



The City of Seattle

# Pike Place Market Historical Commission

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

Wednesday, January 9, 2008

4:30 p.m.

PDA Meeting Room, 85 Pike Street, Room 500

MHC 10/08

## COMMISSIONERS

Joanne Herron

Howard Aller, Vice Chair

Sara Patton

Karin Link, Chair

Alfred Collins

Valerie Bystrom

Kamyar Khoshdel

Susan Lane

Allyn Stellmacher

Marilyn Bierman

## STAFF

Heather McAuliffe

Joanne Walby

## **Absent:**

Alex Rolluda

Spencer Howard

Commission Chair, Karin Link, called the meeting to order at 4:30pm

## **010908.1 APPLICATIONS FOR CERTIFICATES OF USE APPROVAL \***

- 010908.11 Umai Sushi & Teriyaki  
91 Pike Street, Economy Market  
Roh Kyung-Sik & Lee Keoung Ok

Application: Change in ownership a business specializing in Japanese teriyaki and sushi rolls.

Staff Report: Heather McAuliffe reviewed the relevant background. She said the space is in Zone 2, at street level, where Food a-e and Retail a-d uses are permitted. The existing approved use: a business specializing in Japanese teriyaki and sushi rolls. The business has on-premise seating. No change in use is

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proposed. The space is 755 square feet. The proposed ownership structure is a corporation. The applicants are the two owners. Neither has a financial affiliation with another business. They will both be onsite operating the business. Ms. McAuliffe presented a site plan, the existing Certificate of Approval for Use, MHC 06/06 (with approved menu), a written statement of ownership interest and role in the business operation and a copy of the applicant's application for a City of Seattle Business License for the Commission's review. She said the relevant Guidelines would be 2.10, 2.4, 2.5 2.6 and 2.7.

URC Report: Ms. McAuliffe reported that the Commission reviewed the application and found it be in conformance with Guidelines 2.10.1, 2.10.2, 2.10.3, 2.10.4, 2.4, 2.5.1 e -permitted use in the zone; in conformance with 2.6 and 2.7.1. The Committee recommended approval.

Applicant Comment: There was no comment.

Commission Questions: There were no questions.

Public Comment: There was no public comment.

Commission Discussion: Commissioners determined that they had enough information to make a decision.

Action:

Mr. Aller moved to adopt a resolution approving the application as presented.  
MM/SC/HA/AC 7:0:1 Ms. Bierman abstained.

**010908.2 APPLICATIONS FOR CERTIFICATES OF USE/DESIGN APPROVAL \***

010908.21 Bavarian Meat Products  
1920 Pike Place, Soames/Dunn Building  
Lynn Stewart

Use Application: Expansion of use for the sale of German beer and wine.

Staff Report: Heather McAuliffe reviewed the relevant background. She said the space is in Zone 2, at street level, where Food a-e and Retail a-d uses are permitted. The existing approved uses: German delicatessen with approval to sell other German specialty items (details per MHC 3/99 and MHC 171/02). The former use was Food a, b and c; Retail e and the new use would be Food a, b and c; Retail e. The space is 1005 square feet. The proposed items are for retail sale only; not for on-premise consumption. She presented a site plan and documents MHC 3/99 and MHC 171/02 for the Commission's review. She said the relevant guideline would be 2.8

URC Report: Ms. McAuliffe reported that the commission reviewed the application and found them to be in conformance with guideline 2.8 and recommended approval.

Applicant Comment: There was no comment. Cecilia Hall from the PDA said the landlord is in full support of this application.

Commission Questions: There were no questions.

Public Comment: There was no public comment.

Commission Discussion: Mr. Collins said he felt this was a logical extension of the use.

Action:

Mr. Collins moved to adopt a resolution approving the application as presented.  
MM/SC/AC/LS 7:0:1 Motion carried. Marilyn Bierman abstained.

**DESIGN:** Application: Replace floor and shelving.

Staff Report: Heather McAuliffe presented a site plan and photographs for the Commission's review. She said the relevant guideline would be 3.4.

DRC Report: Ms. McAuliffe reported that the Committee reviewed the application and found it to be in conformance with Guidelines 3.4.2 c; 3.4.3 a, b & e and recommended approval.

Applicant Comment: The applicant's representative said the proposed wood laminate flooring is a close match for what is in the common areas. The lifetime of the floor would be 20-30 years. The applicant's representatives indicated that they wished to make changes to the original proposal for replacement of the shelving.

Heather McAuliffe indicated that because the applicant did not have enough information on the new design for the shelves to present, the Commission would not be able to approve the design at this time. The applicants said they would withdraw the request and return for approval of the new design at a later time.

Commission Questions:

Mr. Stellmacher asked if the flooring would be a wood veneer embedded in the resin. The applicant confirmed that it would be.

Public Comment: There was no public comment.

Commission Discussion: Commissioners determined that they had enough information to make a decision.

Action:

Mr. Collins moved to adopt a resolution approving the application for changes to the floor.

MM/SC/AC/JH 10:0:0 Motion carried.

010908.22 Charlotte's Web  
1501 Pike Place, Fairley Building  
Sharon Turner

**USE:** Application: Change of location from 1501 Pike Place #312 to 1501 Pike Place #319 (formerly Grandma's Attic). No change in use.

Staff Report: Heather McAuliffe reviewed the relevant background. She said the space is in Zone 1, below street level, where Food a-e and Retail a-b uses are permitted. The former use (Grandma's Attic): retail d – sale of dolls, miniatures, antiques, collectibles and vintage clothing. The new use: Retail d - retail sale of antiques and collectibles. The application is for change in location only; no change in use for Charlotte's Web is proposed. The space is 640 square feet. She presented a site plan, and the business's use approval, MHC 139/98, for the Commission's review. She said the relevant guidelines would be 2.1, 2.4, 2.5 and 2.7.

URC Report: Ms. McAuliffe reported that the Committee reviewed the application and cited Guidelines 2.1.4, 2.4, and 2.5.4 d – non-permitted use. The Committee determined that it could be approved as a non-permitted use per 2.7.2 b, c & d, and recommended approval.

Applicant Comment: There was no comment from the applicant. The PDA's representative stated that they approve of this application.

Commission Questions: There were no questions.  
Public Comment: There was no public comment.

Commission Discussion: Commissioners determined that they had enough information to make a decision.

Action:

Ms. Herron moved to adopt a resolution approving the application as presented.  
MM/SC/SL/SP 10:0:0 Motion carried.

**DESIGN:** Application: Install furnishings

Staff Report: Heather McAuliffe presented a site plan, floor plans and photographs for the Commission's review. She said the relevant guideline would be 3.4.

DRC Report: Ms. McAuliffe reported that the Committee reviewed the application and found it to be in conformance with Guideline 3.4.3 a, b & e and recommended approval.

Applicant Comment: The applicant said she will just move in some display cases and fixtures, and indicated that she would also re-use some existing display cases in the space. She pointed out on the floor plan where the items would be located.

Commission Questions: Ms. Lane asked if any of the cases would be free-standing. The applicant said they all would be except for the built-in dollhouse.

Public Comment: There was no public comment.

Commission Discussion: Commissioners determined that they had enough information to make a decision.

Action:

Ms. Herron moved to adopt a resolution approving the application as presented.

MM/SC/JH/HA 10:0:0 Motion carried

010908.23

1914 Post Alley

1914 Post Alley, Alaska Trade Building

Kenn Rupard

**USE:** Application: Establish use for a restaurant with a Class H license (revised/postponed from 12/12/07 meeting). Street-use/right-of-way approval for outdoor seating.

Staff Report: Heather McAuliffe stated that the business was previously described as a “bar/lounge”. During the review of the application at the December 12, 2007 meeting, the applicants indicated that it would be a restaurant instead. The Commission requested more information on the business plan and a menu; since this information was not available during the review, the Commission tabled the application until the January 9 meeting. She reviewed the relevant background. She said the space is in Zone 3, street level, where all uses permitted. The former use was storage (Other Uses c) and office use (Other Uses b) and the new use would be Food e. The business includes a Class H license. The space = 2,051 square feet (1,883 square feet interior space + 168 sq. feet of outdoor seating space). The hours of operation will be 10:00 a.m. to 2:00 a.m. and the outdoor seating will be seasonal. The proposed ownership structure: LLC (1914 Post Alley LLC). There are three owners: Kenn Rupard, Hannas Schindler, and Ruadhri McCormick. Kenn Rupard owns Rupard Architecture. The other two applicants do not have a financial affiliation with another business. The roles in the operation of the business are as follows: Kenn Rupard will be a general manager, Ruadhri McCormick will be a head bartender and manager, and Hannas Schindler will be a lead bartender and manager. Additional businesses in the same block of Post

Alley approved to sell alcohol: Kells Irish Restaurant, The Pink Door, White Horse Trading Co and Wines of Washington Tasting Room.

The following exhibits were presented for the Commission's review: a site plan, written information on ownership interest and role in the business operation, City of Seattle business license application, outdoor seating plan/photo of existing conditions and a written consent from adjacent businesses and property owners for outdoor seating area. The relevant guidelines would be 2.1, 2.4, 2.5, 2.6, 2.7 and 2.11.

URC Report: Ms. McAuliffe reported that the Committee reviewed the application and cited Guidelines 2.1.4, 2.4, 2.5.1 e, 2.6 and 2.11.4. The Committee stated that the application might conflict with 2.7.1 a and b, because the Commission has heard issues of noise and traffic over the years. The URC recommended discussion by the full Commission.

Applicant Comment: Kenn Rupard said since the last meeting the landlord has granted access to another room, which has allowed them to increase the size of the kitchen by 500 square feet. Mr. McCormick distributed copies of the proposed menu and supplemental information about their business plan. He said they are sensitive to their neighbors' concerns and they will not over serve alcohol to their customers. He reviewed the available seating: 50 seats inside, 20 outside and 10 at the bar. He said they want to open at 10 a.m. for the lunch crowd and may offer brunch on the weekends. He said their goal is to serve 80 dinners, 60 lunches and 40 late dinners. The full menu will be available until 10 p.m. and the late night menu will be available until 1 a.m., when the kitchen will close. He said they project that 40% of their sales will be liquor and wine. He said they want to target Seattle residents and tourists alike for both lunch and dinner.

Mr. Rupard said their new total square footage will be less than the required 2000 square feet. He noted that some space by the elevator will now be used by the owner instead.

The agent for the landlord, Tom Graff, said he supports this application.

Commission Questions:

Ms. Bystrom asked if their menu is limited because they cannot install a hood system. The applicant said yes.

Mr. Khoshdel asked what kind of music they would play. The applicant said they would use IPOD, or similar, and play soft rock during the day and more upbeat tunes at night.

Public Comment:

Tia Bailey, Stewart House tenant, said there are already nine businesses in the Alley which sell liquor and many of these have late night hours. She said if this application is approved this will be there will be another delivery truck making noise in the

morning and idling its motor. She said this is too much to ask for tenants. She noted that the applicants already work at Kell's and don't seem to be able to control the noise level there.

Cathy Aller, referred to her written statement to the Commission. She said she would like to see a greater variety of businesses in the Alley.

Sue Zuege, of Perennial Tea Room, said the proposal has been revised to include lunch but she noted it will still be open until 2 a.m. She said this space could accommodate retail business since it is long and narrow. She said there are too many businesses selling alcohol in the alley and she doesn't think this supports diversity in the Market. She urged the building owner to find a retail use for this space.

Julie Rosanoff, of Perennial Tea Room, agreed with the comments made by Sue Zuege. She said just because this application may meet the guidelines doesn't mean it should be there. She said they don't need any more bars.

Dave Martin, owner of the Champion Building, asked whether the applicants would be installing a class 1 or 2 ventilation system. Mr. Ruppard said they weren't sure but that they have an HVAC technician helping with this. Mr. Martin noted that Kell's existing HVAC system has to vent through four floors and he doubted that cooking paninis would work. He said if the MHC allows more outdoor seating they need to start enforcing the seasonal aspect of this, as it is often ignored for existing businesses in the alley. He suggested approval for outdoor seating be subject to annual review because the alley traffic is becoming more and more complex.

Helmuth Svoboda, a Market resident, said he has spent several sleepless nights because of noise from Kell's. He said they don't need another business selling alcohol in the alley. He also noted that this space would not have ADA access and would need significant renovation to allow it. He said traffic is often congested in this alley and they need to allow ambulance access to the Market Clinic at the north end of the alley.

#### Commission Discussion:

Ms. Patton noted that the public comments regarding Guideline 2.7.1 b where it refers to "undesirable mix or concentration of similar uses," seem to pertain to preponderance of similar uses in Post Alley, not the entire historic district itself, so she felt that guideline did not apply exactly. She noted that there is a problem in the alley but that is related to existing businesses and is not the fault of the applicant. She said she believes the application complies with the guidelines.

Mr. Khoshdel said he disagreed: he recalled that when he was turned down by the MHC on the grounds that his application would create an "undesirable mix of uses". He said he subsequently changed the application and was approved. He said the building owner should be responsive to the tenants' complaints. He said he would support the application.

Mr. Stellmacher noted that their closing time is 2 a.m., which maybe considered late relative to other business types but not restaurants. He noted that it would probably add to the noise in the alley, however, he said it is important to treat each business independently. He said Guideline 2.7.1 refers to an “*undesirable mix or concentration*”, and the latter may apply in this case.

Mr. Collins said most restaurants in the Market are open this late. He acknowledged that the alley happens to be a “trouble spot” but said that they should not deny a new application for that reason.

Action:

Ms. Patton moved to adopt a resolution approving the application as presented.  
MM/SC/SP/AS 6:4:0 Motion carried. Mss. Bystrom, Patton and Messrs. Stellmacher and Aller opposed.

**DESIGN:** Application: Approval for interior remodeling, signage, and design of outdoor seating.

Staff Report: Heather McAuliffe noted that the application included a retractable awning. She presented the following exhibits for the Commission’s review: a site plan, photos, floor plans, elevation drawings, finish plan, lighting plan, catalog cuts and color/material samples. The items to be reviewed were interior construction, interior furnishings, interior finishes, lighting plan, new storefront, exterior finishes, retractable awning, outdoor seating area and signage. She said the relevant guidelines would be 3.1, 3.2, 3.4, 3.5, 3.6, 3.7 and 3.9. She noted that the finish and lighting plans appeared to have been modified and that the revised plans were not available. This would require that the Commission approve the application with the condition that the DRC review the final finish and lighting plans.

DRC Report: Ms. McAuliffe reported that the Committee reviewed the application and found it to be in compliance with Guidelines 3.1.2, 3.2.3; 3.2.4 3.2.10, 3.2.12, 3.2.15, 3.4.1 a, b & c; 3.4.2 a, b & c; 3.4.3 e, 3.5.1, 3.6.1, 3.6.2, 3.6.3, 3.6.5 – internal lighting prohibited, 3.7.1, 3.7.2 and 3.9.1, 3.9.9 and 3.9.10. The DRC recommended approval.

Applicant Comment: The applicant said they propose five tables in the outdoor area. He reviewed the proposed material finishes. He said the storefront is black walnut and glass with a blade sign in the alley. He explained that the design of the blade sign had been changed to eliminate the internal lighting.

The applicant reviewed the graphics and awning in the alley. He said the ink on the awning will be copper colored.

Commission Questions:

Mr. Khoshdel asked if the sign would be illuminated. The applicant said no, because there is light in the alley.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Stellmacher commended the applicant on a thorough and well-presented application.

Action:

Ms. Patton moved to adopt a resolution approving the application as presented, on the condition that the DRC have final review of the revised finish and lighting plans.

MM/SC/SP/SL                      10:0:0                      Motion carried

**010908.3      APPLICATIONS FOR CERTIFICATES OF DESIGN APPROVAL \***

010908.31      Pike Market Medical Clinic  
1930 Post Alley, Livingston/Baker Building  
Puget Sound Neighborhood Health Center

Changes to First Avenue, Virginia Street and Post Alley entrances; changes to interior corridors from First Avenue and Virginia Street; changes to clinic windows facing Virginia Street.

Application postponed at the request of the applicant.

**010908.4      APPROVAL OF MINUTES:** December 12, 2007

Moved to adopt the minutes as presented.

MM/SC/SP/JH                      8:0:2      Mr. Stellmacher and Ms. Bierman abstained.

**010908.5      REPORT OF THE CHAIR** There was no report.

**010908.6      REPORT OF STANDING COMMITTEES:** There was no report.

**010908.7      STAFF REPORT**

Ms. McAuliffe reported that the new Commission positions will be filled pending approval by the Mayor. She noted that Ms. Patton, Mr. Rolluda and Ms. Herron's re-appointments are pending.

**010908.8      NEW BUSINESS** There was no new business.

Issued: January 23, 2008

Heather McAuliffe  
Commission Coordinator