



The City of Seattle

Pike Place Market Historical Commission

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

MHC 105/23

Wednesday, July 12, 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

Grace Leong, Chair

Lisa Martin

Golnaz Mohammadi, Vice Chair

Elisa Shostak

Lance Wagner

Stephanie Young

Staff

Minh Chau Le

Melinda Bloom

Absent

Sam Farrazaino

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.

071223.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE

071223.11 Cobb's Popcorn
1500 Western Ave, Leland Building
Erin Cobb, Business Owner

Ms. Le explained the proposal for change of ownership only for existing business. To be operated by RC Popcorn LLC dba Cobb's Popcorn owned by Erin Cobb (100%). Consolidation of ownership only; no other proposed changes to use. Current co-owner Erin Cobb (70%) to be onsite for regular business operations. Current co-owner Rowan Ring (30%) is divesting in order to pursue other business ownership opportunities within

the Market. Exhibits reviewed include location information, LLC documentation, prior use approval (MHC 94/18). Guidelines that applied to this application included 2.6 and 2.10. URC recommended to approve.

Landlord Comment:

Zack Cook, PDA said it is a simple application with Erin Cobb moving to full ownership. He said he supported the application, with no concerns.

Applicant Comment:

Erin Cobb said he plans to continue business in the same manner as he has been.

Public Comment: There was no public comment.

Ms. Shostak said the URC reviewed the application and there were no conflicts.

Ms. Young said URC had nothing further to add.

Action: Ms. Young made a motion to adopt a resolution to approve the application as presented and cited guidelines 2.6 and 2.10.

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

071223.12

Uli's Famous Sausage
1511 Pike Pl, Fairley Building
Rowan Ring, Prospective Business Owner

Ms. Le explained the proposal for change of ownership only for existing business. To be operated by EU RR Foods LLC dba Uli's Famous Sausage owned by Rowan Ring (100%). Exhibits reviewed include location information, LLC documentation, and prior use approval (MHC 114/08). Guidelines that applied to this application include 2.6 and 2.10.

Ms. Young said the URC recommended to approve.

Landlord Comment:

Zack Cook, PDA said Uli's was a popular business; the owner decided to sell the retail business. He said that it is positive that Mr. Ring wants to continue the business. He will retain the name and bring the space back to its former glory.

Applicant Comment:

Rowan Ring said he plans to build on Uli's legacy and bring the space back to its former glory. It is no longer a butcher; all sausage is made offsite. The previous owner will continue his wholesale business; Mr. Ring plans to purchase sausage from them. He said drinks and snacks will be prepared on site.

Mr. Cook said Uli's removed all production from the Market site years ago. He said Mr. Ring plans to cook and sell sandwiches.

Mr. Ring said he would extend the hours to five days a week, in compliance with Market requirements.

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 2.6 and 2.10.

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

071223.13

Metsker Maps

1511 1st Ave, Sanitary Market Building
Renate Kroll, Business Owner

Ms. Le explained the proposal for change of ownership only for existing business. To be operated by Anderson Map Company dba Metsker Maps by owned by Renate Kroll (60%) and John Loacker (40%). The application is for change of ownership only; no other proposed changes to use. Proposed ownership structure will be gradually phased in over several years. By 2024: Renate Kroll (60%) and John Loacker (40%), by 2040: Renate Kroll (100%). Renate Kroll to be onsite for regular day to day operations. Renate Kroll reports no ownership affiliations in other businesses. Exhibits reviewed included location information, statements by applicant, business documentation, and prior use approval (MHC 271/03). Guidelines that applied to this application include 2.6 and 2.10.

Ms. Young said the URC recommended to approve.

Landlord Comment:

Susan Brems,PDA said the business is important and historic in Pacific Northwest mapping. She said Ms. Kroll's family will eventually own it 100%.

Applicant Comment:

Renate Kroll said it was basically a generational transfer between long time family friends. She noted the long-time connection and history.

Ms. Shostak said the packet was thorough and defined the roles.

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 2.6 and 2.10.

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

071223.2 APPROVAL OF MINUTES
December 14, 2022 , postponed.
January 11, 2023, postponed.

071223.3 REPORT OF THE STAFF
Ms. Le said 17 applications were submitted for review and are in various stages of review.

Ms. Leong asked about two previous applications submitted.

Ms. Le said Mr. D’s Greek Delicatessen was withdrawn and the PDA door application is still pending and has not been withdrawn.

Ms. Le said July 26, 2023 meeting would be the resumption of MHC meetings being held in PDA classroom.

071223.4 REPORT OF THE CHAIR
Ms. Leong said she sent an email to Commissioners about the next EnviroIssues meeting on August 17, 2023, that will focus on equity issues. She said to forward any comments to her. This is the final workshop in the Enviroissues contract.

Ms. Leong suggested Commissioners consider bringing their own device to the Commission meeting when it meets at the PDA classroom in the Economy Building.

Going forward, physical samples will be part of design applications, as consistent with application requirements.

071223.5 REPORTS OF THE STANDING COMMITTEES
Use Review Committee No report
Design Review Committee No report

Ms. Le reported that committee meetings would begin at 4:30 pm starting with the next meeting of July 19, 2023.

071223.6 REPORT OF THE SPECIAL COMMITTEE
Guideline Committee
Ms. Leong said she would distribute notes from the meeting to Commissioners.

071223.7 NEW BUSINESS
MHC Guideline revision
MHC coordination with PDA and community stakeholders

Ms. Shostak said she talked with friend from Friends of the Market (FOM) as an individual about the hot dog sign at the north end of the Champion Building and noted it would be removed. She asked FOM interest in the sign; FOM is neutral on what to do with the sign.

Ms. Leong said her memory was different and the sign was mentioned in public comment by a commenter who suggested reaching out to FOM.

Ms. Martin said her recollection is different. She said the sign belongs to her building as Taxi Dogs was their tenant. The building used to be taxicab service, hence the name, "Taxi Dogs". She said the sign would be installed upstairs in their building.

Ms. Young said there are historic signs in the Market and suggested discussion about it.

Ms. Leong said it is a Market-wide issue; there are signs with historic significance and worth discussion.

Ms. Leong said she talked with Colin Christopher and Uroosa Fatima from EnviroIssues about public comment, where in the meeting it should occur, and how much time per person should be allotted.

Discussion ensued with some Commissioners preferring public comment in the front part of the meeting with a set time limit for every person, some were neutral on when it happens, but that comment time be the same for each speaker, others preferring public comment period during each application's allotment. Commissioners agreed public comment is not a question and answer, back and forth dialog. Applicants should have the ability to respond, to provide clarification. The legal department has given opinion that best practice is for public comment to precede application presentation with a time limit. Accommodations can be made to allow more time as noted on agenda.

Ms. Leong asked for input on Guideline changes as noted in track changes document she sent out.

Discussion ensued about ceiling color and how are "public area" and "pedestrian ways" are defined and how that could impact residential and tenant space.

Golnaz Mohammadi arrived at 6:14 p.m.

3.4.2 – "...walls and ceilings that are in pedestrian ways should be light....". 'Should' allows flexibility.

Action: Mr. Cracolici made a motion to post the revised guidelines as amended.

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

Ms. Leong will send revision to staff for public posting.

Ms. Le said she will post as required, with no revision between now and final vote.

Ms. Leong asked for agenda items for meeting with PDA. She and Mary Bacarella, Executive Director, PDA have been trying to connect regarding the agenda. A Thursday afternoon meeting day/time was suggested.

Adjourn 6:25 pm MM/SC/MC/JC

Minh Chau Le
Commission Coordinator
206-684-022