2, and 3.8.

DRC Report: Ms. McAuliffe said the Committee cited 3.1, 3.2.1, 3.2.7, 3.8.1, and 3.8.7 and recommended to discuss use of plastic lumber. Need cut sheet or close-up photo of the plastic lumber planter, and a structural engineer’s report for installing new planters on awnings.

Applicant Comment:

John Turnbull, PDA, provided photos of existing planters. He said the roof was patched and they put the same ones back in.

Ms. McAuliffe said across the street, the ones on top the Sanitary Market are not approved. She said there are new ones on Soames Dunn as well. She asked if the containers are plastic or composite.

Mr. Turnbull said they are recycled plastic; there is no wood material in the planters.

Ms. McAuliffe said there were hanging flower baskets and now the planters are on top of the awning; she expressed concern about the load.

Mr. Turnbull said it is corrugated metal with T-frames; putting them on top allows more sidewalk space. He said they are just the store-bought containers so he can see how it works up there.

Ms. Vaughan asked if they would be left there.

Mr. Turnbull said the planters are not big enough; they are seeing how this works out.

Public Comment: There was no public comment.

Mr. Hale asked if structural review has been done.

Mr. Turnbull said not yet.

Mr. Albanese asked size and weight.

Mr. Turnbull said they are 3' x 1'.

Mr. Hale said a structural engineer should look at it.

Ms. Vaughan said they look like they were purchased at Lowe's.

Mr. Turnbull said that is where he purchased them.

Ms. Vaughan said the design should be more in character of the Market – wood rather than plastic.

Mr. Albanese said the flowers cover the boxes and he noted the use is temporary; they will come down after summer. He agreed structural review is needed.

Ms. Vaughan said they don't add to the rhythm of the building and they look like they were purchased at Lowe's.

Ms. Rudeck said the scale is small compared to others.

Mr. Albanese suggested conditioning the motion to have him come back with information on structural integrity of awning and whether the boxes can be more to scale.

Ms. Vaughan said to condition it for the applicant to provide structural information to DRC.

Mr. Hale said it is not complicated; the awnings are designed for snow loads.

Action: Ms. Vaughan made a motion to adopt a resolution to approve the application with the condition that the PDA must return to DRC with confirmation that a structural engineer has approved the weight of the planters on the awnings, and that the locations and designs for the Soames/Dunn and Stewart House planters are approved through October 31, 2017 only.

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

**061417.3 APPROVAL OF MINUTES:**

May 24, 2017

MM/SC/CV/MIH 5:0:3 Motion carried. Messrs. Hale, Stafford, Farrazaino abstained.

**061417.4 REPORT OF THE CHAIR**

Mr. Albanese reported that with Mmes. Vaughan, McAuliffe, he met with Ben Franz-Knight about the pattern of retroactive applications coming before the Commission and how to fix that. He said the meeting brought a good result. He said the PDA committed to making phone calls to Ms. McAuliffe first to save time, effort. They will have better communication with Ms. McAuliffe. He said they talked about the planned amplified music at the grand opening; Mr. Franz Knight said it is a new project; they can't come for everything and flexibility is needed. Mr. Franz Knight will send an overview of what he anticipates happening and will do appropriate blanket application. He said that quarterly, the PDA will come with an overview of what they are planning so the Commission has advanced notice. He said he will follow up with a letter to Mr. Franz Knight. He said the communication is important.

Ms. Vaughan said that some issues, such as stanchions, should have general guidelines about materials, clearance; it would be easier to respond as needed.

Ms. McAuliffe cited 2.6.9 and said that amplification is not allowed in the Market; she noted three live bands mentioned in Market newsletter. She said it could impact the character of the Market.

Mr. Albanese said it is a grand opening and there are special circumstances.

Ms. McAuliffe said they should still come through the Commission. She mentioned people living in the Market are impacted by the amplification.

Mr. Albanese asked about rental of pavilion – weddings etc.

Ms. McAuliffe said it will be noted that it was discussed in minutes.

#### **061417.5 REPORT OF STANDING COMMITTEES:**

There was discussion about the butterfly roof station at the Center City Connector platform fits the character of the Market. The proposed platform takes up the whole block with two smaller stations. There are federal guidelines to follow about detectable surfaces for the blind. The end of the platform ends the project into the brick.

Mr. Albanese said no one he knows was talked to by anyone doing outreach about this project.

Ms. McAuliffe said they will come to DRC on July 12 to discuss loading and unloading. She noted she met with the artist.

#### **061417.6 STAFF REPORT**

Ms. McAuliffe asked if the tags have been installed.

Ms. Vaughan said there were some paper ones. She asked if the Foundation has responded.

Ms. McAuliffe said they never responded to her email which said specifically what is required.

**061417.7 NEW BUSINESS**

6:30 pm Mr. Stafford made a motion to adjourn. Mr. Hale seconded.

Respectfully submitted,

Heather McAuliffe  
Commission Coordinator