



The City of Seattle

Pike Place Market Historical Commission

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MINUTES

MHC 42/08

Wednesday, March 26, 2008

4:30 p.m.

PDA Meeting Room, 85 Pike Street, Room 500

COMMISSIONERS

Howard Aller, Vice Chair

Joanne Herron

Spencer Howard

Susan Lane

Karin Link, Chair

Sara Patton

Alex Rolluda

Sharron Shinbo

Allyn Stellmacher

Susan Zuege

STAFF

Heather McAuliffe

Melinda Bloom

ABSENT

Marilyn Bierman

Valerie Bystrom

4:37 p.m. A quorum was present and the meeting was called to order by Karin Link, Chair.

032608.1 APPLICATIONS FOR CERTIFICATES OF USE APPROVAL

032807.13 Pike Place Market PDA – Craft Overflow Space
David Dickinson

Application: Street use/right-of-way approval for 22 temporary craft selling spaces on Pike Place from the end of the North Arcade to the North Pergola, from April 1, 2008 to March 31, 2009.

Street use/right-of-way approval for 3 temporary craft selling spaces on the sidewalk at Pike Place and Virginia Street (North Pergola area called “the Circle”) from April 1, 2008 to March 31, 2009.

Staff Report: Heather McAuliffe provided relevant background and said that a similar request to 2007 application had been approved by the Commission, except that fewer spaces are requested. She said that the spaces will be assigned when existing Daystall tables are adequately full. She distributed a letter from the PDA and a map. The relevant guidelines were 2.9 and 2.11.

Applicant/Landlord Comment:

David Dickinson, interim Market Master Daystall Manager, said the Hildt Agreement states to look for overflow space during peak times when tables are full. Traditionally they have used “the Circle” for last several years and also the parking overflow starting at the north and going south along the outside slabs. He said that recently because of concerns from SDOT there were several on the north part of the Circle that they can no longer use. He said that area had been used for about 15 to 20 years but SDOT has concerns that view of traffic is blocked. He said he reviewed maps that have been turned in and looked at measurements, which resulted in a correction in the number of tables. He said that the space has been adequate and useful for their craftspeople during peak times.

Public Comment:

Paul Dunn, a resident in the Market, presented a list of concerns and asked that the Commission work with the applicant on the issues. He explained that in SDOT’s judgment, there was a traffic and safety hazard created by the craftspeople flowing out over the curbs and into the automobile right of way. He said the Commission should try to keep aware of this kind of impact. He asked how the positions on the Circle and parking overflow area are assigned, and stated that the interior spaces on the Desimone Bridge are not completely filled when the exterior spaces along the slabs and the Circle are used. He said it is quite clear in the summer that those are the premier selling spaces on the north end. He said the crafts spaces, as per the Hildt Agreement, get four feet of lateral space and the farmers have eight feet of lateral space and he is pretty sure the spaces are divided up into 4’ increments. In the parking overflow several vendors have ten foot square festival tents and there may be two craftspeople in there with five feet of space each. He said in the parking overflow space they sell from three to four sides of tent space and if the Hildt Agreement were to be mentioned in the application, they might hold to it in the distribution of space. He said the distribution and storage dollies and carts and extra merchandise take up motorcycle spaces, and that particularly at the North Arcade they block the only pedestrian curb cut that exists all along that area; it is painted red and it is usually filled with carts, dollies and other things. He said he doesn’t know if the rules state it explicitly but if the crafts people are to set up daily, they should bring all their material there for that day and take it away at the end of the day. He said they bring materials from their storage facility or warehouse and leave it on the street while they sell from another space.

Commission Discussion:

Ms. Shinbo asked Mr. Dunn if he has brought his questions to the PDA staff at their operations meeting.

Mr. Dunn said not this year.

Ms. Shinbo encouraged Mr. Dunn to bring those same questions up to the PDA staff at the Operations and Communications meeting because they might not be able to be addressed by the Historical Commission.

Ms. Link said that the Commission is really approving a use situation here and that some of these other problems seem to be more design related and she isn't sure that the Commission makes decision about things like tents.

Ms. McAuliffe clarified that the Hildt Agreement provides for how the Daystalls are managed, but the Commission must grant street use approval for the use of the sidewalk (by the Circle) and the parking stalls. She said that the Commission needs to make its decisions based on the Guidelines and suggested that the Commission determine if any guidelines apply to the issues put forth by Mr. Dunn. She directed the Commission to review Guideline 2.11.2 which says, "Guidelines and zoning policies shall apply to street vendors. Street vending structures must be designed to be portable, shall not impede pedestrian flow, and must be removed at the close of the business day." She said this guideline would be the only one that applied, unless, for example, if they are blocking pedestrians from getting through, the Commission could cite Guidelines 3.8 Public Ways and Amenities as a concern. She said the need for pedestrian ease is emphasized; to the extent that the Commission can comment on those guidelines the Commission does have authority over the situation.

Mr. Stellmacher said the diagram area does show a hatched area but he would like to see the dimensions delineated for next year.

Mr. Dickinson said he would be happy to address the concerns that were raised by Mr. Dunn. He said some are not current because he has been working on them for some time. He said keeping the ramps clear is a priority. He showed on the map that there is a ramp by the stop sign. He said his people have to set up four feet south of the actual line of the stop sign and that nothing can be put north of that to make a four-foot zone between the stop sign and the ramp. He confirmed the area that Mr. Dunn was talking about: the ramp near the north end of the north arcade structure, and said he keeps that area clear. He pointed out cross hatches on the map where carts can go. He said he isn't sure of the history of that but that it has been the practice – that carts need to be in the cross hatched areas. He said on Sundays when they block the street and there is no traffic on Pike Place they have allowed there to be more carts, but even on those days he keeps that ramp clear and chalks zones. He said on the north end it is not acceptable for crafts people to put their carts in the motorcycle spaces. He said he enforces that in the morning but it is possible that there are people who have moved things after he has walked away. He said he has not been told of that happening.

Mr. Aller said that as a disabled person he has run into the issue of having the north ramp blocked, requiring that he go further south to access a ramp. He said it is easier than finding people to move stuff.

Mr. Dickinson said he will watch it and will field calls if the ramp is ever obstructed. He said that in the four years he has worked at the Market, crafts people have been allowed to have tents which don't come in four foot or eight foot sizes, 10 x 10 or 5 x 5, so they understand they get one foot extra space compared to indoor spaces. It is also a lot of work for them to lug this stuff around and set up. He said they didn't know how to get eight-foot sections given the dimensions of tents. He said every season they have improved their practice with this and there are strict rules that have been developed over time: stuff cannot spill out eastward, toward the street, or outside of the tents. He and his staff enforce it on each round. He said the tents are important because it does rain and in the summer the sun is hot. The PDA feels that allowing the tents is fair practice. He said that nobody can have a 10 x 10 tent by themselves, they have to split it in half; there are all kinds of rules they have had to develop that aren't in the Daystall rules. For example, the tent needs to be up against the curb so that there isn't the risk of people stepping forward to the tent and stumbling off the curb. He said the folks who use these spaces are getting better and better at compliance and understand if they don't comply they simply won't be assigned street space.

Mr. Dickinson said that he has been aware of the issues regarding empty tables and that they tightened the requirements from the previous year. Currently they have to weigh a number of factors, but there can be five empty tables and the slabs are full before they'll consider opening the Circle. He said you should not be able to walk through the Market and see empty tables on days when the Circle has been opened. He said that all the concerns that have been mentioned are in the forefront of his mind when he makes decisions.

Mr. Aller said he is concerned that the craftsperson will be assigned a space that should have gone to a farmer because farmers obviously have first priority; he asked how he keeps that in mind.

Mr. Dickinson said it can't happen, in his opinion. He said the Hildt divides the Daystall tables into two groups, mostly farm priority. He described the locations of the farm tables. He said the tables on the Desimone Bridge and the inside slabs are defined as craft preferred tables as are the outside slabs.

Mr. Aller said he is thinking more in terms of when the street is closed and there are farmers on the street; he said the farmers should line the street as long as farmers come before they even think of setting up space for crafts. Crafts get what farmers don't need and he wants to make sure of that.

Mr. Dickinson said that has been their practice.

Ms. McAuliffe asked Mr. Aller if he was talking about when the street is closed rather than when the stalls are blocked out for regular use.

Mr. Aller said there are Sundays in the Summer, and Wednesdays when they close the street.

Ms. McAuliffe said these are separate uses; those are specific events that close the street and this is for closing parking stalls.

Mr. Aller said that he wants to be sure that when they close the parking stalls or the street if there is a farmer, he gets priority.

Mr. Dickinson said that is the PDA priority. Daystall is for farm and craft and they fully have internalized the farm priority in the rules and the only time currently when they come close to an overlap is on Summer Sundays when the street is closed at Stewart Street north and the farmers start there and go north. All other days they start the outside farm tables down by City Fish, so they go along the North Arcade.

Mr. Aller asked for confirmation on how the spaces are assigned.

Mr. Dickinson said that farm assignments chronologically precede craft assignments. He gave the example that for tomorrow he made assignments for farmers today at noon, but will assign craft spaces tomorrow morning at roll call.

Mr. Aller asked how they know who will show up.

Mr. Dickinson said Daystall rules state that farmers are to notify by noon so they can get their next-day assignments by seniority. It is in the Daystall rules and has been the practice many years. It is built into the system that the farmer preferred tables get farmers first.

Mr. Stellmacher said there are 22 tables listed in the length; he asked if assignments are made at 5' dimension or 4' dimension.

Mr. Dickinson said a couple seasons they tried just running rows of tents and it started to not seem safe; if the sidewalk got really full people couldn't get out unless they went all the way down. He said every 20 feet he inserted a five-foot wide gap for ingress/egress.

Mr. Stellmacher said it would be helpful to diagram it that way to show access. He said the photo shows on the Circle some original Daystalls but that has been dialed back to three 4' tables. He asked if they thought about dialing that back altogether to alleviate congestion on that busy corner.

Mr. Dickinson confirmed that he meant the remaining three spots on the Circle. He said he'd thought about it but it is not a real popular move in terms crafts people because they are not happy that they lost the six tables. He said part of how they assign those spaces is with the building of the north pergola structure, there was something different about dimensions that they actually had to push the corner

points back on circle spots so there wasn't such a crowding pinch. He said they are a little faint now but last summer he had all the corner points dotted with spray paint so he can check them with set ups.

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

MM/SC/SL/AS

10:0:0 Motion carried.

032608.2 APPLICATIONS FOR CERTIFICATES OF USE/DESIGN APPROVAL

022708.11 Caffé Lieto
1909 First Avenue, Fairmount Building
Rena & Brian Poppell

Application: Change of ownership and change of use for a coffee shop serving espresso, food items and bakery items; business includes four desktop computers and a printer for customer use. Street use approval for outdoor seating.

Staff Report, Use: Ms. McAuliffe explained that the applicants had applied for a change in ownership/change of use for Caffé Lieto in February but that the Commission had denied the application because the applicants had proposed to use the same name and logo of another existing business, Hotwire Online Coffeehouse. The applicant stated in this new application that she will keep the existing name for the business, Caffé Lieto, until she has chosen a new name for it. She confirmed that the new name would not contain the word "Hotwire". She has corrected her application for state business license to confirm that her business does not have any affiliation with another business. Ms. McAuliffe distributed information from the application. Guidelines that applied to this application included: 2.10, 2.1, 2.4, 2.5, 2.6, 2.7 and 2.11.

URC Report: Ms. McAuliffe said that the Committee cited guidelines 2.10.1, 2.10.2, 2.10.3 and 2.10.4. The applicant will remove an unapproved neon sign from the storefront window to comply with 2.10.3. The Committee confirmed that this business is located in Zone 3 where all uses are permitted and these would be 2.5.1 e and 2.5.5 b uses, which are both permitted uses in the zone. The Committee reviewed this application per 2.6 and determined that the application conforms to all sections. She said the Committee did not have any concerns about the application per 2.7.1. She said there is written consent on file from the adjacent businesses and that the applicant is not required to get them again since she is not changing the outdoor seating area. The Committee recommended discussion of the application by the full Commission because one of the Use Committee members was not present when the application was reviewed earlier and also because the applicant wasn't able to be present.

Applicant Comment: Rena Poppell said they would keep the same name, Caffé Lieto until a new one is decided upon; the new name won't contain "Hotwire".

Landlord Comment: There was no landlord comment.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Stellmacher said the last time this applicant was here there was an issue of franchise/chain. With the retention of the existing name and the ownership it seems they are on the right track and he assumes Caffe Lieto will remain the name until a new one is presented to this Commission for review.

Ms. McAuliffe said the Commission does not review name changes.

Ms. Link said with regard to 2.6.6, this is no longer the growth of an existing business but rather an independent business. She said that the Commission also thought it was a franchise, in conflict with 2.6.8, but that there is not a conflict now. She said it is a huge improvement and that was her concern.

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

MM/SC/SP/AR 10:00 Motion carried.

Design: Interior painting, changes to lighting, installation of computer counter and related furnishings. No change in design of outdoor seating area.

Staff Report, Design: Ms. McAuliffe distributed exhibits from the application. The relevant guidelines were 3.1, 3.4 and 3.5.

DRC Report: Ms. McAuliffe said the Committee reviewed these items as part of an earlier proposal at the 2/20/08 DRC meeting and recommended approval. This application is different only in that it does not include signage.

Applicant/Landlord Comment: Ms. Poppell walked the Commission through the exhibits. She said for the painting she has two colors picked out; the Still Blue will be the whole wall behind the register and the Warm Coffee color will be the rest of the walls. The stain for the wainscoting will be the Dark Espresso; she held up a sample. She said the Espresso will also be the color for the computer bar and the bar stools. She said the shelves will go over the condiment bar with two on the wall behind the register. There will be one pendant light in each of the two front windows and then two over the espresso bar.

Landlord comment: There was no Landlord comment.

Public Comment: There was no public comment.

Commission Question:

Ms Zuege asked if there is any original wood work in the site that would be painted over.

Ms. Poppell said no.

Commission Discussion: Commissioners concurred that they had enough information to make a motion.

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

032608.3 APPLICATIONS FOR CERTIFICATES OF DESIGN APPROVAL

032608.31 Valerian L.L.C.
94 Pike St. #36, Corner Market
Alan McWain

Application: Install semi-translucent film to conference room windows for privacy; install vinyl sign on business entry door.

Staff Report: Heather McAuliffe distributed a site plan, photos and drawings. The relevant guidelines were 3.2 and 3.6.

DRC Report: Heather McAuliffe said the Committee cited 3.2.5, 3.2.6, 3.6.1, 3.6.2 and 3.6.3. The Committee recommended approval. The guidelines discourage blocking windows but the Committee determined that it is possible to see through this film that would be applied, not through all of it but through parts of it.

Applicant/Landlord Comment: Gareth Rowe, representing the applicant, presented a photograph of the site and said the windows they are talking about face right on to their conference room. He said there are older Levelor blinds in there that they don't use as they don't want to shut themselves off from public space. He said they feel like they are in a fishbowl and they spend a lot of time in that conference room and especially at lunch time there are a lot of people in the lobby. They are proposing to apply a frosted film to parts of the window and to leave parts of the window clear. He said the darkest color shown on the plan represents clear area, the next color represents a translucent film, the white color represents the opaque swoosh.

Mr. Rowe said they feel that it is an improvement over the old Levolor blinds. They are cognizant of public spaces and good design and feel like they have come up with something that is not completely turning their backs on the public spaces but affords them a level of privacy when they are having meetings.

Landlord comment: Matt Holland from the PDA said with Matt's in the Market it is obviously a very busy area so aesthetically he thinks it is a nice alternative.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Stellmacher said the applicant was pretty straightforward that they like the interaction with the corridor on that side and that they are looking to create just a little bit of privacy between them and the outside and Matt's and the corridor. He said it seems a modest and appropriate use of material to help create a little bit of privacy yet retain a certain open feel.

Ms. Link said she thought that since it is on an upper floor, it's not as though you are looking into a storefront that you can see through.

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

MM/SC/JB/HA 10:0:0 Motion carried.

32608.32 PDA – Triangle Building window replacement
Joe Parr

Application: Replace second and third story windows on all facades of northern half of building; remove metal railings on west and south facades (same area of work).

Staff Report: Ms. McAuliffe explained that the Triangle Building consists of two halves: the northern half is three stories and the southern half is two stories. The proposal affects only the northern, taller half. The existing railings, which are not historic, will be removed. Mortar will be used to patch the holes in the brick. The windows will be painted. She distributed plans, photos and a color sample. The relevant guideline was 3.9.

DRC Report: Ms. McAuliffe said that the Committee cited Guidelines 3.9.3, 3.9.4, 3.9.5 and 3.9.6 in support of the application. The Committee said that the proposal moves the building back toward its original condition but acknowledges changes made over time. The Committee recommended approval of the application.

Applicant/Landlord Comment:

Tom Diggins from BOLA Architecture + Planning provided some background on the project. BOLA. He said the building is originally known as the Silver Okum Building, now known as the Triangle. It was built in 1906. At the time of its construction it had uniform double hung windows on the second and third floors of the building. He said the proposal covers the northern half of the building. The southern half consists of two stories. He said 68 years after the building was constructed the windows were replaced as part of a larger renovation project. Six of the original openings were enlarged and three original window openings were reduced in size. He said at that time the windows were replaced with casement windows so rather than windows similar to the double hung window sample he brought; casement windows open in the opposite direction of the double hung. In addition to the windows that were replaced the enlarge openings had paired French doors with a metal railing attached to the inside of the new opening on the exterior. There were two door openings made, one on the east elevation and a second door on the south elevation. He said they are recommending replacement of the windows with wood frame, wood sash double hung windows; replacing the six enlarged openings with enlarged double hung windows and replacing the two doors, the one on the east elevation with a single French door and the one on the south elevation with a shorter French door with a side light.

Mr. Aller asked if a French door has two panels.

Mr. Diggins said traditionally yes but it can consist of one door with enlarged glazing.

Mr. Aller asked if it was still called a French door even with just one door.

Mr. Diggins confirmed that was correct but that it was more commonly referred to as a pair of doors. He said that several months ago BOLA conducted a visual survey of the existing windows and determined the windows had significant level of deterioration and warranted replacement. They chose double hung to go back to the historic style. A sample of the proposed color is provided for Commission review. He said they propose removing the metal balconies associates with the enlarged openings and to repair the masonry.

Mr. Stellmacher asked if there were any photos of the original windows.

Ms. Link said a photo is being circulated. She said that what is shown on A.3.01 is what the final version is and that window sections are provided for review as well.

Landlord comment: Joe Paar from the PDA said they are quite pleased with the proposal. He said it puts the building back to its original character and uses natural ventilation just as the original design was intended to do.

Public Comment: Paul Dunn said he lived in a unit in the Triangle Building for 14 years and that the metal balcony prevented one falling out. He said he was told it was a Swedish balcony. He said he approves of going back to the original structure. He said the application said "remove metal railings on west and south facades".

Ms. McAuliffe said it should be the west and north facades, instead.

Commission Discussion:

Mr. Aller asked if the sills would be raised where the balconies are being removed.

Mr. Diggins said no.

Mr. Aller clarified that taller, double hung windows would be installed.

Mr. Diggins said yes and they are proposing putting in stops which is an element inside the frame of the window that will limit the opening of the bottom sash of the window.

Mr. Aller expressed a concern that the sill will be down by the floor and there would be no way to keep children or cats or anything else from falling out.

Mr. Diggins said the stop will keep limit it to today's code, which is 4".

Mr. Aller said that you are limiting the natural ventilation.

Mr. Diggins said yes.

Mr. Aller said the applicant is talking about natural ventilation but you're limiting the opening.

Ms. Patton said the top can be pushed down.

Ms. McAuliffe said no.

Mr. Howard asked about the concrete pad that the toilet sits on.

Ms. McAuliffe said presumably that would be removed and that she hasn't gotten confirmation that they will be removed.

Mr. Howard stated that they did remove plantings and he asked about restoration.

Ms. McAuliffe said she would do some research and get back to the Commission.

032608.8 **NEW BUSINESS:** There was no new business.

Mr. Aller made a motion to adjourn the meeting. Mr. Stellmacher seconded the motion.

MM/SC/HA/AS 10:0:0

5:40 p.m. The meeting was adjourned.

Respectfully submitted,

Heather McAuliffe
Commission Coordinator