



The City of Seattle

Pike Place Market Historical Commission

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

MHC 99/15

Wednesday, July 8, 2015

4:30 p.m.

PDA Meeting Room, 93 Pike Street, Room 307

COMMISSIONERS

Frank Albanese

Murad Habibi, Vice Chair

Bob Hale

Rachael Kitagawa

John Ogliore

Jerrold Stafford

Christine Vaughan

Staff

Heather McAuliffe

Melinda Bloom

Absent

Marika Cialdella

David Guthrie

Vice Chair Murad Habibi determined that a quorum was present and called the meeting to order at 4:32 pm.

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

070815.1 APPLICATIONS FOR CERTIFICATES OF DESIGN APPROVAL

070815.11 Jarrbar

1432 Western Avenue, LaSalle

Bryan Jarr

Staff Report: Ms. McAuliffe explained the application and noted that it included painting the storefront exterior. Exhibits reviewed included photos, cut sheets, plans, and color / material samples. Work to be reviewed included demolishing existing equipment, fixtures, floor, constructing dining area, bar, restroom and storage closet, finishes, furnishings and fixtures, and lighting. Guidelines that applied to this application included 3.1, 3.4 and 3.5.

DRC Report: Ms. McAuliffe said the Committee cited 3.1, 3.4.1 d, 3.4.2 a & c, 3.4.3 a & f, and 3.5.1 and recommended to approve, with revised exhibits requested, and discussion of the use of wallpaper on the front of the bar.

Applicant Comment:

Jessica Carlson, PDA, reported they would strike the painting of the storefront until they come back with signage. She went through the plans for the small space and said maximum occupancy will be 19 – 20. She provided photos and noted what would be demolished and what items will remain.

Bryan Jarr, owner, said that they will take out plumbing and the floor drain from the left side and move it to the right. He said they will remove cement curbs. He said the exposed infrastructure will remain. The space will be painted white; the bathroom will be painted blue. He said they will add a standing bar, and 12 seats with four more at the standing bar. In the restroom they will add new fixtures and storage. He said they will add two standard stainless ceiling fans, mason jar pendant drop lights with 2200 Kelvin equivalent LED. He said the drop ceiling above the bar will remain and will be painted white. He said they will remove the track lighting there and it will be repurposed.

Mr. Jarr went over finishes and said the hardwood floors in the dining area will stay. He said the bar will have maple butcher block top. He said natural ash wood shelves will be installed on brackets. He said they decided to do wallpaper on the front of the bar instead of tile. He said that the space is long and narrow, with a high ceiling. He said that there will be white paint throughout with natural shelves.

Commission members asked if the wallpaper on the front of the bar will be visible from the door – it was noted that part of the bar faces the front door but there will be chairs and stools there too which will lessen the visibility. Mr. Jarr verified that it would be visible from the door.

Mr. Jarr said that six 24” x 24” maple tables with a design stained on the top.

Ms. Carlson said the chairs and stools are blue.

Mr. Jarr said that currently there is nothing in the bathroom so they will install fixtures. He said they plan on a random collection of mirrors on the left wall to open up the space.

Ms. Carlson went over elevations and said that cut sheets for equipment were provided.

Mr. Jarr said that equipment is standard but as shallow as possible.

Public Comment: There was no public comment.

Ms. Kitagawa said she liked what was proposed but cited 3.4.3 a and said the wallpaper borders on excessive decoration. She said that if it is hardly visible why do it at all and if it is visible it is real strong for this space.

Mr. Jarr said he wants the graphic 'pop' and chose this one because it is playful and adds humor.

Mr. Hale said it is complementary and is okay.

Mr. Stafford commented that just a portion of the bar is visible and with chairs and tables the visibility of it is diminished.

Ms. Vaughan said that all wallpaper will be below eye level.

Mr. Jarr said that there will be jars of seafood, books stacked on shelving.

Ms. Vaughan said that is where the balance comes – the wallpaper is below eyelevel and the product is all over the shelves.

Commissioners discussed 3.4.3 a & f and noted the proposed design is fun and relates to the local environment. The wallpaper would be excessive if it were applied to all the walls but it is just one elevation that is under a bar overhang in a small space that needs a little 'punch'. In addition the rest of the palette is light and in keeping with the Guidelines.

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

MM/SC/FA/CV 7:0:0 Motion carried.

070815.12 PDA – changes to North Arcade storage
Hannah Allender

Staff Report: Ms. McAuliffe explained that application to demolish and replace storage on east elevation of North Arcade with new design. Exhibits reviewed included photos and plans. Guidelines that applied to this application included 3.1 and 3.2. She noted that the fabric being changed is part of 1970s renovation.

DRC Report: Ms. McAuliffe said the Committee cited 3.1.1, 3.1.2, 3.2.1, 3.2.3 and recommended to approve.

Applicant Comment:

Hannah Allender, PDA, explained the selective removal and replacement of wood bumpers and the installation of metal mesh fabric to create more accessible

storage for vendors. She said they will widen the storage basket. She directed Commission members to the last sheet of the drawings and noted that storage will be painted the same color and the only new material is mesh. She went over drawing detail and said they will demolish bumper and countertops; there will be no change to the columns. A 6" x 6" post will be under the counter for support. She said the counter top will be unified at a lower height. She said the width of the existing basket is not adequate so the new will be 6" wider. She confirmed that the storage area is to the property line and has no impact to parking spaces. She said the work will be phased so it won't interrupt the whole environment at once. She said they will probably start in the fall.

Public Comment: There was no public comment.

Mr. Albanese expressed a concern about potential impacts to parking and businesses.

Ms. Allender said that they will work on one 20' (four parking spaces) bay at a time; construction documents will have that information on them.

Ms. McAuliffe noted that is an operational issue and not tied to the Guidelines.

Mr. Hale said the DRC discussed that it was not historic fabric; it will be an improvement as the arcade is cluttered now.

Ms. Vaughan said it should make it easier and it won't impact the arcade.

Mr. Ogliore noted they will use the same colors.

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

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

070815.2 COMMISSION BRIEFING

070815.21 Seattle Municipal Code 25.24.030
Karen Gordon

Briefing on proposed changes to SMC 25.24.030, concerning the composition and membership of the Pike Place Market Historical Commission.

Karen Gordon explained the proposal to change and clarify the composition of the Pike Place Market Historical Commission.

Current Commission structure: 12 positions

- 2 AIA representatives

- 2 property owners
- 2 residents
- 2 market merchants
- 2 Friends of the Market
- 2 Allied Arts representatives

Proposed structure: 11 positions

- 2 architects
- 1 property owner
- 1 resident (must be a full time resident)
- 2 market merchants (with new description)
- 2 Friends of the Market representatives
- 2 at large members
- 1 Allied Arts representative

Changes

- The Commission will decrease from 12 to 11.
- AIA will no longer have two appointments but there will be two architect positions on the Commission.
- One resident, one property owner, and one Allied Arts position will be eliminated.
- Two at-large positions will be added.
- The resident must be a full-time resident of the Market.
- There will be a new definition of the merchant position: persons or representatives of businesses that sell merchandise or services from shops, stalls, or concessions located within the Pike Place Market Historical District.
- Five members will be appointed by the City Council; six members will be appointed by the Mayor.

She said changing the definition of merchant honors the true intent of ‘merchant’. She noted the difficulty in recruiting from different organizations in terms of diversity. She noted the changing patterns of ownership and noted the PDA owns 90% or more of the property in the Market and the difficulty of finding property owners to serve. She said that with 11 members on the Commission a quorum would be just six. She went over history of Commission makeup.

Ms. Vaughan asked where names of potential members would come from.

Ms. Gordon responded they will come from outreach to the general public including Friends of the Market, Allied Arts, and AIA; there will be some advertising and then interviews are conducted. She said that Ms. McAuliffe works closely with all three organizations.

Public Comment:

Sara Patton asked if the Mayor would review the City Council nominations and vice versa.

Ms. Gordon said that all historic boards and commissions are mayoral appointees. She said DON makes a recommendation to the Mayor who then makes a recommendation to Council; Council will confirm. She said that for the Council appointees she thought they were making the confirmation – but wasn't sure if they would be subject to the confirmation process or merely appointment by the City Council.

Ms. Patton said the definition of 'merchant' in the Ordinance is not restrictive – it just says 'merchants' which doesn't mean it couldn't be an employee of the business.

Ms. Gordon said that it still can because employees are representatives. She said that her understanding is that when ordinance first passed there were not a lot of legal structures that there are today in terms of LLC etc. She said that whatthey have found is that someone might not be an owner but might be a representative. She said that her understanding is that Councilmember Nick Licata thought it was straying too much from the 'Meet the Producer' intent of the legislation

Ms. Patton said that Allied Arts finally has proposals for the opening; she said it is good they are not disappearing altogether. She said they have been an amazing contributor to the Market for years. She asked about time frame for consideration of the ordinance

Ms. Gordon said it was her understanding that the City Council was looking at late July and that notification will be provided.

Paul Dunn asked if this is a proposal from the Historic Preservation program

Ms. Gordon said it is a City Council proposal from Councilmember Nick Licata with input from the Historic Preservation Program

Mr. Dunn said that the Friends of the Market has been around since the 1960s and the Market Historical Commission has been around since 1971 – 44 years. He said it has run well and there is no Market deterioration and things can get done. He said that there has been trouble finding candidates but they find them. He was stunned with the desire to change historic preservation chapter and change the composition of the commission.

Ms. Gordon said the reality is that it is becoming increasingly difficult to find property owners because there are so few – the PDA owns most of the property.

Ms. Gordon assured the Commission that there will be public meetings and outreach. She said that she didn't believe that the changes take away authority of the

Commission or the interest of any of these groups. She said it is difficult when one property owner owns 90% of the Market to find other property owners.

Mr. Dunn said that difficulty in finding candidates is not a reason to tear apart the structure that has been in place for 44 years.

Ms. Gordon said that diversity on the Commission is another impetus for the change. She said that the City as a whole is committed to diversity; at-large positions allow the ability to reach out further. She said the Market is a regional resource that is not limited to these few groups which is another reason to broaden the pool.

David Kenagy, resident, said he is interested in serving on the Commission.

Commission Discussion:

Mr. Habibi said the resident voice is important and he was concerned about the reductions. He said it has worked the way it is and there is no need to change the merchant definition.

Mr. Hale asked why reduce the Commission to eleven.

Ms. Gordon said that odd number is preferred for ties and it reduces the quorum from seven members to six.

Mr. Ogliore asked about qualifications for the at-large positions.

Ms. Gordon said that they must be resident of Seattle, and show a demonstrated interest and sympathy for the Market.

Mr. Ogliore asked if an at-large position could be filled by a resident or someone from Friends of the Market.

Ms. Gordon said they could but will still have to go through vetting and approval process.

Ms. Vaughan noted the definition of 'merchant' and said there has never been a farmer or crafts person filling as merchant.

Ms. Gordon said that it would be beyond individual business owners, that would include crafts, concessions, and farmers etc.

Ms. Vaughan asked about vetting process.

Ms. Gordon said candidates are vetted by DON and the Mayor's office for Mayoral appointments; council appointments would be interviewed by DON and City Council. She said that is what is being discussed now. She said they will work with

DON to make sure there are complementary skills set to the Mayoral appointments on the Commission. She said they are still discussing confirmation/hearing.

Ms. Gordon said the only thing she knows for sure is the language regarding merchants. She said that Councilmember Licata brought up in terms of merchants. Ms. Gordon shared difficulty in getting architect candidates from AIA; she spoke to Lisa Richmond at AIA who is OK for to let go of appointing authority for architects. She reiterated the increasingly small number of property owners and said that reality is there is a very small pool of people. She said the City is committed to diversity and there is not much diversity on the Commission: she said that having at-large positions will help in that. She said that City Attorney has consistently advised that the PDA cannot be on Commission because it would be a conflict of interest. She said that the only pool left are the remaining owners – buildings and some residential units. Of those she said that many have been on or don't want to be on the Commission; she said there is a shrinking pool rather than expanding. She noted the PDA charter to own all the property in the Market.

Ms. Vaughan had concern about the lack of vetting process when the City Council is making appointments.

070815.3 APPROVAL OF MINUTES:
June 24, 2015
MM/SC/JS/JO 6:0:1 Minutes approved. Mr. Hale abstained.

070815.4 REPORT OF THE CHAIR

070815.5 REPORT OF STANDING COMMITTEES:

070815.6 STAFF REPORT

070815.7 NEW BUSINESS

Respectfully submitted,

Heather McAuliffe
Commission Coordinator