



The City of Seattle

Pike Place Market Historical Commission

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

MHC 88/23

Wednesday, May 24, 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
Lisa Martin
Golnaz Mohammadi, Vice Chair
Elisa Shostak
Lance Wagner
Stephanie Young

Staff

Minh Chau Le
Melinda Bloom

Absent

Chair Grace Leong determined that a quorum was present and called the meeting to order at 4:36 pm.

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

052423.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE

052423.11 Pike Place Bags
1501 Pike Pl #421, Fairley Building
Kathy Choi, Prospective Business Owner

Application withdrawn.

052423.12 Pufftown Bakehouse
1928 Pike Pl, Champion Building
Serena Rodriguez, Business Owner

Administered by the Historic Preservation Program Seattle Department of Neighborhoods

“Printed on Recycled Paper”

Ms. Martin recused herself.

Ms. Le explained the proposal for new business specializing in handmade croissants with innovative rotating flavor combinations. To be operated by Pufftown Croissants LLC owned by Serena Rodriguez (50%) and Daniel Durand (50%). The space is located in Zone 2, street level, food (a-e) and retail (a-d) permitted. Current use: vacant. Previous use: food (f) [Taxi Dogs]. Proposed Use: food (c) [permitted use]. Size: 260 sf. Proposed ownership structure: LLC. Applicant reports no other similar businesses owned. Serena Rodriguez and Daniel Durand will be onsite for day-to-day operations. Hours of operation: Wednesday - Sunday, 8 am to 3 pm. Exhibits reviewed included location information, preliminary floorplan, sample menu, business license, LLC operating agreement, abbreviated.

Ms. Young said URC reviewed the application and noted guidelines that applied to this application include 2.1, 2.5, 2.6, 2.7, 2.7.1. She said URC asked for clarification that everything will be prepared on site.

Applicant Comment:

Serena Rodriguez said they are a croissant-focused bakery. The space is small so they will offer walk up only, no dine-in. She shared the menu and noted the varied pricing. She said they take croissants to the next level and are differentiated from others.

Daniel Durand said he studied French pastry and noted he has experimented and perfected the croissant. He said there are no croissant-based restaurants, so they are unique. He said they have been in business for two years and have done wholesale and pop ups; they want a permanent spot.

Landlord Comment:

Lisa Martin said she supported the application and noted the space has been empty a long time. She said the business would be an asset.

Ms. Leong asked how they are different from Le Panier.

Mr. Durand said Le Panier has no cronut, cruffins, nor filled, dipped, or brûléed croissants, only plain and butter are crossovers.

Public Comment:

Bob Messina supported the application and appreciated the spectrum of sweet to savory. He said the Taxi Dog sign is vintage and asked what would be done with it.

Ms. Martin said the sign was made in 1997. She noted plans to move it to another location on the second floor so as not to cause confusion for new business.

Action: Ms. Young made a motion to adopt a resolution approving the application as presented and cited 2.1, 2.5, 2.6, 2.7, 2.7.1.

MM/SC/SY/MC 9:0:1 Motion carried. Ms. Martin recused herself.

Ms. Young said Friends of the Market could think of other uses for signs with significance.

052423.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL – DESIGN

052423.21 Neighborcare Health
1930 Post Alley, Livingston Baker Building
Suzannah Grasel, Miller Hayashi Architects

Ms. Le explained the proposal to install window guards on pedestrian level windows facing Post Alley. Exhibits reviewed included a site plan, photos of existing conditions, elevation drawings, color and materials information, and attachment details. Guidelines that applied to this application included 3.1, 3.2, and 3.4.

Ms. Leong said DRC requested additional representation of existing windows with guards on north side of building and recommended to approve.

Applicant Comment:

Suzannah Grasel proposed installation of window guards on five windows along Post Alley. She said the windows are non-operable and are for light only. She said the clinic must show its ability to prevent break-ins and secure drugs. She said the proposed guards will match existing dimensions of other guard but a little taller. She said there will be no protrusion, guard will fit within windowsill. She said they will field-verify mortar locations for attachments.

Landlord Comment:

Zack Cook said the windows are low to the ground and easy to break into.

Public Comment: There was no public comment.

Ms. Leong said it is a straightforward proposal.

Ms. Shostak said bars are common on historic buildings for security and it is acceptable.

Action: Ms. Leong made a motion to adopt a resolution approving the application as presented and cited 3.1, 3.2 and 3.4.

MM/SC/GL/LM 10:0:0 Motion carried.

052423.22

Hellenika (previously known as Hellenic Dairy)
1920-A Pike Pl, Soames Dunn Building
Alex Apostolopoulos, Business Owner

Ms Le explained the proposal for alterations for new business: interior and exterior signage, interior wall finishes, production and storage equipment, displays, dividing walls. She said the business was approved for Use by MHC on 01/25/23. The business name at that time was Hellenic Dairy. Applicant seeks to transition to new business name (no other changes to the approved Use). Exhibits reviewed included description of work, site plan, existing and proposed elevations, floor plan, existing, floor plan, proposed, photos of existing conditions, colors and materials information for surface finishes, signage details, cut sheets for production and storage equipment. Guidelines that applied to this application included 3.1, 3.4, 3.5, 3.6, 3.6.1, 3.9, 3.9.3.

DRC requested additional information including to clarify all wall finishes on interior south wall, existing and proposed, highlight surfaces to be changed, specify finish type for all paint colors, provide diagram of extension socket for ceiling lighting fixtures, provide specifications for subway tile, provide specifications for grout: for tile and for brick, provide details for baseboards, provide additional detail on partition wall materials and finishes. DRC recommended approval pending requested information.

Landlord Comment:

Zack Cook, PDA supported the application and said it will be a great addition to the Market. He said the space has been vacant for years and is a good location and size for this business. He said the business will produce yogurt and have a retail component; it "Meets the Producer". He said inside they are re-using historic windows as interior divider.

Applicant Comment:

Alex Apostolopoulos discussed the existing and proposed site plans. He said the back wall will be covered with white subway tile and indicated areas of white shiplap at counter. He proposed matte blue and Market Green as indicated on rendering. He said reused windows would be used as divider walls to all views into the production area. He proposed a neon sign in window at front door, a hanging sign at frontage, vinyl along bottom of window and interior signs "Kitchen" and "Office" in Greek letters.

Mr. Childs said the elevation shows the back as brick, not subway tile.

Mr. Apostolopoulos said the counter is all shiplap and the back wall is all subway tiles. Responding to clarifying questions, he proposed opening on July 4.

Ms. Young asked if seating is planned.

Mr. Apostolopoulos said there is a viewing area but most of the business will be take-away.

Ms. Leong said the window sign will be actual neon. She said there would be no work on the ceiling or ducts.

Ms. Apostolopoulos said no sign is planned for the back door.

Ms. Leong asked for the internal columns' material.

Ms. Apostolopoulos said it is gypsum.

Public Comment: There was no public comment.

Ms. Leong said the DRC was in favor of the application.

Responding to clarifying questions, Mr. Apostolopoulos said there are blinds on the windows to manage sun.

Action: Mr. Childs made a motion to adopt a resolution approving the application as presented and cited 3.1, 3.4, 3.5, 3.6, 3.6.1, 3.9, 3.9.3, 3.4.2, 3.4.2d, 3.4.3.

MM/SC/MC/JC 10:0:0 Motion carried.

052423.3 APPROVAL OF MINUTES

January 25, 2023

MM/SC/SY/SF 7:0:3 Minutes approved as amended. Ms. Martin, Messrs. Cracolici and Childs abstained.

April 26, 2023

MM/SC/SY/JC 9:0:1 Minutes approved. Ms. Martin abstained.

May 10, 2023

Postponed.

Agenda reordered.

052423.6 REPORT OF THE STAFF

Ms. Le said at the last meeting Commissioners voted to accept Guidelines revisions and advance to Law; revisions have been sent to Law.

Ms. Le said she had no update on when meetings would return to the Market.

Ms. Le provided update on applications received.

Ms. Le said she is on track to sent letter out on Friday to all property owners about Pike Place Market Historical Commission rules, A-boards, with an invitation to attend meetings.

052423.4 REPORT OF THE CHAIR

Ms. Leong went over committees and members and invited new members to join a committee.

052423.5 REPORTS OF THE STANDING COMMITTEES

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

052423.7 REPORT OF THE SPECIAL COMMITTEE

Guideline Committee

Ms. Leong said there is public comment and invited Heather Pihl to speak.

Public Comment:

Heather Pihl said she sent two letters to Commissioners as public comment. She said the Guidelines are referenced in the Historical Commission's ordinance simply as guidelines. She suggested considering keeping them simply titled Pike Place Market Historical Commission Guidelines, because they cover more than Use, Design and Development guidelines. She said the thought there is an earlier set of guidelines than 1974, and "Revised" is consistent with earlier sets of amended MHC guidelines. She said to leave 3.4.2 language as it is. Ceilings and walls that are light in color help transfer light, which can mean less need of artificial lighting. Guideline 3.3 emphasizes natural energy control in the Market, including natural lighting. The word "should" already allows the Commission discretion to approve colors that are not light.

Mr. Cracolici said flexibility should be allowed for signs as not all are made of wood.

Ms. Leong said that was not changed in the revision. She said 3.4.2 should be deleted because every time there is an exception it dilutes the Guidelines. She said it still allows Commission to weigh in on if ceiling is too dark.

Mr. Childs questioned why decisions were made before and if there was good reason it could be adopted in the Rules. He said it is flexibility versus arbitrariness.

Ms. Leong said a few recent applications reviewed included discussions about darker ceilings.

Ms. Mohammadi said the buildings are old and dirty and the ceilings are too high to clean. It is better to have the ceiling painted dark.

Ms. Martin preferred light ceiling with exceptions for dark color.

Ms. Leong said that Law is reviewing but they could revert to original if the Commission decides to do that. She said the Guidelines are a draft of 1974 Guidelines, so it is consistent to still reference that in title.

Ms. Le said to let legal continue on current timeline as they will do a very comprehensive review. MHC can respond once reviewed documents are returned with comments from Law.

052423.8

NEW BUSINESS

MHC Guideline revision

MHC coordination with PDA and community stakeholders

Ms. Leong noted the Commissioners received communication from the facilitators and she responded. She said the Commission has requested facilitation to meet with other Market stakeholders and does not require facilitation with Department of Neighborhoods (DON). She questioned if it is a good use of everyone's time and resources.

Ms. Mohammadi said she agreed that the Commission doesn't require facilitation.

Ms. Martin said she asked DON for facilitation when she was Commission Chair when DON and the Commission were having run-ins over administrative approval. It seemed like there was conflict and not clear lines of understanding of roles of DON, the Commission, and Friends of the Market. She said it is imperative given the 50-year plan discussion going on now that the Commission be part of and relevant to this process. She said that doing this is important and all should come to the table. She said communication is not happening. She said the work would help the Commission going forward.

Ms. Leong questioned why facilitation with DON would be more helpful than directly speaking to the PDA and constituency. She said she didn't see why facilitation with DON rises to the top.

Ms. Buker said communication with a lot of stakeholders is needed and that would be furthered by facilitation. She said months ago there was a lot of conflict over administrative review and basic understanding of Commission rules. She questioned why Commissioners were not allowed to speak to each other anymore outside meetings when it wasn't the case before. She supported the facilitation process.

Mr. Farrazaino said the facilitation would be helpful if it enabled the whole Market community to work together. He said that it seems DON is unclear on scope of work.

Ms. Shostak commended the Commissioners for working through Covid. She said as a new member a lot was going on but that she thought things were calming down. She said the Market is rebounding. She said we have Andrew Lewis behind us. She said we got redlined out during Covid about how things were being approved. She said Lisa was right asking for help. She said maybe people were not communicating, and people were carrying agendas but that she doesn't see that now. She said she and the other three new Commissioners have no idea what is being talked about. She said we don't have issues with City Council overstepping and she doesn't see a need to pay outside people to facilitate the Commission. She said she didn't care if they went through the RFP process. She said as a Seattle taxpayer she is offended by the amount of money being spent on all this.

Ms. Bloom said she does not want to meet in person given the hostility the Commission has shown toward DON over the last several years. She said having facilitators or somebody working to better bridge the gaps that are occurring would be helpful and she hoped Commission members would consider it. She said she is very uncomfortable about coming back to meetings in the Market and she reiterated feeling hostility from the Commission.

Mr. Childs said he had no idea when he received the invitation to join the Commission. He said any method to engage and start the process makes sense, but he said he has no sense about the background of it all.

Mr. Farrazaino said the intent is to build relationships with DON, the PDA, FOM so all can work together. He said if the facilitators can aid building those relationships, then he was in favor.

Ms. Leong said all have limited time and she really wants to talk to PDA because they do maintenance and operations. She said she does not understand how having a facilitation with DON is going to help have more conversations with the PDA and everybody else.

Mr. Farrazaino said it is his assumption the Commission is defining the scope of what the facilitators are doing, that the Commission is trying to create a mechanism where the PDA, Commission, FOM and DON work together.

Ms. Leong said she met with facilitators in February and was confused at the meeting because she didn't know what she was there for.

Colin Christopher of EnviroIssues joined the meeting and introduced himself as a member of the hired facilitation team. He said everyone has different levels of engagement with the Commission, some are new, and some have been around for a while. He said the purpose is to set the Commission up for success. He said the 50-year plan is quite important and doesn't happen with every Commission so is an amazing opportunity. He said the Commission should be appropriately situated to participate in that process. He noted the struggles of the last few years about communication and clarity around roles and responsibilities. He said part of their job is to clarify some of the roles and responsibilities to understand more of the needs that the Commission has that may not be met by others it is interacting with. He said they want to generate beginnings of better relationships not just with DON but with others in the Market. He said the goals are equitable engagement and representing the diversity of the Market community. He said the first engagement they emailed about was to have a conversation about scope. He said they are familiar with the challenges and encourage members to come to one of the two meetings, one is virtual, and one is in person. He said a Doodle poll was sent out. He said the goal is to invest in the Commission and Commissioner's ability to operate it at a higher level.

Mr. Cracolici said he was open to it. He said he is new and there was previously more conflict. He said he didn't see what there is to be mediated other than the 50-year plan and how to be involved in that. He said he wasn't sure what the point is.

Ms. Shostak said no one thinks DON is the enemy and she had no idea where that came from. She said anyone who works for the City of Seattle should take their issues directly to HR instead of paying consultants and discussing in a meeting. She said Commissioners should all meet together and not be divided up.

Ms. Leong said Commissioners can't meet and have a quorum unless it is a public meeting. She asked Mr. Christopher who they had met with thus far.

Mr. Christopher said Mmes. Martin and Leong and staff members. He said they have reviewed hours of meetings and he said as noted there has been a lot of conflict related to legislation. He said facilitation is about clarifying roles, responsibilities, and helping to build the Commission's ability to participate in the 50-year plan most effectively. He said that includes working with the Commission, DON and other partners in the Market. He noted Ms. Shostak's comments and said it might make more sense if one listens to the last two years of Commission meetings.

Ms. Buker said it is an extra meeting, but it is an offer, and it couldn't hurt. She said she wasn't sure what would come of it but taking a step back to have the meeting shows we are willing to work with everybody. She said she was reminded recently that "people at the Market hate us; people freaking hate the Historic Commission". She said the Commission is called the "Hysterical" Commission. She said the Commission has a bit of a problem and she didn't know if facilitation would help but it shows the Commission is willing to try. She said she is on the Commission for another six months and didn't know how much she could affect change but that she felt like she had been a part of the problem. She said she would like to spend the next six months trying to make it better.

Ms. Young asked if facilitation is focused on the Commission or if other boards are going through this process.

Mr. Christopher said he didn't know what resources had gone to other Commissions given their particular needs.

Ms. Le said that no other historic board or Commission is being served under this contract.

Mr. Christopher said the Market is the heart of the city in many ways and the importance cannot be overstated. He said there may be special attention toward this Commission and wanting it to be as best as it can be.

Ms. Leong said she was unclear. She appreciated what Mr. Christopher just said and said there is a distinction of whether this facilitation is coming out because of the difficulties with the legislative process because that was not always pleasant or is the facilitation being offered so that we are a more effective Commission especially considering the 50-year plan. She said she doesn't recall the Commission as a whole asking for facilitation and asked Ms. Martin to elaborate.

Ms. Martin said it wasn't the whole Commission. She said Commissioners were not communicating very well as a group and the director at the time, Greg Wong asked if a

facilitator would help. She said there were times when it was really uncomfortable or you felt bullied. In order to make the Commission more effective, she wanted someone to help that would be unbiased and make the Commission stronger. She said it is not just because of the 50-year plan. She said in general, as was also said tonight, the Commission is a joke in the eyes of the area we are historically preserving. She said she wanted to make it better and to be a better steward. She said she didn't see a negative in it, just something that would help make the Commission better.

Ms. Leong said there is no other discussion and there are other business items to attend to. She said Mr. Childs had something to bring up for new business.

Mr. Childs said it was a process question. He noted at the last meeting during discussion of the old lighting brackets. He said he went by the site a couple days later and noticed there were plates in the ceiling where the brackets were and that once they get into building this, they are going to need the brackets. He said it is a long span. He said he suspected they will realize they need the bracket bracing. He wondered if the applicant would need to come back to the Commission and what the process, in general, would be when new information is discovered after Commission review.

Ms. Leong said technically anything that was not part of the application would need to return to the historical Commission. She said it could be kept as a standing item on the agenda to continue the conversation. She said she contacted Mary Bacarella and Devin Mc Comb from the PDA about meeting with the Commission. She said she suggested meeting on Thursdays when there is no PDA Council meeting.

Ms. Martin asked about meeting with the privately-owned buildings.

Ms. Leong said they will start with the PDA because they do much of the overall infrastructure. She said she didn't have the exact answer but that she would like to have a forum where anybody involved with the Market can voice issues and weigh in.

Mr. Childs asked if there is a meeting that happens amongst property owners.

Ms. Martin said no, and there weren't funds or any kind of infrastructure to support it like the PDA does. She said it is something that needs to be worked on.

Ms. Buker asked the reason behind wanting to talk with everyone.

Mr. Farrazaino said the process going through the legislation and the large amount of advocacy from many points of view in Market we heard that the processes needed work to be more equitable and more engaged. He said the intent was to bring all the different elements together to collaborate. He said the 50-year plan is an opportunity to do better in the next 50 years.

Ms. Leong noted an Eco Charette being held the next day that anyone can attend. She said there will be lots of discussion about the 50-year plan.

Ms. Le said she would send agenda to Commissioners.

Mr. Christopher said there are two spots open for the Tuesday meeting and five spots available for the in-person gathering. He said a Doodle poll was sent out and asked for responses to find time for other people to meet in person as well.

Adjournment

Mark Childs made a motion to adjourn the meeting. The meeting was adjourned by acclamation at 7:00 pm.

Minh Chau Le
Commission Coordinator
206-684-0229