



The City of Seattle

Pike Place Market Historical Commission

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

MHC 111/09

Wednesday, May 13, 2009

4:30 p.m.

PDA Meeting Room, 85 Pike Street, Room 500

COMMISSIONERS

Karin Link

Valerie Bystrom

Joanne Herron

Spencer Howard

Alex Rolluda

Sharon Shinbo

Susan Zuege

STAFF

Heather McAuliffe

Melinda Bloom

ABSENT

Sara Patton

Allyn Stellmacher

4:30 p.m. Vice Chair Karin Link called the meeting to order. She reminded Commission members to announce any conflict of interest or ex parte communication prior to review of applications.

Mr. Rolluda arrived at 4:32 p.m.

051309.1 APPLICATIONS FOR CERTIFICATES OF USE APPROVAL

Representatives for the first two applicants, Cintli and Sosio's, were not present. Ms. Link announced that the Commission would review the application from Café Yarmarka first to allow time for the other applicants to arrive.

051309.13 Café Yarmarka
1530 Post Alley #3A, Post Alley Market
Rozalia Baklanova

Change in ownership structure to an LLC owned exclusively by Rosalia Baklanova. No change in use is proposed.

Staff Report: Ms. McAuliffe explained the application for change in ownership structure to an LLC owned exclusively by Rosalia Baklanova. No change in use is proposed. The space is Zone 2, street level, Food a-e and Retail a-d uses permitted. Existing use approval per MHC 257/03: Russian bakery serving Tatar ethnic food including piroshky, pirogy, Russian delicacies, cakes, cookies, soft drinks, coffee and tea, offering take-out and limited on-premise seating (Food c & e). Space is 318 square feet. Existing ownership structure: sole proprietorship owned by Rosalie Baklanova. Proposed ownership structure: LLC. Applicant owns 100% of the LLC. She does not have a financial affiliation with another business. She is onsite daily operating the business. Exhibits reviewed included site plan, written description of ownership interest and role in the business operation, State of Washington Master Business License application, IRS Form 2553 Election by a Small Business Corporation and MHC 257/03.

URC Report: Ms. McAuliffe said the Committee cited Guidelines 2.10, 2.4, 2.5.1 c & e, 2.6, 2.7.1 and recommended approval.

Applicant/Landlord Comment:

Owner Rozaria Baklanova had no comment.

Public Comment: There was no public comment.

Commission Discussion:

Ms. Herron stated the application was in conformance.

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

MM/SC/SZ/SH

7:0:0 Motion carried.

051309.11

Cintli
1501 Pike Place #328, Fairley Building
Sergio Cueva

Change of ownership to a Limited Liability Corporation owned exclusively by Beto Yarce. (Postponed from April 8, 2009)

Staff Report: Heather McAuliffe explained the application for change of ownership to a Limited Liability Corporation owned exclusively by Beto Yarce. The 155 sq. ft. space is Zone 1, below street level, Food a-e and Retail a-b uses permitted. No change in use is proposed. 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: a partnership owned by Sergio Cueva and Beto Yarce.

Proposed ownership structure: 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 Cueva, 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. The relevant Guidelines were 2.10, 2.4, 2.5, 2.6, and 2.7.

URC Report: Ms. McAuliffe said the Committed cited Guidelines 2.10, 2.4, 2.5.4 c & d, 2.6, 2.7.2 b & d.

Applicant/Landlord Comment:

Owner Beto Yarce has no comment. PDA representative Matt Holland said he approved of the application.

Public Comment: There was no public comment.

Commission Discussion:

Ms. Bystrom said URC reviewed the work and citations by staff were correct.

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

MM/SC/JH/AR

7:0:0 Motion carried.

051309.12

Sosio's Produce

1527 Pike Place, Fairley Building

Dan Manzo, Jr., Mike Osborn, Alan Scott

Change of ownership to an S-corporation owned by Dan Manzo, Jr. (51%), Mike Osborn (24.5%) and Alan Scott (24.5%). Use to continue per MHC 232/85.

Heather McAuliffe explained the application for change of ownership to an S-corporation owned by Dan Manzo, Jr. (51%), Mike Osborn (24.5%) and Alan Scott (24.5%). Use to continue per MHC 232/85. The space is Zone 1, street level, Food a-b and Retail a uses permitted. No change in use is proposed. Existing use per MHC 232/85: produce stall selling fruits and vegetables. (Food a & b). Space is 868 square feet. Existing ownership structure: S-corporation: Dan Manzo, Jr. 51%, Sue Manzo 49%. Proposed ownership structure: S-corporation: Dan Manzo, Jr. 51%, Mike Osborn 24.5%, and Alan Scott 24.5%. None of the three proposed owners has a financial affiliation with another business. Roles in the business operation: Dan Manzo: bookkeeping; onsite frequently; Mike Osborn & Alan Scott: onsite daily operating the business. Exhibits reviewed included site

plan, written description of ownership interest and role in the business operation, excerpt from draft stock sales & purchase agreement and MHC 232/85. Guidelines that applied to this application included 2.10, 2.4, 2.5, 2.6 and 2.7.

URC Report: Ms. McAuliffe said the Committee cited guidelines 2.10.3, 2.4, 2.5.1 a & b, 2.6 and 2.7.1 and recommended approval.

Applicant Comment:

Owner Mike Osborn stated he had been there 36 years but otherwise had no comment. PDA representative Matt Holland said it was straightforward and just a transfer.

Public Comment: There was no public comment.

Commission Discussion:

Sue Zuege, URC member, said it was straightforward

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

MM/SC/AR/SH

7:0:0 Motion carried.

051309.2 APPLICATIONS FOR CERTIFICATES OF USE/DESIGN APPROVAL

051309.21 PDA – changes to Rotary Grocery for Leland elevator lobby
John Turnbull

Use: Proposed amendment to Certificate of Approval for Use, MHC 166/08: Existing business area, 2,589 sq. feet, to be reduced by 350 sq. feet instead of 300 sq. feet. **Design:** Changes to casework, lighting and flooring; proposed amendment to Preliminary Design Approval, MHC 167/08: storefront location and design.

Application: Proposed amendment to Certificate of Approval for Use, MHC 166/08: Existing business area, 2,589 sq. feet, to be reduced by 350 sq. feet instead of 300 sq. feet. The Commission approved reduction of Rotary Grocery's floor space by 300 square feet in October 2008 to accommodate expansion of the Leland elevator. The PDA has determined that additional space is needed for the new elevator access. Exhibits Reviewed: MHC 166/08, existing approved floor plan, and new floor plan. Guidelines that applied included 2.3.

URC Report: Ms. McAuliffe said the Committee reviewed the application per Guideline 2.3.1 and recommended approval.

Applicant/Landlord Comment: Owner Henry Kim had no comment.

PDA representative John Turnbull provided an overview of the application.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Howard asked if during the 2nd phase the elevator opening to the west would disappear once construction was done.

Mr. Turnbull said the drawings he provided to DRC were confusing so he blew up the section and added notes. He said the construction walls will be there until March of next year.

Mr. Howard clarified that the 344 square feet which is being referred to collectively as 350 square feet is reflected between the windows and the metal frame and pointed to the area on the drawing. Mr. Turnbull concurred and noted it was the upper right quadrant section.

Ms. Zuege expressed concerned, as part of the URC, with how the shop owner feels about the additional 50 square foot reduction; she asked if he had any comment.

Mr. Kim said he was okay with the change and that with the remodel it wasn't a big deal.

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

MM/SC/SS/SH

7:0:0 Motion carried.

Application: Changes to casework, lighting and flooring; proposed amendment to Preliminary Design Approval, MHC 167/08: storefront location and design.

Staff Report, Design: Ms. McAuliffe explained the application for changes to casework, lighting and flooring; proposed amendment to Preliminary Design Approval, MHC 167/08 and explained the application includes some repainting; new facing earlier proposed for cash register area has been withdrawn from the application. Exhibits reviewed included floor plans, photos, color samples, approved preliminary design for storefront per MHC 168/08, and proposed design elevation drawing. Guidelines that applied to this application included 3.1, 3.4, and 3.5.

DRC Report: Ms. McAuliffe said the Committee reviewed Guidelines 3.1, 3.4.1 a, b; 3.4.1 c; 3.4.2 a & c; 3.4.3 a & b and recommended approval and noted that the

shelves installed in front of the west windows (not part of this application, but shown on the floor plans) are not approved and the business owner needs to apply for them.

Applicant Comment:

Mr. Turnbull said the application is pretty straightforward per the drawing and notes. Changes will provide a good line of sight from the Arcade through, into both the Rotary Grocery and to the elevator lobby. He said the window size will be the standard store front height (9'h) and will provide lots of visibility. The current window is obscured by signage; he said they will try to keep the new one cleaner. The Lotto table and vending machines will go away which will make the area wider and extend a smooth diagonal line out to the Arcade; he said they want to make it two baby strollers wide.

Ms. Bystrom said at URC thought this would improve the pedestrian quality of the elevator disembarking and entry into the Market.

Mr. Howard said at DRC there was a good effort to be able to provide a more efficient layout for products, security for the owner, elevators and public access as well as visibility into the shop.

Ms. Link noted the unapproved shelving in front of the west windows were not part of the application.

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

MM/SC/JH/AR

7:0:0 Motion carried.

051309.22

Seattle Convention and Visitors Bureau
1st & Pike Information Booth
Tom Norwalk

Change of use for a Market and Seattle information booth. **Design:** Painting; installation of signage and brochure holders.

Staff Report, Use: Ms. McAuliffe explained the application for change of use for a Market and Seattle information booth. The space is Zone 1, street level, Food a-b and Retail b uses permitted. The booth was approved for displays, bank machine, storage, and the sale of Market related items in 1984 and the Commission approved an expansion of use in 1990 for Ticket Ticket, to sell half price, day-of-show tickets from the front half of the information booth. Ticket Ticket no longer operates in the booth. The booth is currently staffed part-time by volunteers. Existing approved uses: Other Uses (a) & (b). New use would be Retail (e) and Other Uses (b). The booth would be an extension of services currently offered at

the Seattle Visitor and Concierge Services at the Washington State Convention Center, and the booth would also promote Pike Place Market merchants. It would also be a check-out point for the Market Foundation's MP-3 tour. Sales of City Pass discount attraction passes, GoSeattle Cards, Seattle TourSaver 2-for-1 books. Space is 60 square feet. Proposed ownership structure: SCVB is a non-profit corporation. The officers are Tom Norwalk, Jerri Lane, Kris Cromwell and Kathleen Shepard. The kiosk will be overseen by the current Seattle Visitor Center manager, Ann Peavy. The booth will be staffed by a combination of paid staff and volunteers. Exhibits reviewed included written description of ownership interest and role in the business operation; supplemental written information from the applicant; and Annual Report. Guidelines that applied to this application included 2.1, 2.4, 2.5, 2.6 and 2.7.

URC Report: Ms. McAuliffe said the Committee cited Guidelines 2.1 – 2nd paragraph; 2.1.3, 2.4, 2.5.4 e, 2.5.5b, 2.6.1, 2.6.2, 2.6.4, 2.6.5, 2.6.6, 2.6.8, 2.7.2 b, c & d and recommended full Commission discussion.

Applicant Comment:

Tom Norwalk, President of Seattle Convention and Visitors Bureau, provided an overview of the Visitors Center and the proposed function of the booth in the Market. He said he thought it would be an enhancement for the Market and for visitors.

Cecilia Hall, PDA representative, supported the application and described the difficulty of trying to staff the booth full time with volunteers. She said the Seattle Convention and Visitors Bureau would be a great partner to the PDA and a great resource to the Market community. The booth would be staffed 7 days a week, 10:00 a.m. – 6:00 p.m. and will be particularly helpful during construction.

Public Comment:

Paul Dunn, resident, disapproved of the application. He said that Ticket Ticket was the last lessee which started in the Market and then expanded. He said there hasn't been an info booth in over 1 ½ years so he didn't see it as an extension of use. He said the Seattle Convention and Visitors Bureau doesn't meet criteria for styles and methods of business – the operator has ownership and control outside of the Market; he said it is featuring information that is for tourists and not for locals. He cited 2.7.2 and said the PDA has to show good faith that they can't find another tenant; he said he didn't they had done that. He said 500 Market residents would volunteer if asked and have much better knowledge of the Market than any employee. He said the notice in the agenda was not specific enough as to the expanded use that the Convention and Visitors Bureau is asking for. He said the residents are the best information dispensers and that the balance between food shoppers, commerce, social services and residents should outweigh the interest of tourism.

Justin Hall, a 23 year employee of Pike Place Fish spoke in support of the application and the importance of tourists to the Market.

David Watkins, manager of Inn at the Market, supported the application. He said the booth would be helpful and that Seattle needs tourists. He said this was a great asset to the Market and to the City.

James Haydu, PDA, said staffing the booth with volunteers was hard and there wasn't enough staff to recruit volunteers to staff the booth full time. He said it is important to businesses in the Market to have the booth staffed. He said booth staff will be trained in "the Market". He supported the application.

An email from Lotta Hashizume was distributed and a letter in support from Michael Yaeger was read for the record.

Commission Discussion:

Ms. Zuege asked if the information to be distributed and referrals made would prioritize the Market businesses.

Anne Peavy concurred and said it would be the Market information center first, Seattle information center second.

Mr. Howard asked if 2.6.6 was applicable and interpreted it to mean that it pertains more if it is an existing business expanding to a larger space and doesn't speak to a new business coming in and what the framework behind that new business may be. He cited 2.6.8 and wondered if a non-profit fit under the definition of a franchise ownership or chain operation; he said the 2nd sentence of the Guideline gives the commission some discretion in the use of "may"; he said the demonstrated proficiency for businesses in Market seemed to be a beneficial use for Market.

Ms. Zuege cited 1.3 and spoke to the importance in these economic times of people being able to find Market businesses and supported the application.

Ms. Link noted that good faith effort had been made to find a business for that spot and there just hasn't been anything.

Ms. Hall said it wasn't workable to have a start-up there also providing information.

Ms. Herron cited 2.6.1 as "sticky" – halfway in it does say that "businesses with and ownership structure other than sole proprietorship shall designate an individual who shall be on the premises regularly" and she said it sounded like Ms. Peavy would be doing that.

Ms. Shinbo cited 2.7.2 and that it would be a non-permitted use and didn't conform but that the Commission had some discretion. She supported the application and having a professional group to provide the service.

Ms. Bystrom expressed concern about people professing to "know" the Market and would be happy if Mr. Dunn's position were fully appreciated and if the people who lived here and have a sense of deep knowledge of the Market were consulted and be made part of the process. She said it is complicated and suggested Ms. Zuege be part of what it is to get people signed up. She was "leery" of people taking "Market 101" and then "knowing".

Ms. Herron stated staffers of the booth should be trained thoroughly.

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

MM/SC/SS/AR

6:1:0 Motion carried. Ms. Bystrom opposed.

Staff Report, Design: Ms. McAuliffe explained the application for painting, installation of signage and brochure holders. Exhibits reviewed included drawings, photos, and renderings. Guidelines that applied to this application included 3.1, 3.4 and 3.6.

DRC Report: Ms. McAuliffe said the Committee reviewed Guidelines 3.1.2, 3.4.1 b, 3.4.3 a, b & e, 3.6.1, 3.6.2, 3.6.3 and recommended approval with discussion of proposed decal on front of booth.

Applicant Comment:

Cecilia Hall went over the application and explained the booth will be painted, there will be an appliqué, a new rack on the side of the booth, a Market map, a chalkboard that will change daily (tenant alerts etc.); additional signage. The dimensions of the signs: 10" x 18" vinyl signage; the chalkboard is 3' x 4'. The whole booth is to be repainted Market green and buff.

Public Comment: There was no public comment.

Ms. Link said she thought the decal was over the top and represented the City and not the Market.

Ms. Herron concurred. She said it was a complicated approval but she preferred promotion of the Market and thought it read "City of Seattle" more boldly.

Ms. Shinbo said the decal doesn't add anything. She said it felt decorative; while she liked the other aspects of the application she said the decal was not appropriate because it "speaks" the Space Needle, not the Market.

Ms. Hall said she was willing to withdraw the decal from the application.

Ms. Bystrom made a motion to adopt a resolution to approve the application as presented but with the decal withdrawn.

MM/SC/VB/KL

7:0:0 Motion carried.

051309.3 APPLICATIONS FOR CERTIFICATES OF DESIGN APPROVAL

051309.31 Uli's Famous Sausage
1511 Pike Place, Fairley Building
Uli Lengenber

Changes to storefront; signage and finishes; install new bench seating.

Staff Report, Design: Ms. McAuliffe explained the application for changes to storefront; signage and finishes; install new bench seating. Exhibits reviewed included floor plans, photos, and color/material samples. Items to be reviewed:

Interior

- Install oak bench seating
- Line service area with oak to match the benches
- Refinish walls with texture and molding

Exterior

- Move existing door over to deli side
- Move outside counter and tile over
- Replace metal windows with wood windows
- Repaint facade with similar tan color
- Remove chalkboard signs and broken neon sign
- Add painted wood signs above storefront

Guidelines that applied to this application included 3.1, 3.4 and 3.6.

DRC Report: Ms. McAuliffe said the Committee cited Guidelines 3.1 – 2nd paragraph; 3.1.1, 3.1.2, 3.4.1 b & c; 3.4.2 a & b; 3.4.3 d & e; 3.6.1, 3.6.2; 3.6.3 and recommended approval.

Ms. Shinbo asked how old the aluminum windows were.

Ms. McAuliffe explained they were installed in 1994.

Applicant Comment:

Owner Uli Lengenberg said he wanted to make the area more inviting and went over the proposed changes. PDA representative Matt Holland explained lettering would be black stenciled and would not be raised; he said they would be moving the entry door to get it away from garbage area.

Ms. Bystrom noted the detail provided was for a double hung and the floor plan shows single hung.

Mr. Holland advised that the existing windows don't open; they want to be able to open the window to bring in the Market noise. He noted that he approved of the application.

Mr. Howard provided a brief explanation of the difference between single and double hung windows.

Public Comment: There was no public comment.

Commission Discussion:

Ms. Link said it was pretty straightforward and met the Guidelines.

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

MM/SC/SZ/KL

7:0:0 Motion carried.

051309.4 APPROVAL OF MINUTES: April 22, 2009

Ms. Shinbo asked for amendments to the minutes, adding that Mr. Finke's citation of Guideline 3.1 be added and also that Mr. Kumata was an architect who had worked on the redesign of the Volunteer Park Conservatory.

Ms. Link made a motion to approve the minutes as amended.

MM/SC/KL/SS

**5:0:2 Minutes approved as amended.
Mr. Howard and Mr. Rolluda abstained.**

051309.5 REPORT OF THE CHAIR

051309.6 REPORT OF STANDING COMMITTEES:

051309.7 STAFF REPORT

051309.8 NEW BUSINESS

The Commission discussed inviting the PDA to return before the Commission to make another presentation on the application for changes to the windows on the Fairley/Leland west façade, specifically to answer questions from the Commission.

Commissioners concurred that the PDA should return to answer questions. The Commission next discussed how to collect questions from Commissioners. There was a question about whether or not Commissioners could discuss the questions among themselves outside of Commission meetings. Ms. McAuliffe explained that since it is an active application, Commissioners can't discuss as a group outside meetings in order to avoid a "rolling quorum" and comply with the Open Public Meetings Act. Commissioners agreed to email Ms. McAuliffe their questions by Wednesday May 20, close of business. Ms. McAuliffe said she would send out the list of questions to the Commission the morning of Thursday, May 21. Commissioners agreed to finalize the list of questions at the May 27 Commission meeting.

Duncan Thieme from the PDA's Capital Renovation Design Team was present. He said he was available to answer questions about the windows application.

Ms. Shinbo requested three items noted in the March 4, 2009 DRC notes: the CB tenant survey; letter from Legacy Renovation in response to the DRC request that the PDA consult a window expert; and the energy analysis provided by John LeCompte, City Light. Ms. McAuliffe said she could email the information.

Ms. Shinbo asked staff how to schedule items for discussion on the agendas. Ms. McAuliffe explained that the Commission usually comes to consensus at the prior meeting about scheduling the item.

Ms. Shinbo asked staff about receiving the staff reports in advance of the Commission meetings. Ms. McAuliffe explained that it was a workload issue.

Ms. Shinbo asked staff for more information about what to look for when conducting a site visit. She said it would be helpful to know in advance if the Design Committee had any questions or issues so that she had more time to consider the issues. Ms. McAuliffe answered that she thought she was already doing that but was willing to provide more context. She noted that she has always offered that if Commissioners have any questions and would like to sit down about the application, she is available.

URC and DRC members talked about the usefulness of attending the committee meetings to get more information about an upcoming application. Mr. Rolluda suggested that it might be helpful for non-DRC members to observe more DRC meetings, particularly when there are complicated applications for the capital renovations.

In response to questions about when new Commission members would be coming on, Ms. McAuliffe said she thought it would be by mid-June; she explained that at this point it is up to the City Council schedule over which she has no control. She confirmed that Mr. Stellmacher is still on the Commission.

6:30 p.m. Meeting adjourned. KL/AR

Respectfully submitted,

Heather McAuliffe
Commission Coordinator