



The City of Seattle

Pike Place Market Historical Commission

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

MHC 77/23

Wednesday, May 10, 2023

4:30 p.m.

Hybrid meeting virtual location: Virtual access on the WebEx platform as provided in the meeting agenda.

Hybrid meeting physical location: Seattle City Hall, 600 4th Avenue, Boards & Commissions Room L2-80

COMMISSIONERS

Leslie Buker

Mark C. Childs

Jonathan Cracolici

Sam Farrazaino

Grace Leong, Chair

Golnaz Mohammadi, Vice Chair

Elisa Shostak

Lance Wagner

Stephanie Young

Staff

Minh Chau Le

Melinda Bloom

Absent

Lisa Martin

Chair Grace Leong determined that a quorum was present and called the meeting to order at 4:34 pm.

She reminded Commission members to announce any conflict of interest or ex parte communication prior to review of applications.

051023.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE

051023.11

PDA

93 Pike St #315 A, Economy Building

Aujanee Session, PDA

Ms. Le explained the proposal to divide existing business space into separate business spaces. She said the space is located in Zone 2, above street level, all uses permitted. Previous use was shared conference room and kitchenette for History Link. Current Size: Approximately 1525 sf; proposed size: 1200 sf (#315 A); 325 sf (#315 B). Exhibits reviewed included location information and site plan.

Ms. Young said guidelines that applied to this application include 2.1. She said the application is the division of the space into two separate areas. URC recommended to approve.

Applicant Comment:

Aujanee Sessions, PDA proposed to split the space into two for two businesses by filling in one doorway in existing wall.

Public Comment: There was no public comment.

Ms. Leong said it was straightforward and there is no issue with the location. She said to be deliberate when splitting up spaces because if broken up, resulting spaces might be too small for their original intent.

Mr. Childs asked if there is a window in the space.

Ms. Sessions said there is and indicated location on floor plan.

Mr. Childs asked if they would add a demising wall between the spaces.

Ms. Sessions said there is already a wall there; just a doorway is being filled.

Ms. Leong said it was straightforward.

Action: Ms. Young made a motion to adopt a resolution to approve the application as presented and cited 2.1.

MM/SC/SY/MC 8:0:0 Motion carried.

Sam Farrazaino joined the meeting at 4:45 pm.

051023.12

Golesh Architecture

93 Pike St #315 B (tentative suite number), Economy Building
Luke Golesh, Business Owner

Ms. Le explained the proposal for new business providing architectural, interior design, and town planning services to be operated by Golesh Architecture, Inc owned by Luke Golesh (100%). Review and approval contingent upon approval of above agenda item (051023.11). The space is in Zone 2, above street level, all uses permitted. Previous Use: Shared conference room and kitchenette for adjacent businesses: History Link (Other: b) Proposed Use: (Other: b) [permitted use]. Size: 325 sf. Proposed ownership structure: Corporation. Two existing offices will be consolidated and closed when the Pike Place Market location opens. Luke Golesh to be onsite for regular day to day operations. Hours of operation: Weekdays only, 8:00 am – 5:30 pm. Exhibits reviewed included location information, preliminary floor plan, documentation for corporation.

Ms. Young noted guidelines that applied to this application included 2.1, 2.5, 2.6, 2.6.8, and 2.7. She said the applicant's other location will close. URC recommended to approve.

Applicant Comment:

Luke Golesh said his architectural firm will close its existing office once they have moved in here.

Landlord Comment:

Aujanee Sessions, PDA spoke in support of the application.

Public Comment: there was no public comment.

Ms. Young said approval is dependent on other office being closed.

Ms. Le said a condition could be added to emphasize that the existing office will close.

Action: Ms. Young made a motion to adopt a resolution to approve the application as presented with condition that existing Golesh Architecture office is closed when applicant moves into Market.

MM/SC/SY/MC 9:0:0 Motion carried.

051023.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL – DESIGN

051023.21 PDA
93 Pike St Arcade, Economy Building
Zack Cook, PDA

Ms. Le explained the proposal to remove existing lighting structure and install replacement lighting structure along pedestrian arcade. She provide location information, photos of existing features, and color, materials information for replacement features. Guidelines that applied to this application included 3.1 and 3.5.

Ms. Leong said DRC asked the applicant to specify lighting color temperature (2700 K) and provide photo from western end of arcade to better show full length of light bar across all stalls. She said DRC recommended approval.

Applicant Comment:

Zack Cook proposed removal of the old "Read All About It" space lighting structure and replacement with original lighting bar which exactly matches other lighting fixtures along the pedestrian arcade in fixture, color, installation. He said it will look seamless. He said original struts are likely extant and would remain.

Public Comment: There was no public comment.

Action: Ms. Young made a motion to adopt a resolution to approve the application as presented and cited 3.1 and 3.5.

MM/SC/SY/JC 9:0:0 Motion carried.

051023.3 APPROVAL OF MINUTES

January 5, 2023
January 11, 2023
April 26, 2023

Minutes were tabled until next meeting.

051023.4 REPORT OF THE CHAIR

051023.5 REPORTS OF THE STANDING COMMITTEES

Use Review Committee – No report.
Design Review Committee – No report.

051023.6 REPORT OF THE STAFF

Ms. Le explained a letter about Historical District requirements and A-frame signage would be sent to property owners. The letter will contain process information and invitation to attend Commission meetings.

Ms. Le said temporary approvals that will expire in summer are Old Stove Brewery outdoor seating in June, Arcade 2 and 5/6 high stall space in July; Pizza and Pasta Bar outdoor seating on Labor Day.

051023.7 REPORT OF THE SPECIAL COMMITTEE

Guideline Committee

Ms. Leong asked about the guideline process.

Ms. Le suggested the Commission make a motion to forward the guidelines draft to law for review.

Ms. Buker said there is public comment.

Public Comment:

Heather Pihl, Friends of the Market noted the Guideline Review Committee meeting had no sound and wondered what was discussed. She said the meeting is open to the public and she didn't hear any report back.

Ms. Leong said the notes and draft can be sent out.

Ms. Le said all documents are open to public. She noted she had Ms. Pihl's email and would forward documents to her.

Ms. Pihl said she wants to see all the notes as well.

Ms. Leong said the City of Seattle had technical issues that day and the meeting had to move to Zoom. She said the committee discussed guideline review process.

Ms. Mohammadi agreed and said not much else was discussed..

Action: Ms. Leong made a motion to forward revised guidelines draft dated April 26, 2023 to City Attorney for review.

MM/SC/GL/SF 9:0:0 Motion carried.

051023.8

NEW BUSINESS

MHC Guideline revision

Ms. Leong said a response letter was sent to Sarah Morningstar, DON on April 27, 2023. She said proliferation of scooters was noted at the last Commission meeting and that she and Mr. Cracolici would follow up with Mary Bacarella at the PDA.

Public Comment:

Heather Pihl asked why meetings aren't being held at the Market.

Ms. Leong said the letter to Sarah Morningstar addresses that.

Ms. Pihl said she was concerned about the public record and requested all letters.

Ms. Leong said discussion of the topic is captured in the minutes.

Bob Messina sent an email which staff forwarded to all Commission members.

Ms. Leong said she attended the PDA meeting and noted there was discussion about guidelines, levels of governance, and legislation. She said the PDA is doing a Master Plan and a comment was made that future decisions may be streamlined instead of going to the Commission. She suggested regular meetings with PDA.

Mr. Farrazaino suggested inviting PDA to MHC meeting that is on agenda and properly noticed. He suggested commissioners come up with agenda items and that the PDA and DON could help to make the meetings happen.

Ms. Leong suggested having it as a standing item on the agenda starting next meeting.

Sam Farrazaino made a motion to adjourn. Leslie Buker seconded the motion.
The meeting was adjourned at 5:50 pm.

Minh Chau Le
Commission Coordinator
206-684-0229