



The City of Seattle

# Pike Place Market Historical Commission

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

MHC 91/09

Wednesday, April 8, 2009

4:30 p.m.

PDA Meeting Room, 85 Pike Street, Room 500

## COMMISSIONERS

Karin Link

Joanne Herron

Spencer Howard

Sara Patton

Alex Rolluda

Susan Zuege

## STAFF

Heather McAuliffe

Melinda Bloom

## ABSENT

Valerie Bystrom

Allyn Stellmacher

Sharron Shinbo

4:36 p.m. Chair Sara Patton called the meeting to order. She reminded Commission members to note any conflict of interest or ex parte communication prior to application.

## **040809.1 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.

Staff Report: Ms. McAuliffe explained the application change of ownership to a Limited Liability Corporation owned exclusively by Beto Yarce. The 155 square foot space is in Zone 1, below street level, Food a-e and Retail a-b uses permitted. No change in use is proposed. The existing approved use is Retail c and d, per MHC 73/04: a retail business specializing in Mexican hand made imports, limited to 25% jewelry. Existing ownership is a partnership owned by Sergio Cueva and Beto Yarce. Proposed ownership structure is a Limited Liability Company. Beto Yarce

owns 100% of the company. Applicant is onsite Fridays, Saturdays and Sundays. He does not have a financial affiliation with another existing business. The existing owner, Sergio Curiel, will continue to operate the business (just not as an owner). Exhibits reviewed included a site plan, written statement of ownership and role in the business operation, and State of WA Application to form LLC. Guidelines that applied to this application included 2.10, 2.4, 2.5, 2.6 and 2.7.

URC Report: Ms. McAuliffe said that the Committee cited guidelines 2.10, 2.4 – Z one 1, below street level, 2.5.4 c & d, 2.6, 2.7.2 b & d and recommended approval.

Applicant did not show up.

## **040809.2 APPLICATIONS FOR CERTIFICATES OF USE/DESIGN APPROVAL**

040809.31 Ageless Acupuncture (formerly Yong Kang)  
1515 First Avenue, Sanitary Market  
Bridgette Kinder

**Use:** Street use/right-of-way approval to amend location for sandwich board.  
**Design:** Changes to design of on/off-premise signage and sandwich board.

Staff Report, Use: Ms. McAuliffe explained the application for street use/right-of-way approval to amend location for sandwich board. A sandwich board was previously approved for business, but in a location closer to the building. To conform to SDOT standards, the applicant is proposing to locate it 2' from the curb instead. Exhibits reviewed included photo and a site plan. Guidelines that applied to this application included 3.6.

URC Report: Ms. McAuliffe explained that guideline 3.6.6 b was cited and Staff recommended approval.

Application Comment:

Bridgette Kinder, owner, had nothing to add. The Landlord had no comment.

Public Comment: There was no public comment.

Commission Discussion:

Ms. McAuliffe stated that in the past the Commission has taken a more liberal interpretation of what constitutes enough space for pedestrians to get by. The states there must be sufficient space to place a sandwich board and the sidewalk is wide here. SDOT said the sign has to be up against the building or by the curb and can't be in the middle of the sidewalk.

Action:

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

MM/SC/JH/AR

6:0:0 Motion carried.

Staff Report, Design: Ms. McAuliffe explained the application for changes to design of on/off-premise signage and sandwich board. Change to graphics only; no change in material, size or method of attachment. One new sign is being added. Exhibits reviewed included a site plan, sign drawings and photos. Guidelines that applied to this application included 3.6

DRC Report: Ms. McAuliffe said that the Committee cited guidelines 3.6.1, 3.6.2, 3.6.3 and 3.6.6 a and recommended approval.

Applicant Comment:

Bridgette Kinder, owner, had no comment. The PDA representative, Brittany Farrow showed photos of the context and of the signs to be replaced.

Public Comment: There was no public comment.

Commission Discussion:

Ms. Link stated the replacement signage was well done and it was nice that the applicant's father did the sign.

Action:

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

MM/SC/AR/KL

6:0:0 Motion carried.

040809.21

Black Creek Botanicals  
1516 Western Avenue, Fairley Building  
Wayne Murphy & Liza Couchman

**Use:** Relocate business from 1516 Western Avenue to 1520 Western Avenue. No change in use.

**Design:** Interior and exterior improvements to 1520 Western Avenue.

Staff Report, Use: Ms. McAuliffe explained the application to relocate business from 1516 Western Avenue to 1520 Western Avenue. No change in use. The space is in Zone 1, below street level, Food a-e and Retail a-b uses permitted. Former use: Food d (formerly Sesto's Café). Business proposes to use northern half of space. New use: Retail b & c. Existing use approval per MHC 172/05: a retail

studio specializing in making and selling natural plant-based artisan soaps and balms, and selling related items such as live companion botanicals and selected accessories. Application is for change in location only; no change in use or ownership is proposed. Space is 180 square feet. Exhibits reviewed included a site plan and Use Approval MHC 172/05. Guidelines that applied to this application included 2.1, 2.4, 2.5, 2.6, and 2.7.

URC Report: Ms. McAuliffe said that guidelines 2.1.4, 2.4 – zone 1, below street level, 2.5.4 b, 2.5.4 c, 2.6, 2.7.1, 2.7.2 c & d were reviewed and Staff recommended approval.

Applicant Comment:

Liza Couchman, co-owner, explained they needed to move because of the Market renovation but the new environment will work well for them. PDA representative Matt Holland noted they will maintain the same use.

Public Comment: There was no public comment.

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

Action:

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

MM/SC/SH/JH

6:0:0 Motion carried.

Staff Report, Design: Ms. McAuliffe explained the application for interior and exterior improvements to 1520 Western Avenue. Exhibits reviewed included site plan, floor plans, photos, sign drawing, and paint color sample. Work to be reviewed included painting – walls, ceiling, exposed pipes, ventilation hood; new floor, furnishings – existing furnishings are being relocated, new lighting, signage – blade sign, relocation of existing Dutch door from 1516 Western Avenue. Guidelines that applied to this application included 3.1, 3.2 and 3.4.

DRC Report: Ms. McAuliffe said that the Committee cited guidelines 3.1, 3.2.14, 3.4.1 a, 3.4.1 b, 3.4.2 a & c, 3.4.3 a, b & e, 3.5.1, 3.5.2, 3.6.2 and 3.8.1.

Applicant Comment:

Liza Couchman passed out a packet and went over the items. The DRC was interested in the opening size and appearance of the existing door at 1520 which is 39”w x 83 ½”h. The existing door at 1516 is 36”w so will be a firred out 3”, 1 ½” on each side. It is 80”h so will be firred out at the top. Photos of the jamb detail were provided. She explained the accessories to be moved: herb ladders (lattices

from which to hang drying herbs) and said the ceiling at 1520 will be painted white. She also provided photos of the planters.

Landlord Comment: Matt Holland supported the application.

Public Comment: There was no public comment.

Commission Discussion:

Ms. Link appreciated the complete presentation.

Ms. Patton asked about the faux concrete planters.

Ms. Couchman stated it can't be cracked and it is also lighter so she can lift and move it and then fill it with a larger soil mass so it can't be dragged away.

Action:

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

MM/SC/SZ/KL

6:0:0 Motion carried.

**040809.3 APPLICATIONS FOR CERTIFICATES OF DESIGN APPROVAL**

040809.31 The Miniature Car Dealer  
1501 Pike Place #525, Leland Building  
Jaime Huizar

Replace transom area with grid; install furnishings and business signage.

Staff Report: Ms. McAuliffe explained the application to replace transom area with grid; install furnishings and business signage. The applicant has clarified that the exterior trim will also be painted (white). Exhibits reviewed included a site plan, drawing, photos, color samples and photos of proposed grid. 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 & b, 3.4.3 a, b & e, 3.6.1, 3.6.2, 3.6.3 and recommended approval.

Applicant Comment:

Jaime Huizar, owner, went through the drawings and photos of furnishings.

Landlord Comment: PDA representative Cecelia Hall explained the move was necessitated by the Market renovation. The window height where shelves will be located is 29" from the floor to the sill and 60" from the sill to the top of the

frame. She went over the signs and said one will go on the face above; they will replicate existing signage on the beam outside of the door.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Rolluda and Ms. Link noted the applicant answered questions the Design Committee had.

Ms. Zuege noted the applicant had wanted to keep the spiders out and the grating will not do that.

Mr. Huizar stated it would be for security reasons.

Mr. Rolluda said adjacent storefronts have similar gratings so what is being proposed will match the others.

Action:

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

MM/SC/KL/SH

6:0:0 Motion carried.

040809.32

Dragon's Toy Box

1525 First Avenue, First & Pine Building  
Brekke Hewitt & Gail Small

Install shades inside storefront windows.

Staff Report: Ms. McAuliffe explained the application to install shades inside storefront windows. Glare from building across the street is fading products in window display. Blinds would be lowered only during periods of glare, about an hour each day. Blinds are semi-transparent. Exhibits reviewed a site plan, photos, renderings, and method of attachment. Guidelines that applied to this application included 3.1 and 3.2.

DRC Report: Ms. McAuliffe said that the Committee cited guidelines 3.1, 3.2.5 and 3.2.6 and recommended approval

Applicant Comment:

PDA Representative Brittany Farrow stood up on behalf of the owner and supported the application.

Public Comment: There was no public comment.

Commission Discussion:

Ms. Link noted that the DRC was concerned with transparency and had asked for something lighter.

Mr. Rolluda said the material itself was approvable and that the applicant should come back to ARC to present a lighter sample.

Mr. Howard said the applicant was adamant that she preferred the shade be kept up and will be motivated to minimize the time that it is down.

Action:

Ms. Link made a motion to adopt a resolution to approve the application as amended on the condition that the applicant return to DRC to present a sample for final approval.

040809.33

PDA – Triangle Building breezeway stair replacement

Tyler Jamison

Remove vinyl cover from existing breezeway stairs and replace stair treads, risers and skirtboards.

Staff Report: Ms. McAuliffe explained the application to remove vinyl cover from existing breezeway stairs and replace stair treads, risers and skirtboards. Exhibits reviewed included site plan, photos, and photo of replacement material.

DRC Report: Ms. McAuliffe said that the Committee cited guidelines 3.1.1, 3.2.3 and recommended approval.

Applicant Comment:

Tyler Jamison, PDA, explained they will be using Ipé a Brazilian Hardwood, and would not need to replace it again.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Rolluda stated that DRC did a site visit and that the material to be removed is particle board and not original material.

Action:

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

MM/SC/JH/SH

6:0:0 Motion carried.

**040809.4**      **APPROVAL OF MINUTES:** March 25, 2009 Minutes not ready for review.

**040809.5**      **REPORT OF THE CHAIR**

Ms. Patton noted that Mr. Mason will appeal the decision regarding summer programs in Victor Steinbrueck Park. She said a letter was sent to Parks requesting a briefing on plans for remodel of Victor Steinbrueck Park; during three presentations from the Homeless Place of Remembrance stated they are engaged with the process. Ms. Patton stated the Commission hasn't heard much with the exception of flattening the mounds potentially. She has requested a briefing but hasn't heard back yet.

**040809.6**      **REPORT OF STANDING COMMITTEES:**

Use Committee had nothing to report.

Design Review Committee will meet April 15 and the PDA will present on windows in the Fairley and Leland buildings. The DRC has had extensive briefings and site visits; it was recommended all Commission members attend in order to get up to speed with all the information.

Ms. McAuliffe said Ms. Link and Mr. Rolluda took a tour of the window conditions yesterday and on Friday Mr. Stellmacher and Mr. Howard toured with Ms. McAuliffe. In several of the spaces visited – where the PDA has listed the condition of the windows as bad - the condition of the windows was hard to tell in some areas because cabinets had been pushed up against them. She recommended Commission members meet with her so she can go over materials because it is complex; she further recommended Commission members attend the DRC meetings to have a better understanding of all the information.

Guideline Revisions Committee had nothing to report.

**040809.7**      **STAFF REPORT:** There was no report.

**040809.8**      **NEW BUSINESS:** There was no report.

5:35 p.m.      Meeting was adjourned.  
MM/SC/SP/KL

6:0:0      Meeting adjourned.

Heather McAuliffe  
Commission Coordinator