



The City of Seattle

Pike Place Market Historical Commission

Mailing Address: PO Box 94649, Seattle WA 98124-4649
Street Address: 600 4th Avenue, 4th Floor

MEETING MINUTES

MHC 155/24

Date: September 11, 2024

Time: 4:30 p.m.

Physical location: PDA Meeting Room: 93 Pike Street # 317

Virtual location: Virtual access as provided in the meeting agenda.

Commissioners Present

Grace Leong, Chair

Sarah Baker

Mark C. Childs

Sam Farrazaino

Golnaz Mohammadi

Elisa Shostak

Stephanie Young

Staff

Minh Chau Le

Donna Hartmann-Miller

Commissioners Absent

Jonathan Cracolici, Vice Chair

Lisa Martin

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

091124.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE & DESIGN

The agenda was re-ordered by the chairperson.

091124.12 Bonnie B's Peppers
1500 Pike Pl, Corner Market Building
Dylan Randolph, Business Owner

Use: Proposal for three offsite signs: marquee sign on Pike Pl, A-frame sign on Pike St, exterior building sign on Pike St.

Staff Report: Minh Chau Le provided exhibits related to the proposal: Site plan; photos of the proposed sites. The URC cited guideline: 3.6.6 (b) and recommended approval.

Committee Report: Stephanie Young reported the URC reviewed the proposal and were satisfied; additional information about an A-frame versus a marquee sign had been requested.

Applicant Comment: Dylan Randolph, Business Owner and Susan Brems, PDA presented the proposal for a marquee sign instead of an A-frame per the URC's request, and the full sign proposal.

Property Owner Comment: No additional comment.

Commission Questions: The commission obtained confirmation the A-frame request on Pike St was changing to marquee sign.

Public Comment: None.

Commission Discussion: The marquee sign is preferable to an A-frame.

Action: Stephanie Young moved to adopt a resolution to approve the application as presented with a marquee sign instead of an A-frame sign, citing 3.6.6. Sam Farrazaino seconds.

Vote: 7:0:0 Motion passed.

Design: Design of three off-premises signs.

Staff Report: Minh Chau Le provided exhibits related to the proposal: Site plan; photos of the proposed sites; signs' scale drawings, colors, materials, methods of attachment, renderings. Staff cited guidelines: 3.6 and that the DRC recommended approval, contingent upon use approval.

Committee Report: The DRC had suggested adding a border to the sign graphics.

Applicant Comment: None

Property Owner Comment: None

Commission Questions: None

Public Comment: None

Commission Discussion: None

Action: Mark Childs moved to adopt a resolution to approve the design presented, citing guideline 3.6. Sam Farrazaino seconds.

Vote: 7:0:0 Motion passed.

091124.11 Leolo Handmade Shoes
93 Pike St #103, Economy Building
Leanne Corcoran, Business Owner

Use: Proposal for three offsite signs: marquee sign on 1st Ave, blade sign on Post Alley, hanging sign in Economy Arcade.

Staff Report: Minh Chau Le provided exhibits related to the proposal: Photos of the proposed sites. Cited guidelines: 3.6.6, 3.6.6 (a) and the URC recommended approval.

Committee Report: Nothing further to add.

Applicant Comment: Leanne Corcoran, Business Owner presented the proposed locations of the three signs being requested.

Property Owner Comment: None.

Commission Questions: The commission obtained confirmation that the proposed Post Alley sign corresponded pedestrian route from Post Alley to the business location.

Public Comment: None

Commission Discussion: None

Action: Stephanie Young moved to adopt a resolution approving the application as presented, citing 3.6.6(a). Sam Farrazaino seconds.

Vote: 7:0:0 Motion passed.

Design: Proposed designs for offsite signs, storefront signs, storefront painting, interior furnishings.

Staff Design Report: Minh Chau Le provided exhibits related to the proposal: Sign details (scale, colors, materials, methods of attachment, renderings); photos of proposed locations; renderings of proposed storefront painting (two options); color samples; floor plan; images of furnishings. Staff cited guidelines: 3.2, 3.2.10, 3.4, 3.4.1(c), 3.6 and that the DRC found the application requires further discussion among the full commission.

Committee Report: The DRC reviewed and got adequate clarification on the hanging signs, but the paint on the exterior of the store needed further review and discussion.

Applicant Comment: Leanne Corcoran, Business Owner and Shannon Hilliard, PDA presented the proposal and advocated for their paint proposal which would unify

the entire space. The applicant and property owner provided a photo showing that the previous tenant had extensive exterior painting including a mural.

Property Owner Comment: No further comments.

Commission Questions: The commission obtained clarification of which signs would involve neon, the window glass would be left clear.

Public Comment: None

Commission Discussion: The proposed exterior paint departs from the character of the building and conflicts with guideline 3.4.1(c). The commission discussed design modifications to keep the storefront more consistent with the surrounding area.

Action: Grace Leong made a motion to approve the storefront signs as presented including the atelier sign, the Leolo neon sign, and the window sign as proposed; and the painting will be limited to touch-up of the existing color only. Guidelines cited: 3.2, 3.2.10, 3.4, 3.4.1(c), 3.6. Mark Childs seconds.

Vote: 6:0:1 Motion passed. Sam Farrazaino abstained.

Action: Grace Leong made a motion to approve the three off-site signs and furniture as presented, citing guidelines 3.2, 3.4, 3.6. Sarah Baker seconds.

Vote: 7:0:0 Motion passed.

091124.2 REVIEW OF DONH-COA-01146

091124.21 Victor Steinbrueck Park
2001 Western Ave

Seattle Parks and Recreation (“SPR”) submitted COA DONH-COA-01146 that asked the commission, in part, to review and amend Certificate of Approval MHC 93/19 to allow Victor Steinbrueck Park to reopen after renovation was complete but prior to the reinstallation of the totem poles. In 2019, a condition placed on COA MHC 93/19 required that if the totem poles were removed during the renovation, that they must be reinstalled prior to the reopening of the park. On December 13, 2023, the commission tabled that portion of the COA, but SPR has recently provided some additional information, and the commission has requested more information from SPR. On August 28, 2024 the commission considered and then tabled that portion of the COA.

Public Comment: Ruth Danner; Joan Singler; Lisa Steinbrueck; Heather Pihl; David Steinbrueck; Sarah Patton; Duncan Thieme.

Commission Discussion: The commission sought to clarify its information request to Parks and Recreation. The commission discussed getting legal advice to make sure its requests were clear and within its scope. The commission considered scheduling a meeting or executive session with City Law Department, requiring Parks and Recreation attend an MHC meeting in person to discuss and provide its responsive project information, and requiring written agreements on any terms and conditions of re-opening without the poles installed. The commission sought clarification on the definition of a “tabled” application status.

Elisa Shostak exited the meeting at 6:40 p.m.

Public Comment: Duncan Thieme; Matthew Steinbrueck; John Turnbull.

091124.3 APPROVAL OF MINUTES

None.

091124.4 REPORT OF THE STAFF

None.

091124.5 REPORT OF THE CHAIR

None.

091124.6 REPORTS OF THE STANDING COMMITTEES

Use Review Committee: None.

Design Review Committee: None.

091124.7 REPORT OF THE SPECIAL COMMITTEE

Guideline Review Committee: None.

091124.8 NEW BUSINESS

None.

Meeting adjourned at 6:52 p.m.

Submitted by:

Donna Hartmann-Miller,

Administrative Specialist Support