



The City of Seattle

## Pike Place Market Historical Commission

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

MHC 91/18

Wednesday August 8, 2018

4:30 p.m.

PDA Meeting Room, 93 Pike Street, Room 317

### COMMISSIONERS

Sam Farrazaino

Michael Hammond

Rachael Kitagawa

John Ogliore, Vice Chair

Christine Vaughan, Chair

Anais Winant

### Staff

Heather McAuliffe

### Absent

Bob Hale

Lauren Rudeck

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.

### **080818.1 APPLICATIONS FOR CERTIFICATES OF USE APPROVAL**

080818.11 Pike Place Market Constituency  
1529 Pike Place #328, Fairley Building  
Tabitha Kane

Staff Report, Use: Ms. McAuliffe explained the application for change of use for an office. She said the space is in Zone 1, below street level, Food a-e and Retail a-b uses permitted. Space is vacant. Former use was an artist's studio/gallery, Retail c; new use would be Other Uses b. Space is 150 square feet. Proposed ownership structure: Market Constituency is a non-profit corporation. Owner financial affiliations: The Market Constituency does not have a financial affiliation with another business. The Constituency is relocating its office from a space behind/above Chukar Cherries in the Fairley building. Owner operator: Volunteers.

Administered by the Historic Preservation Program Seattle Department of Neighborhoods

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Business hours: 11:00 a.m. to 3:00 p.m. Monday through Friday. Exhibits reviewed included a site plan and written information about the Market Constituency. 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, 2.4, 2.5.5 b, 2.6.1, 2.6.2, 2.6.4, 2.6.5, and 2.7.2 c and recommended to approve, with discussion by the full Commission of the change of use.

Applicant Comment: Jerry Baroh explained the space they are using now is not ADA compliant and not functional for their needs. He said the Constituency is part of the PDA; there are 262 members. It is built into PDA charter for PDA oversight so people have a say over what happens here.

Landlord:

Tabitha Kane said the new space is easily accessible; it is in a dead-end area with not a lot of foot traffic. She said this may also bring activity to other businesses there.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Ogliore said the constituency is a solid plus to the Market. He said their current space is not good. He said the URC noted this is taking a retail space away, but he noted it is not a good retail spot with not a lot of foot traffic. He said they thought perhaps trying this for a year during which time the PDA will look for a solid retail tenant. He said to revisit next September.

Ms. Vaughan asked what kind of lease they will have.

Ms. Kane said it won't be a lease.

Ms. Winant asked what the other area tenants thought.

Ms. Kane said the others think it is a positive; they would rather have activation rather than vacant space. The doors will be open when they are there, 11 am – 3:00 pm.

Mr. Ogliore asked if there is a chance that another office could open up.

Ms. Kane said very unlikely.

Ms. Winant asked if there was a demand for the space for a tenant that would pay fair market value.

Ms. Kane said that is a discussion that would occur in that instance.

Ms. Winant said it is essentially month – to – month.

Ms. McAuliffe asked if the PDA was interested in finding another space if it opens up.

Ms. Vaughan said this use would be tied to this tenant and would go back to retail. She said the Market Constituency is made up of Market people and has some advantages. She said to look for a more appropriate office space when one becomes available.

Mr. Ogliore said a report back on efforts to find another space would be nice.

Ms. Kane said that based on renewals for office space we will be in same position in a year. She said their office leases are long term.

Action: Mr. Ogliore made a motion to adopt a resolution approving the application as presented that the PDA search for a suitable office space and report back to Commission in September 2019.

MM/SC/JO/SF            5:0:0   Motion carried.

Ms. Vaughan suggested a report back form the constituency to see how it is working out for them.

**080818.2            COMMISSION BRIEFING**

080818.21            PDA – display of historic Market artifacts  
John Turnbull

Briefing on potential display of historic Market items donated to the PDA.

John Turnbull, PDA, reported on a collection of artifacts, scales, signs and other items that he has collected that could be displayed at the Market. The Friends of the Market and Market Foundation have already started a process to inventory all the interpretive historic signs. FOM did an art inventory and conducts tours. He said Aiden from FOM and Patricia from Foundation got a grant to do inventory of historic interpretive signs. They are working on the inventory and assessment of the existing signs and signs that used to be installed, such as at the former narrative center where the playground is now. Came up with 55 items. Plan to hire consultant to do subject analysis and come up with recommendation with consultation to what is missing and come up with ways to address errors and come up with plan to do it better. He said they will apply for a larger grant to do design of installation.

Mr. Turnbull said it will be an inventory of what is there.

Ms. McAuliffe said you are welcome to review files in DON office as needed.

Mr. Turnbull provided photos. Three-panel mural of market by Toby. Tokyo Grocery, Market signs, try to find good wall space for installation. Perhaps stairwell in this building – large white space above 5’; or inside building. He said they need space for very large pieces. He had an old shop scale that used to be used in the main arcade.

Mr. Ogliore asked about a sign that was found last year.

Mr. Turnbull didn’t have a photo but would provide one to MHC.

Mr. Turnbull said the lobby outside of Rotary Grocery has a collection of items. They put them there to provide incentive for people to sit there. He said the whole lobby space could be used and be better organized. Lots of historic stuff – design studies, archeological stuff.

Ms. Vaughan design comes to DRC before the plaque is made.

Mr. Ogliore said 1.3 would applicable.

Mr. Turnbull said they are looking at places to install where people can see but they will be secure.

**080818.3 APPROVAL OF MINUTES: July 25, 2018**

Deferred.

**080818.4 REPORT OF THE CHAIR:**

**080818.5 REPORT OF STANDING COMMITTEES:**

080818.51 Guidelines Review Committee

Update on proposed amendments to Commission guidelines.  
Commission members reviewed:

2.6.8; decided that ‘may’ gave sufficient authority to deny but didn’t want to use ‘shall’.

2.12.6 – recommendation to move ‘should not’ to ‘shall not’. Commission needed the discretion; leave as is.

2.6.10 – ‘shall not’ change to ‘should not’; businesses with production on site, public can view but not access. Difference of back of house and front of house uses.

2.11.1 and 2.12.2 – changes duration of special event of which Commission has purview to review. Issue of small one-day events and amplification used. Something

that has more of a public impact, not a 2-hour flash sale or birthday party. A collection of one-day events could really change the character of the Market and/or Victor Steinbrueck Park.

2.9.1 – temporary use be consistent with all other guidelines, remove necessity to be consistent with all other. Historically there have been times when Commission allowed different products be carried during difficult economic times. Will all Commission more latitude.

3.8.3 – plaques and information things that address art; the discouragement of memorials to people who have done service or recognition of donors; impact of plaques on architecture. More specific information about plaques that give historical information, be unobtrusive. In design and placement could be added.

2.6.9 – soundscape. Guidelines toward amplified sound. Originally could have been specific to some buskers who even without amplifications can be very loud. Enforcement issue, radios being played in private spaces. Opportunity to notify landlord there is problem with noise in public space. Ability to explain guideline to tenant. Enforcement is a staff workload issue. Explain the babble of sound in Market then there is something to point to. Concentrate on amplified. Use committee could do site visit.

Revised guidelines to Law for review, then public noticed meeting to approve.

Ms. Vaughan said they are ready to move forward with Racial Equity framework in guidelines and are waiting for training to be scheduled.

**080818.6 STAFF REPORT**

**080818.7 NEW BUSINESS**

6:40 pm Adjourn.

Respectfully submitted,

Heather McAuliffe  
Commission Coordinator