



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

MHC 25/24

MEETING MINUTES

Date: February 14, 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

Jonathan Cracolici, Vice Chair

Mark C. Childs

Lisa Martin

Golnaz Mohammadi

Elisa Shostak

Lance Wagner

Stephanie Young

Staff

Minh Chau Le

Genna Nashem

Commissioners Absent

Sam Farrazaino

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

021424.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE

021424.11 Rummage Hall

1906 Pike Pl Unit #3, Stewart House Building (Zone 2 at street level)

Retroactive proposal for temporary change of location only for an existing business, to another unit within the same building.

Staff Report: Minh Chau Le provided exhibits related to the proposal: site plan, prior and proposed locations, photos of business space, and use approval MHC 124/09. Staff cited guidelines 2.1, 2.8, 2.9 and that the URC recommended approval.

Applicant Comment: Zack Cook, PDA spoke as both the applicant and property owner in support of the proposal to operate Rummage Hall in this space temporarily while a permanent location was being identified.

Property Owner Comment: Same as applicant comment.

Public Comment: Joan Paulson provided comment in support of the business. She said that it is part of the PDA Charter to have an operational rummage hall.

Commission Discussion: The commission was in favor of approving for a period of 12 months from the date of approval, rather than from when the move took place.

Action: Motion to adopt a resolution approving the application, to expire 12 months from the date of issuance. Guidelines cited: 2.1, 2.8, 2.9.

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

021424.12

PDA Annual Seasonal Uses

1901 Western Ave, MarketFront Plaza and

Right-of Way: West side of Pike Pl, between Pike St & Virginia St

Proposal for year-long seasonal uses of public spaces for craft and farm overflow vending, prepared food vending, and winter holiday programming.

Staff Report: Minh Chau Le provided exhibits related to the proposal: project description, site plans, equipment details, use approval MHC 135/22. Staff cited guidelines 2.1, 2.3, 2.3.2, 2.9, 2.11 and that the URC recommended approval.

Applicant Comment: Sam Bradshaw and Zack Cook, PDA spoke as both the applicants and property owners in support of the proposal, which would operate similarly to past recurring annual approvals.

Property Owner Comment: Same as applicant comment.

Commission Discussion: The commission considered granting approval for a period of more than one year, and how the temporary vendors might impact permanent market businesses.

Public Comment: Heather Pihl provided comment against granting approval for a period of more than one year; Joan Paulson said the proposal reduces available street parking.

Action: Motion to adopt a resolution approving the application as presented. Guidelines cited: 2.1, 2.3, 2.3.2, 2.9, 2.11.

MM/SC/MC/JC 8:0:0 Motion carried

021424.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL – DESIGN

021424.21 PDA Annual Seasonal Uses
1901 Western Ave, MarketFront Plaza and
Right-of Way: Pike Pl between Pike St & Virginia St

Proposed equipment associated with the seasonal uses of public spaces.

Staff Report: Minh Chau Le provided exhibits related to the proposal: site plans and canopy details. Staff cited guidelines 3.1, 3.8 and that the DRC recommended further discussion among the full commission.

Applicant Comment: Sam Bradshaw and Zack Cook, PDA spoke as both the applicants and property owners in support of the proposal. They described the program’s vendor criteria.

Property Owner Comment: Same as applicant comment.

Commission Discussion: The commission considered granting approval allowing vendors to choose their own tent colors, and discussed the fact that this proposal is related to a broader discussion on uses of public spaces throughout the market.

Public Comment: None.

Action: Motion to adopt a resolution approving the application, with the amendment that tent colors may be varied at the vendors’ discretion. Guidelines cited: 3.1. 3.8.

MM/SC/JC/MC 8:0:0 Motion carried

Lisa Martin left the meeting at 5:40 p.m.

021424.22 Uli’s Famous Sausage
1511 Pike Pl, Fairley Building

Retroactive proposal for renovations: new displays, shelving, cabinetry, lighting, bar, partition wall, signage.

Staff Report: Minh Chau Le provided exhibits related to the proposal: site plans, floor plans, photos, partition wall and cabinetry details, color and material details, lighting details, MHC use approvals MHC 48/00, MHC 211/01, MHC 114/08, MHC

233/05, MHC design approval MHC 234/05. Staff cited guidelines 3.1, 3.4, 3.5, 3.6 and that the DRC recommended further discussion among the full commission.

Applicant Comment: Rowan Ring, business owner described the retroactive proposal for changes to the business space that he had recently acquired.

Property Owner Comment: Zack Cook, PDA spoke in support of the application and continuation of the business following the previous owner's retirement.

Commission Discussion: The commission discussed the retroactive nature of the proposal, the reduction of public-facing sausage display space, and the space's long-term evolution from having an onsite sausage factory to being a retail shop with a dining area.

Public Comment: None.

Action: Motion to adopt a resolution approving the application as presented. Guidelines cited: 2.5.1 (a), 2.5.1 (b), 3.1, 3.4., 3.5, 3.6.

MM/SC/MC/JC 7:0:0 Motion carried.

021424.3 APPROVAL OF MINUTES

Action: Motion to approve the minutes of September 13, 2023 as amended.

MM/SC/JC/SY 7:0:0 Motion carried.

Action: Motion to postpone approval of the minutes of December 13, 2023.

MM/SC/MC/JC 7:0:0 Motion carried.

Review of the minutes of January 4, 2024 was postponed.

Action: Motion to approve the minutes of January 10, 2024 as amended.

MM/SC/JC/MC 6:0:1 Motion carried. Stephanie Young abstained.

Ms. Leong reviewed the status of draft minutes received from the Department of Neighborhoods that need to be reviewed. She gave appreciation to DoN staff for submitting the backlog of draft minutes. She stated that she would forward the status list to the Commission and to Staff. Mr. Cracolici suggested individual commissioners could commit to reviewing specific minutes.

021424.4 REPORT OF THE STAFF

Minh Chau Le provided a summary of the number of applications pending, a summary of expired Certificates of Approval, an update on appointing MHC

Position #2, and information on how to access appeal-related Hearing Examiner files online.

021424.5 REPORT OF THE CHAIR

Grace Leong reported un-posted and mis-posted MHC meeting minutes on the Department of Neighborhoods website. She requested an executive session of the commission to discuss pending legal issues with legal counsel. The Commissioners present were supportive of holding an executive session.

021424.6 REPORTS OF THE STANDING COMMITTEES

Use Review Committee: None.

Design Review Committee: None.

021424.7 REPORT OF THE SPECIAL COMMITTEE

Guideline Review Committee: The GRC will next meet March 21, 2024.

021424.8 NEW BUSINESS

MHC coordination with PDA and community stakeholders:

Public Comment: Joan Paulson provided comment that the PDA Master Plan has implications for the MHC.

Discussion of public ways and amenities:

Public Comment: Bob Messina provided comment on the manner of noticing topics on the MHC meeting agenda.

The commission discussed its intent for stakeholder coordination and discussion of public ways to be ongoing discussions and standing agenda items.

Ms. Le announced that the Commission had voted for Mr. Cracolici to serve as vice-chair.

Meeting adjourned at 6:45 p.m.

Submitted by:
Minh Chau Le,
Commission Coordinator