



The City of Seattle

# Pike Place Market Historical Commission

Mailing Address: PO Box 94649 Seattle WA 98124-4649  
Street Address: 700 5th Ave Suite 1700

## MINUTES

MHC 115/09

Wednesday, May 27, 2009

4:30 p.m.

PDA Meeting Room, 85 Pike Street, Room 500

## COMMISSIONERS

Karin Link

Valerie Bystrom

Joanne Herron

Spencer Howard

Sara Patton

Alex Rolluda

Sharon Shinbo

## STAFF

Heather McAuliffe

Melinda Bloom

## ABSENT

Allyn Stellmacher

Susan Zuege

4:34 p.m. Chair Sara Patton called the meeting to order. She reminded Commission members to announce any conflict of interest or ex parte communication prior to review of applications.

## **052709.1 APPLICATIONS FOR CERTIFICATES OF USE APPROVAL**

052709.11 Chromed  
1922 Post Alley, Smith Block Building (former artist studio space)  
Irfaan Chaudhry

Change of use for a software and media production studio. Space to be used for office and video production.

Staff Report: Ms. McAuliffe explained the request for change of use for a software and media production studio. Space to be used for office and video production. The 2,995 square foot space is Zone 3, above street level, all uses permitted. Former use was Other Uses c and the new use would be Other Uses b. Proposed ownership structure: LLC. Chromed LLC is owned by Irfaan Chaudhry, Dr. Shaukat Chaudhry and Sajida Chaudhry. Each owner owns 1/3 of the

business. Irfaan Chaudhry does not have a financial affiliation with another business. He will be onsite daily operating the business. Dr. Shaukat Chaudhry has a private family practice. He and Sajida Chaudhry are part owners of inns outside Washington. They will be silent partners. Exhibits reviewed included a site plan and written description of ownership interest and role in the business operation. Guidelines that applied to this application included 2.1, 2.4, 2.5, 2.6 and 2.7.

URC Report: Ms. McAuliffe said that the Committee cited guidelines 2.1.4, 2.4, 2.5.5 b, 2.6.8, 2.6.10, and 2.7.1 and recommended approval.

Applicant Comment:

Irfaan Chaudhry said it had been covered (by Staff Report). PDA representative signed the Certificate of Approval application indicating approval.

Public Comment: There was no public comment.

Commission Discussion:

Ms. Link and Ms. Bystrom respectively noted the application was straightforward and non-problematic.

Action: Ms. Bystrom made a motion to adopt a resolution to approve the application as presented.

MM/SC/VB/KL

7:0:0 Motion carried.

## **052709.2 APPLICATIONS FOR CERTIFICATES OF USE/DESIGN APPROVAL**

### Spore Design

94 Pike Street #30, Corner Market (formerly World Foto)

Aaron Kang-Crosby

**Use:** Change of use for a business specializing in design and modeling. **Design:** Alter window film and install window graphics on storefront; install two off-premise hanging signs.

Staff Report, Use: Ms. McAuliffe explained the request for change of use for a business specializing in design and modeling. The 685 square foot space is Zone 2, above street level, all uses permitted. Former use was Other Uses b (World Foto, a stock photography business). New use would be Other Uses b. Proposed ownership structure: S-corporation. The owners are Ty Kelly and Aaron Kang-Crosby. Each owns 50% of the corporation. Neither has a financial affiliation with another business. Both will be onsite operating the business daily. Exhibits

reviewed included a site plan, written description of ownership interest and role in the business operation, and State of Washington Master Business License application. Guidelines that applied to this application included 2.1, 2.4, 2.5, 2.6 and 2.7.

URC Report: Ms. McAuliffe said that the Committee cited guidelines 2.1.4, 2.4, 2.5.5b, 2.6, and 2.7.1.

Applicant Comment:

Aaron Kang-Crosby explained the services they provide and the space will be used for their offices. PDA representative Matt Holland supported the application.

Public Comment: There was no public comment.

Commission Discussion:

Ms. Herron noted the application was in conformance with the Guidelines.

Action: Mr. Rolluda made a motion to adopt a resolution to approve the application as submitted.

**MM/SC/AR/SH**

**7:0:0 Motion carried.**

Staff Report, Design: Ms. McAuliffe explained the request to alter window film and install window graphics on storefront; install two off-premise hanging signs. She noted the existing film installed on storefront was not approved by the Commission. Exhibits reviewed included renderings, drawings and photos. Guidelines that applied to this application included 3.2, 3.4 and 3.6.

DRC Report: Ms. McAuliffe said that the Committee cited guidelines 3.2.5, 3.2.6, 3.4.3 b, 3.6.1, 3.6.2, 3.6.3, and 3.6.6 a (4) and recommended approval.

Applicant Comment:

Aaron Kang-Crosby said the exterior signs will be the same size and will mimic adjacent signs; they will hang with stainless cable. For the interior sign they will leave a band of the existing film at eye level, removing the top part for transparency into space and making the high wood ceilings visible.

PDA representative Matt Holland was pleased they were increasing transparency by removing the film.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Rolluda noted it was straightforward and Ms. Link noted it improved the sight lines into the space.

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

**MM/SC/KL/JH**

**7:0:0 Motion carried.**

**052709.3 APPLICATIONS FOR CERTIFICATES OF DESIGN APPROVAL**

052709.31 Pike Place Dental  
93 Pike St. #304, Economy Building  
Kent de Vignes, DDS

Changes to dental office lobby.

Staff Report: Ms. McAuliffe explained the request for changes to dental office lobby. Exhibits reviewed included floor plans, drawings, photos and color/material samples. Items reviewed included changes to design of reception desk: ADA counter design; finish to change; partial demolition of west wall/transom/door; install equipment and casework; replace flooring: carpet, bamboo flooring and marble to be installed; and painting: walls, ceiling and interior window trim. Guidelines that applied to this application included 3.1 and 3.4.

DRC Report: Ms. McAuliffe said that the Committee cited guidelines 3.1.2, 3.4.2 a, b & c; and 3.4.3 e and recommended approval.

Applicant Comment:

Linda Bay Johnson, the applicant's representative, said the application had been approved by the Design Review Committee. Ms. Patton explained the DRC makes a recommendation and the full Commission would vote to approve or not. PDA representative Matt Holland supported the application.

Public Comment: There was no public comment.

Commission Discussion:

Ms. Link asked the applicant for a brief presentation. Ms. Johnson went over the proposed changes and materials.

Ms. Link noted that the formica looked too much like wood but since they are on the 2<sup>nd</sup> floor it won't be really visible.

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

**MM/SC/JH/VB**

**7:0:0 Motion carried.**

052709.32

Chase Bank  
Andrew Hattaway

Install temporary signs on existing Washington Mutual ATMs located in the Fairley Building, Soame-Dunn Building and at the 1<sup>st</sup> & Pike information booth.

Staff Report: Ms. McAuliffe explained the request to install temporary signs on existing Washington Mutual ATMs located in the Fairley Building, Soames-Dunn Building and at the 1<sup>st</sup> & Pike information booth. She noted the applicant is requesting approval of the temporary signs through July 8, 2009. Applicant will submit a separate application for permanent signage soon. Exhibits reviewed included site plans and renderings. Guidelines that applied to this application included 3.6.

DRC Report: Ms. McAuliffe said the Committee cited guidelines 3.6.1, 3.6.2, 3.6.5, 3.6.7 and recommended approval.

Applicant Comment:

Shawn Bone, representative for the applicant, explained the sign would be basic vinyl overlay and they would remove what is there now. Landlord approved the application.

Public Comment: There was no public comment.

Commission Discussion:

Commissioners determined they had enough information to make a decision.

Action: Ms. Bystrom made a motion to adopt a resolution to approve the application as presented.

**MM/SC/VB/AR**

**7:0:0 Motion carried.**

052709.33

Japanese Gourmet  
82 Stewart, Stewart House  
Julie Leung

Replace blade sign.

Staff Report: Ms. McAuliffe explained the request to replace a blade sign. Exhibits reviewed included photos and a rendering. Guidelines that applied to this application were 3.6.

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

Applicant Comment:

Wendy, daughter of the business owner, said the replacement sign would be the same size as the existing. They will use the existing J-box. She provided color samples: black background, medium gray border with cream/light gray lettering.

PDA representative Matt Holland said it is a residential building and lighting was key in the design. He said they did a nice job with the design to keep the light filtered for residents.

Public Comment: There was no public comment.

Commission Discussion:

It was noted the signage would match the rest.

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

**MM/SC/SS/AR**

**7:0:0 Motion carried.**

**052709.4 APPROVAL OF MINUTES: May 13, 2009**

**MM/SC/SS/SH**

**6:0:1 Minutes approved. Ms. Patton abstained.**

**052709.5 REPORT OF THE CHAIR**

**052709.6 REPORT OF STANDING COMMITTEES:**

Mr. Rolluda said the DRC would meet next week to discuss its answers to questions from the Commission about the PDA's window application. The DRC will report back to the full Commission June 10.

**052709.7 STAFF REPORT**

Ms. McAuliffe said she recently attended a hearing on the appeal filed by a neighbor of Victor Steinbrueck Park on the programming approved by the Commission. She anticipated hearing back in a week or two. She noted Parks crafted the application to fit the Guidelines.

**052709.8 NEW BUSINESS**

052709.81 Commission Discussion – finalize list of Commission questions to be submitted for PDA feedback on application to replace Fairley/Leland west façade windows.

*[The minutes are a summary; the full text of the questions will be an attachment to the minutes.]*

Commissioners discussed potential questions to provide to the PDA for review and response. Questions were raised about the proposed materials, about meeting Guideline 3.1.1 (“repair rather than replace”), maintenance, meeting Guideline 3.2.13, sustainability of aluminum, cost to repair/replace, why the center pivot windows could not be replaced in-kind with double-paned glass, such as was done earlier at the Corner Market, and questions about retrofitting the existing windows with double paned or laminated low-E glass. There were some concerns expressed about requesting cost information. One commissioner stated she and likely others were specifically informed in their orientation for the Historic Commission that the Commission does not talk about the cost of things. It was generally acknowledged that decisions of the Commission are based on the guidelines, but that the Commission could be interested in cost information and would request cost information from the PDA.

Sharron Shinbo referenced a question she had for the DRC about how they determined that most if not all the windows on the Fairley/Leland west façade could be repaired. She also asked if the Commission’s design challenge was to think about the windows in a way that would “adapt harmoniously to changing market activities.” She felt windows that served warehousing activities of the past do not respond to the functions of the diverse activities the market wants to maintain in the future, a child care center and the variety of owner operated small businesses. These questions were added to questions submitted by Sue Zuege. *[The minutes are a summary; the full text of the questions will be an attachment to the minutes.]* Alex Rolluda confirmed that the DRC would report back on June 10.

Sharron Shinbo made a motion to adjourn the meeting. Karin Link seconded

7:00 p.m Meeting adjourned.

Respectfully submitted,

Heather McAuliffe  
Commission Coordinator