



The City of Seattle

Pike Place Market Historical Commission

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

MHC 120/23

Wednesday, August 9, 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: PDA Meeting Room: 93 Pike Street #317

COMMISSIONERS

In Person

Jonathan Cracolici
Grace Leong, Chair

Virtual

Lisa Martin
Elisa Shostak
Lance Wagner
Stephanie Young

Staff

Minh Chau Le
Melinda Bloom

Absent

Leslie Buker
Mark C. Childs
Sam Farrazaino
Golnaz Mohammadi, Vice Chair

Chair Grace Leong determined that a quorum was present and called the meeting to order at 4:30 pm.

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

080923.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE

080923.11 New Restaurant - Name TBD
1501 Pike Pl #200, Leland Building
Brandi Sather, Business Owner

Ms. Le explained the proposal for new business specializing in Portuguese and Iberian food and beverage. To be operated by BRT 168 Inc. owned by Brandi Sather (60%) and Hong Li (40%). She said the space is in Zone 1, above street level, all uses permitted. Previous Use: food (e) – Shama restaurant [still in operation as of August 2023]. Proposed

Administered by the Historic Preservation Program Seattle Department of Neighborhoods

“Printed on Recycled Paper”

Use: food (e). Size: 2,848 sf. Proposed ownership structure: Corporation. Hong Li has ownership interest in: The Rickshaw Restaurant and Lounge; Pub 70 [ownership interests to remain; no plans to divest]. Brandi Sather to be onsite for regular day to day operations. Hours of operation: 4 pm – 2 am seven days per week [kitchen closes approximately 10 pm]. Exhibits reviewed included a site plan, applicant's statement, sample menu, and corporate documentation. Guidelines that applied to this application included 2.1, 2.5, 2.6, 2.6.8, 2.6.10, 2.7, and 2.7.1.

Ms. Young said the URC reviewed the application, noting guidelines 2.6.8 and 2.6.10. The space is 2,848 square feet on a difficult site, over the 2000 square foot size limitation. Potential conflicts included guidelines 2.6.8 and 2.6.10; the URC did not make a recommendation to approve or disapprove.

Zack Cook, PDA supported the application and said that guidelines were set to prevent chains and the other two affiliations with Hong Li – a karaoke bar, and a pub, neither serve Portuguese or Iberian food. He said it is common for those with successful restaurants to support someone starting their first restaurant. He said the site is an awkward one and it would be problematic to divide it.

Brandi Sather said she settled on a name for the restaurant, "The Lonely Siren". She said the space is cool and odd and will fit with her planned restaurant which will have a funky, vintage, market-y vibe.

Mr. Cracolici asked where she has worked.

Ms. Sather said she runs Pub 70 for Hong Li and has worked there five years.

Ms. Shostak asked about the 2:00 am closing time.

Mr. Cook said it depends on the location and day of the week. He said the business will adapt based on time of year. He said there are no residents above but there are some across.

Mr. Cracolici asked if Ms. Sather would be on site seven days a week.

Ms. Sather said she would be there six days a week to start; it is what she does now at the Pub.

Ms. Leong said she was not concerned with the 2:00 am closing. She said the PDA manages all the adjacent spaces. The business could be good for the area, providing activation at that time.

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

MM/SC/SY/JC 6:0:0 Motion carried.

1509 Pike Pl Arcade #5, Fairley Building
Octavio Contreras, Business Owner

Ms. Le explained the proposal for new business specializing in farm and farm-related products including live plants, produce, and value-added items made from farm ingredients. To be operated by Oceanside Landscaping Nursery, LLC owned by Octavio Contreras (50%) and Maria Amador (50%). She said the space is in Zone 1, street level, Food (a-b) and Retail (b) permitted. Arcade #5 is a highstall, as defined in the MHC Guidelines. Previous Use: Oceanside Nursery has been operating in this space on a temporary basis per approval MHC 12/23. The current temporary approval is expiring. Prior to this, a Commission-approved temporary rotating vendor program was in place April 2022 - December 2022 for this space, due to closures during the pandemic. Prior to these temporary arrangements, Manzo's Produce operated in Arcades 5 and 6 (combined) for over 50 years. Proposed Use: Food (a), Food (b), Retail (b), Retail (c) [total offerings anticipated to be 70% fresh produce during spring, summer, and fall]. All Things Lavender business is no longer operating at the Market. Size: 419 sf. Proposed ownership structure: LLC. Business owner operates a farm in Sequim, WA [no retail operation at the farm]. Octavio Contreras and Maria Amador to be onsite for regular day to day operations. Hours of operation: 9 am – 5 pm six days per week. Closed Tuesdays. Exhibits reviewed included a site plan, applicant's statement, sample product list, LLC information, and MHC 12/23 temporary use approval. Guidelines that applied to this application included 2.1, 2.5, 2.6, 2.7, 2.7.1 and 2.13.

Ms. Young said the URC found no conflicts and recommended to approve.

Zack Cook, PDA provided context of arcades 5 and 6 that were once occupied by Manzo's Produce. A cooler was installed by Manzo's in the back portion of Arcade 6, leaving just the front area. He said the space plus the cooler portion will remain high stall operated by farmer. He said this farmer fills multiple niches and with the loss of the popular lavender business, it is good to have a solid lavender presence back in the Market.

Octavio Contreras said he has been a lavender farmer for 25 years. Produce that he will sell will vary based on season: onions and strawberries will be sold from May to November; raspberries and tomatoes from June through November. He said his farm also sells Christmas trees.

Responding to clarifying questions, Mr. Cook explained that Manzo's had both stalls and added the cooler which took up most of Arcade 6. He said the cooler remains because it is an asset; if removed, they could do a clean split of both spaces. He said Arcade 6, as it is now, is a good starter place for a new business with less table space to manage.

Public Comment: There was no public comment.

Commission Discussion:

Ms. Shostak said it is a great priority vendor that meets "Meet the Producer" and high stall.

Ms. Leong noted support based on 2.5.1 a, 2.5.4 b, 2.5.4 c. She said she had a slight conflict with 2.13 because high stalls are specifically for fresh produce, and this application has a partial fresh produce component, but that the fresh produce will use the majority of the space.

Action: Ms. Young made a motion to adopt a resolution approving the application as presented and cited 2.1, 2.5, 2.6, and 2.7, 2.13.

Ms. Leong amended the motion to include 2.5.1 a, 2.5.4 b, and 2.5.4c.

Mr. Cracolici seconded the amendment.

MM/SC/SY/JC 6:0:0 Motion carried.

080923.13

Bite Society

1509 Pike Pl Arcade #6, Fairley Building

Lendy Hensley, Business Owner

Ms. Le explained the proposal for new business specializing in small batch packaged foods including cookies, chips, pickles, sauces, and nut mixes. To be operated by The City Catering Company, Inc owned by Lendy Hensley (100%). She said the space is in Zone 1, street level, Food (a-b) and Retail (b) permitted. Previous Use: Bite Society has been operating in this space on a temporary basis per approval MHC 12/23 due to the Covid pandemic. The current approval is expiring. Prior to this, a Commission-approved temporary rotating vendor program was in place April 2022 - December 2022 for this space. Prior to these temporary arrangements, Manzo's Produce operated in Arcades 5 and 6 (combined). Proposed Use: Food (c), Food (f). Size: 99 sf. Proposed ownership structure: Corporation. Business owner reports ownership interest in Seattle Art League [a dissimilar business not involving food production or sales]. Lendy Hensley to be onsite for regular day to day operations. Hours of operation: 9:30 am – 5:30 pm seven days per week. Exhibits reviewed include a site plan, applicant's statement, sample product list, corporate documentation, MHC 12/23 approval for temporary use. Guidelines that applied to this application included 2.1, 2.5, 2.6, 2.7, and 2.13.

Ms. Young said products proposed for sale are prepacked goods that don't meet the specialty or high stall requirements. URC did not make a recommendation; application requires further discussion by full Commission.

Zack Cook, PDA said when Manzo's Produce left the PDA did a temporary test of applicants based on the Roots Guidelines and Rules for Farmers Market which provided a good baseline of the space. He said there is too much front table for a small business, too much frontage for one person to watch. He said the original high stall was turned into two smaller spaces with Arcade 6 very small because of the cooler in the back portion. He said the cooler is a value added for farmers and it will remain. He said the applicant, Lendy Hensley was a guest vendor and a shining star of the program with well-received products. Her suppliers are local. He said her business is awesome and brought lots of

activation and life to the space. He said Lendy and Octavio, Oceanside Farms are a good package for this space providing a farmer in a high stall and a small vendor in a small space that no one else is interested in.

Lendy Hensley said she was a caterer and the pandemic caused her to pivot. She adapted her recipes to be shelf stable. She said caterers have a long history of being promoters of local sourcing.

Mr. Cracolici asked about Ms. Hensley's ownership in a Georgetown art school.

Ms. Hensley said she is a silent partner.

Ms. Leong asked what the hours will be.

Ms. Hensley said 9:30 am – 5:30 but if people are there, she will stay. She will be open seven days a week although she would not be there on Sundays.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Cracolici said the business does not meet the high stall requirements but noted that a high stall without a cooler is impossible. He said it makes sense to make this exception.

Ms. Leong said the application does not conform to definition of high stall uses and that Arcade 6 is now a small space. She said when spaces are subdivided, they become less usable in future. She didn't support exceptions that don't allow spaces to revert back to high stalls. She said she is seeing this as a trend. She said the space is still a high stall, but the reality is that if the tenant left, no one would want that space except for the Arcade 5 tenant. The options for Arcade 6 in the future are limited.

Ms. Martin said this is why she asked to see the Root Guidelines, which are different from the MHC Guidelines. She said that she sees both sides. She said that if the landlord does not change the configuration, Arcade 6 is not rentable as a high stall unless it goes with the Arcade 5.

Action: Ms. Young made a motion to adopt a resolution approving the application as conditioned to return to high stall when tenant vacates and cited 2.1, 2.5, 2.6, 2.7 and 2.13.

Ms. Leong said it is food f not food c.

Ms. Martin said it is a grocery item.

Ms. Leong said it is not an ingredient to put in something.

MM/SC/SY/JC 5:0:1 Motion carried. Ms. Martin abstained.

080923.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL – DESIGN

080923.21 Golesh Architecture
93 Pike St #315 B, Economy Building
Luke Golesh, Business Owner

Ms. Le explained the proposal for interior alterations for new business: infill doorway, paint, install new fixtures. Exhibits reviewed included a site plan, floor plan, photos of existing conditions, elevation drawing, section drawings, color and materials information. Guidelines that applied to this application included 3.1, 3.4, and 3.5.

Ms. Leong said DRC reviewed and additional information requested was provided. She had nothing to add.

Luke Golesh proposed removal of walls to create one large open space and indicated changes on plan. He provided materials samples in subtle colors and said carpet would be replaced in-kind. He noted the built-in coffee bar. Responding to clarifying questions he went over furring details.

Ms. Leong asked about the height of the furred wall. Mr. Golesh said that it went up to the ceiling. Ms. Leong clarified that there was no ceiling work with the exception of new light fixtures. Mr. Golesh confirmed that there was no other ceiling work. Ms. Leong asked about the treatment to the block wall. Mr. Golesh said that the block wall would be completely concealed. Ms. Leong said that the plans showed that the finish terminated at the door jamb. Mr. Golesh stated that he had been working with limited information on the existing conditions. He clarified that the "red line" was intended to be drywall.

Ms. Leong asked if signage is planned.

Mr. Golesh said he would apply for that in the future.

Mr. Cracolici and Ms. Leong suggested they walk next door to Golesh's space to see wall details in person.

Ms. Le advised against it and said it would be an advantage not available to other applicants. She said remote attendees would not be able follow. She said review should be done with materials at hand.

Ms. Leong suggested that the applicant take a picture of the existing condition so that the issue could be resolved at this meeting. Ms. Le advised against it as other applicants might not be as proximal to the meeting location. Ms. Leong stated that it wasn't a disadvantage to other applicants for additional photos to be included at this time.

Discussion ensued over furring details and leaving existing pipes exposed; 3.2.14 was cited. Ms. Leong stated that it was more consistent with the guidelines if the block wall was not furred out. She cited the third photo on page 2, and stated that hiding the pipes was in direct

conflict with the guideline 3.2.14. She suggested that the furring be limited, so that the block wall was apparent.

Ms. Young stated that past proposals that hid utilities and ductwork were discouraged, and the guidelines stated that they should be exposed. Ms. Shostak stated that the pipes should not be covered.

Ms. Leong said that the existing walls that are to be demolished are partial height, but still define the space. She suggested that the proposed furred wall that concealed the utilities could also be partial height, so would not fully hide the block wall and piping. She said that the entry side should not be furred. Mr. Cracolici cautioned about solving the applicant's problem. Ms. Leong concurred that the Commission should not be designing for the applicant, but without having discussion, the Commission response might be that a furred wall was not allowed, limiting the applicants options.

Ms. Le said ideally significant changes would have been discussed at DRC to allow for solution and problem solving.

Mr. Golesh worried about the loss of functionality with shorter new wall to expose pipes. The Southeast Interior Elevation was referenced for the wall and transom height. Mr. Cracolici asked if the elevation showed the full height of the room, which was confirmed by Mr. Golesh. Ms. Leong noted that the ductwork was not shown on the elevation drawing. Discrepancy in the scale of the drawing compared to the photographs was noted and discussed. Ms. Leong asked Mr. Golesh if the transom was desired.

Ms. Leong suggested that the height of the furred wall be limited to the extent shown as scaled on the Southeast Interior Elevation sheet of the application packet, which would be less than the lowest portion of the horizontal duct, with the assumption of the wall opening being 6' - 8". The addition of the transom window would be at the discretion of the applicant.

Ms. Le said the Commission requirements would be noted in the plans. She said these would be incorporated as notations into the presented plans and would become the final stamped plans.

Action: Ms. Leong made a motion to adopt a resolution approving the application with conditions that furred wall height is limited to the uppermost horizontal line as shown in the interior elevation drawing; the transom window is at Luke Golesh's discretion; furred wall is limited to two sides of the block wall: the plumbing side of the wall side of wall and the casing of the opening. Guidelines cited were 3.1, 3.4, 3.5, and 3.2.14.

MM/SC/GL/JC 5:0:1 Motion carried. Ms. Young abstained.

080923.3

APPROVAL OF MINUTES

December 14, 2022

MM/SC/SY/LM

3:0:3 Minutes approved as edited by Ms. Leong. Messrs. Cracolici and Wagner and Ms. Shostak abstained.

January 11, 2023 Postponed.

July 26, 2023

MM/SC/SY/LW

4:0:4 Minutes approved as edited by Ms. Leong. Mr. Cracolici
Ms. Martin abstained.

Ms. Le said approved minutes are in the queue for web posting; approved minutes are available and on file at DON office.

080923.4 REPORT OF THE STAFF

Ms. Le advised Commission of August 17, 2023, special meeting, 4:30 pm in the Pike Place Market classroom and virtual. The facilitators will be EnviroIssues and will focus on operationalizing equity in the Pike Place Market Historical Commission and DON's work.

Ms. Le said the August 23, 2023, full Commission meeting will be hybrid with in-person meeting at City Hall.

Ms. Le said the temporary approval for outdoor seating for Old Stove Brewery has expired; the PDA is aware and will submit an application.

Ms. Le read through a list of 20 applications that are currently in process.

080923.5 REPORT OF THE CHAIR

No report.

080923.6 REPORTS OF THE STANDING COMMITTEES

Use Review Committee No report.

Design Review Committee No report.

080923.7 REPORT OF THE SPECIAL COMMITTEE

Guideline Committee

Ms. Le said required postings and mailings about Guideline Revisions have been completed and the Commission can take action today to ratify the draft revision if desired. She said it is under New Business as Final action on MHC Guideline revision.

There was no public comment.

080923.8 NEW BUSINESS

Final action on MHC Guideline revision

MHC coordination with PDA and community stakeholders

Ms. Leong said she has been communicating with the PDA about a potential time to meet; it likely won't be until September.

Ms. Le said the Commission has the opportunity to take final action on draft guideline revisions. She said all required posting and notifications have been done. She said once approved, the guidelines would be filed with the City Clerk.

Ms. Leong said she preferred to have more Commissioners in attendance to vote.

There was agreement to postpone the vote until more Commissioners were in attendance.

Ms. Le asked if Commissioners understood the process, final action and what they are reviewing and voting on when the time comes. Commissioners confirmed their understanding.

Mr. Cracolici said Starbuck's is replacing wood floors without Certificate of Approval. He said he sent photos to all Commissioners.

Ms. Le said she has reached out to the PDA for more information. She said no application has been made. She said replacement of flooring could fall under in-kind repair which would still need to process through DON before work starts. She said she is waiting to hear from PDA.

Mr. Cracolici said he spoke with the contractor who said they don't intend to distress the wood.

Ms. Leong said it wasn't a smooth floor before, it was rough.

Ms. Le added a reminder that Commissioners should not be emailing one another with Market-related business outside of the meeting. She said a meeting is the venue for discussion and she discouraged Commissioners emailing the group outside of meeting.

6:44 pm meeting adjourned. MM/SC/SY/JC

Minh Chau Le
Commission Coordinator
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