



The City of Seattle

Pike Place Market Historical Commission

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

MHC 68/09

Wednesday, March 11, 2009

4:30 p.m.

PDA Meeting Room, 85 Pike Street, Room 500

COMMISSIONERS

Karin Link

Joanne Herron

Spencer Howard

Sara Patton

Alex Rolluda

Sharron Shinbo

Allyn Stellmacher

Susan Zuege

STAFF

Heather McAuliffe

Melinda Bloom

ABSENT

Valerie Bystrom

4:35 p.m. Vice Chair Karen Link called the meeting to order.

Ms. Patton arrived at 4:36 p.m.

031109.1 APPLICATIONS FOR CERTIFICATES OF USE APPROVAL

031109.11 Cintli
1501 Pike Place #328, Fairley Building
Sergio Cueva

Change of ownership to a Limited Liability Corporation owned exclusively by Beto Yarce.

Postponed.

031109.12 White Horse Trading Co.
1908 Post Alley, J.P. Jones Building
Joseph Gilmartin

Change in ownership structure from a sole proprietorship to an LLC owned 100% by Joseph Gilmartin.

Staff Report: Ms. McAuliffe explained the request for a change in ownership structure from a sole proprietorship to an LLC owned 100% by Joseph Gilmartin. The space is Zone 3, street level, all uses permitted. The space is 740 sq. feet. No change in use is proposed. Existing approved use is Retail d & e, per MHC 88/04: a business specializing in used books (primarily English literature, to include works from Irish, Scottish and Welsh authors) and as a gathering place/workshop for writers. Industry events to be held on premises, e.g., book signings, interviews and readings. Business to include the sale of wine by the glass and “Old World” style English ale by the bottle. Existing ownership: a sole proprietorship owned Joe Gilmartin. Proposed ownership structure: Limited Liability Company, to be owned 100% by Joe Gilmartin. He does not have a financial affiliation with another existing business. He will continue to be onsite operating the business on a daily basis. Exhibits reviewed included written description of ownership interest and role in the business operation; State of WA application for Limited Liability Company; Certificate of Formation of White Horse Trading LLC. Guidelines that applied to this application included: 2.10, 2.1, 2.4, 2.5, 2.6, and 2.7.

URC Report: Ms. McAuliffe said that the Committee cited guidelines 2.10.1, 2.10.2, 2.10.3, 2.10.4, 2.1.4, 2.4, 2.5 d & 3, 2.6 and 2.7.1 and recommended approval.

Applicant Comment:

Joe Gilmartin said the application was clear.

Public Comment: There was no public comment.

Commission Discussion:

In response to a Commission member’s question Ms. McAuliffe explained that when ownership changes it triggers review of business as a new use to make sure it is in compliance.

Ms. Patton made a motion to adopt a resolution approving the application as presented.

MM/SC/SP/KL

7:0:0 Motion carried.

Relocate classroom from existing daycare space to 1501 Pike Place #319 from March 2009 through fall 2010. *Note: Request to use 1501 Pike Place #321 withdrawn.*

Staff Report: Ms. McAuliffe explained the request to relocate classroom from existing daycare space to 1501 Pike Place #319 from March 2009 through fall 2010. The PDA originally requested the use of #321 (former Twilight Artist Collective space) but withdrew the request. Zone 1, below street level, Food a-e and Retail a-b uses permitted. Space is occupied by Charlotte’s Web, a Retail d use; Charlotte’s Web is scheduled March 25 to be reviewed for relocation to #321. Change will allow the retail and temporary child care areas to be contiguous instead of mixed. New use would be Social Services and Other Uses b. Space is 640 square feet. Exhibits reviewed included floor plans and MHC 45/09. Guidelines that applied to this application included 2.1, 2.4, 2.5 and 2.7.

URC Report: Ms. McAuliffe said the Committee cited guidelines 2.1.3, 2.4, 2.5.3, 2.5.5 b, and 2.7.2 a and recommended approval. The Committee cited same guidelines that were cited for a similar application for the Market Child Care that was approved 2/25/09.

Applicant Comment:

John Turnbull, PDA, said the request was straightforward.

Public Comment: There was no public comment.

Commission Discussion:

Ms. Link agreed it was straightforward.

Ms. Patton stated the exception to permitted uses in 2.7.2 a is correct because the use provides services to people of low income. She said that 2.7.2 d, that the use will add to a desirable mix of uses is also appropriate in this instance.

Ms. Zuege made a motion to adopt a resolution approving the application as presented.

MM/SC/SZ/AR 7:0:0 Motion carried.

031109.2 APPLICATIONS FOR CERTIFICATES OF USE/DESIGN APPROVAL

031109.21 Shine In The Market (currently New London Salon)
86 Pine St.
Emily Curran

Use: Change of ownership. No change in use is proposed. **Design:** Interior painting; new furnishings, new signage.

Staff Report, Use: Ms. McAuliffe explained the request for change of ownership. No change in use is proposed. The space is Zone 2, street level, Food a-e and Retail a-d uses permitted. Use will not change, but name will change. Existing approved use, Retail e & Other Uses b, per MHC 06/03 and MHC 203/06: A hair salon including the sale of retail products and manicure services, with approval for skin related services including facials, waxing, microdermabrasion and glycolic peels. Space is 1000 square feet. Proposed ownership structure: Limited Liability Company. The applicant is the sole owner of the LLC. She does not have a financial affiliation with another business. She is currently a stylist at the business and will continue to work onsite full-time as a stylist. Exhibits reviewed included a site plan; written description of ownership interest and role in the business operation; and State of WA Master Business License Application. Guidelines that applied to this application included 2.10, 2.1, 2.4, 2.5, 2.6, and 2.7.

URC Report: Ms. McAuliffe said that the Committee cited guidelines 2.10, 2.1.4, 2.4, 2.5.5 b, 2.6 and 2.7.2 b & c and recommended approval.

Applicant Comment:

Emily Curran had no comment.

Public Comment: There was no public comment.

Commission Discussion:

Commission members determined they had enough information to make a decision.

Mr. Rolluda made a motion to adopt a resolution to approve the application as presented.

MM/SC/AR/KL

7:0:0 Motion carried.

Staff Report Design: Ms. McAuliffe explained the request for interior painting; new furnishings, new signage. Exhibits reviewed included floor plans; photos; renderings; catalog cuts; and color sample. Guidelines that applied to this application included 3.1, 3.4 and 3.6.

DRC Report: Ms. McAuliffe said that the Committee cited guidelines 3.1, 3.4.1 a, 3.4.2 a, 3.4.3 a, b, & e, 3.6.1, 3.6.2, 3.6.3 and recommended approval.

Applicant Comment:

Emily Curran had no comment.

Landlord Comment: The landlord supported the application.

Public Comment:

Paul Dunn asked when the ceiling was painted.

Ms. McAuliffe explained there had been references to this color over the years when the Commission had a question about what is “light” in color but there have also been discussions about the type of business it is. The Commission has allowed very dark colors to be applied to ceilings in the context of a club.

Commission Discussion:

Ms. Link reported that DRC looked at the application which seemed to conform to the guidelines and the only question they had was about the fireplace.

Mr. Rolluda stated that because the fireplace was a functional heat generating element it would be okay.

Ms. Herron made a motion to adopt a resolution to approve the application as presented.

MM/SC/JH/KL

7:0:0 Motion carried.

031109.3 APPLICATIONS FOR CERTIFICATES OF DESIGN APPROVAL

031109.31 Copacabana Restaurant
1520 ½ Pike Place, Triangle Building
Michael & Martha Morrow

Replace existing awning on Post Alley entry; apply signage.

Staff Report: Ms. McAuliffe explained the request to replace existing awning on Post Alley entry; apply signage. Exhibits reviewed included a site plan, photos, renderings, method of attachment and color/material sample. Guidelines that applied to this application included 3.1, 3.2 and 3.6.

DRC Report: Ms. McAuliffe said the Committee cited guidelines 3.1.2, 3.2.10, 3.6.1, 3.6.2 and 3.6.3 and recommended approval.

Applicant Comment:

Mike Morrow, owner, said the packet explained the application.

Landlord Comment:

Matt Holland, PDA, supported the application.

Public Comment: There was no public comment.

Commission Discussion:

Ms. Zuege said the awning needs replacement.

Mr. Morrow said it would be more pigeon proof as well.

Mr. Rolluda made a motion to adopt a resolution to approve the application as presented.

MM/SC/AR/KL 7:0:0 Motion carried.

031109.4 APPROVAL OF MINUTES:

Commissioners reviewed the minutes of February 11, 2009. Ms. Link moved to adopt a resolution to approve the minutes as written.

MM/SC/KL/AR 6:0:1 Minutes approved. Mr. Howard abstained.

February 25, 2009 Deferred.

031109.5 REPORT OF THE CHAIR

031109.6 REPORT OF STANDING COMMITTEES:

The Guidelines Revision Committee met and is awaiting comments from Ms. McAuliffe who said she would send out for Commission member review. The Committee intends to have consensus from the Commission before they propose a draft go to Law Department who will then review. With regard to Mr. Stellmacher's replacement Ms. McAuliffe is waiting for AIA Seattle candidates; Mr. Stellmacher has agreed to stay until a replacement is found.

031109.7 STAFF REPORT

Ms. McAuliffe explained she set up interviews for Resident, Friends of the Market and for Allied Arts Seattle positions; later she will set up interviews for the AIA Seattle position. Another briefing will be provided on the Homeless Place of Remembrance for Commission feedback. The briefing is for feedback only and is open to the public.

Ms. McAuliffe noted that there would be no URC/DRC meeting on August 5 and no Commission meeting on August 12 because she would be on vacation. Mr. Rolluda stated he would be on vacation April 16 – May 4.

031109.8 NEW BUSINESS

5:03 p.m. The meeting was adjourned.
MM/SC/KL/AR

7:0:0

Heather McAuliffe
Commission Coordinator