



The City of Seattle

Pike Place Market Historical Commission

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MINUTES

MHC 60/21

Wednesday May 12, 2021
4:30 p.m.
Virtual meeting via WebEx

COMMISSIONERS

Sam Farrazaino
Chris Bown
Grace Leong
Golnaz Mohammadi
Lisa Martin, Chair
Lauren Rudeck, Vice Chair
Christine Vaughan
Stephanie Young

Staff

Minh Chau Le
Melinda Bloom

Absent

Michael Hammond

Chair Lisa Martin determined that a quorum was present and called the meeting to order at 4:35 pm.

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

In-person attendance is currently prohibited per Washington State Governor's Proclamation No. 20-28.5. Meeting participation was limited to access by the WebEx Event link or the telephone call-in line provided on the agenda.

051221.1 PUBLIC COMMENT

051221.2 APPLICATIONS FOR CERTIFICATE OF DESIGN APPROVAL

051221.21 Piroshky Piroshky
1908 & 1908-B Pike Pl, Stewart House Building
Olga Sagan, Owner

Ms. Le explained the proposal to combine adjacent spaces for expansion of existing Piroshky Piroshky business. She said the space is located in Zone 2, street level, food (a-e), retail (a-d) uses permitted. She said the current use is food (c); new use would be food. Existing: 354 sf; expansion: 340 sf; Total: 704 sf. Proposed ownership structure: LLC owned 100% by Olga Sagan (no change).

Owner financial affiliations: Other food businesses owned, all established after Piroshky Piroshky at Pike Place Market

Owner operator: Olga Sagan (no change)

Business hours: 8 am – 6 pm, 7 days/week (no change)

Exhibits provided included Use approval dated May 5, 2021, Location and site plan, scope of work, photos of existing conditions, floor plans, existing and proposed, elevations, material details: flooring, stainless steel, wall tiles, color samples, lighting details, equipment and fixture details. Guidelines that applied to this application included 3.1, 3.4 and 3.5.

Applicant Comment:

John Turnbull, PDA said this was in motion a year ago. He said this is the busiest businesses in the Market with the smallest space. He explained they need to expand kitchen and production will be visible behind glass. He said that doors and windows being impacted will be replaced with the same standards.

Olga Sagan, owner for 29 years explained the need for more than the 350 square feet they have been operating in. She noted the desire for a 'meet the producer' aspect to her business so customers can view production. She said it is crucial for the business to have more space to meet Code requirements. She said they will continue with same colors. She said she will re-use the existing roll up door and the customer space will remain the same; baking and production will be in the new space. She proposed installation of tile to match existing, light fixtures in new space, remove carpet, add floor drain to bring them up to Code. She noted a pony wall between production and sink will screen dish washing space from customer viewing; red accent tile to match existing will be used. She said the new door will be an exact match of other doors in the area. She said the white light will match others in the space. A large wood bakers' table will be used in the production area.

Mr. Turnbull said it should look good, similar to adjacent space.

Ms. Sagan said she is excited for the expansion and that she has been dreaming of having more space. She said the ovens will remain where they are.

Ms. Mohammadi said the existing space is small and she is happy to see the ability for the business to expand. She said kudos to the business for having such volume in such a small space.

Ms. Martin said it is exciting for customers to see production and to 'meet the producer'.

Ms. Vaughan cited 3.4.1, 3.4.1 c and said the application met the guidelines.

Action: Ms. Vaughan made a motion to adopt a resolution to approve the application as presented.

MM/SC/CV/LR 8:0:0 Motion carried.

051221.3 APPROVAL OF MINUTES

April 14, 2021

MM/SC/SF/LR 7:0:1 Minutes approved as amended. Mr. Bown abstained.

April 28, 2021 Deferred.

051221.4 REPORT OF THE CHAIR

Ms. Martin reported that former commissioner, John Ogliore made a pamphlet on how to apply the rules for Use; she suggested commissioners review and make one for Design. She said it is helpful in reviewing applications fairly and consistently.

Ms. Leong said it is like a cheat sheet.

Ms. Rudeck said it would be helpful.

Ms. Le said it is a supplemental resource created by a former Commissioner. She said a similar one could be adapted for Design and shared as tools.

051221.5 STAFF REPORT

Ms. Le said she provided information on administrative approvals done to all commissioners and will continue to do so. She provided an update on Victor Steinbrueck Park project. She said the Certificate of Approval expired and the only change would be a shift in timeline.

Ms. Vaughan said there is stipulation that totems must be put back in place and council table would be finished before park is opened.

Ms. Le said she will confirm everything is exactly as it was with the only change being the change of dates.

051221.6 NEW BUSINESS

Revision of MHC Rules & Procedures

Ms. Vaughan said she and Mr. Farrazaino worked on verbiage for rules and procedures. There are two versions on which the commission can vote; one is simpler than the other.

Ms. Martin asked why additional language is needed about determining skills and qualifications related to Position 12.

Mr. Farrazaino said the original intent in the first round was discussing current conditions and needs and to identify skills needed for a specific project coming up. He said there needs to be a mechanism to have the Commission decide what skill set is needed at a given time. He said the simplified language is fine and leaves it up to the Commission to do process.

Ms. Young said in Version 2 she didn't get that it was a skill. She recommended better clarification of executive committee option would include opinions of others. She said that the smaller subset has authority but they might consult with rest of commission. She said that anybody picking this up in the future could read it this way. She said she didn't get that it was a flexing to the requirements of what is needed.

Ms. Vaughan said it is the Commission's task to find person for Position 12.

Ms. Young said she sees it as more internal rather than defining the outside world.

Ms. Vaughan said the statement is 'may', they may do it or not.

Ms. Young asked why there is even a need to say that.

Ms. Martin agreed.

Mr. Farrazaino said 'shall do this' is clear enough; Version 1 is simpler.

Action: Mr. Farrazaino made a motion to adopt a resolution to approve Version 1.

MM/SC/SF/CV 8:0:0 Motion carried.

Ms. Martin said the entire rules and procedures, Version 1, includes additional of tribal land verbiage, order of sequence of procedures, and outlines the procedure for filling Position 12.

Ms. Vaughan said order of sequence of review of Certificate of Approvals is:

- 1) Introduction of application by Chair and conflicts check
- 2) Briefing by Commission Staff
- 4) Presentation by applicant
- 4) Comments by landlord
- 5) Public comment (may be limited to 3-minutes per person)
- 6) Committee recommendations and reports
- 7) Commission discussion
- 8) Motion for Resolution
- 9) Poll of Members on the Question
- 10) Vote

Ms. Vaughan said when meeting in person, public comment is item 5.

Action: Mr. Farrazaino made a motion to adopt the rules as amended with correct order of committee recommendation and public comment reversed.

MM/SC/SF/GL 8:0:0 Motion carried.

Ms. Vaughan said the Rules say they may be amended after public notice. She asked what constitutes public notice.

Ms. Le said the Commission just voted and we are fully compliant. She said after amending, they go to Law Department for review; then sign off by City Historic Preservation Officer.

5:53 pm Mr. Farrazaino made a motion to adjourn. Ms. Young seconded.

Minh Chau Le
Commission Coordinator
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