



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

MINUTES

MHC 163/23

Wednesday, October 11, 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

Leslie Buker

Mark C. Childs

Sam Farrazaino

Grace Leong, Chair

Lisa Martin

Golnaz Mohammadi, Vice Chair

Elisa Shostak

Staff

Minh Chau Le

Melinda Bloom

Absent

Jonathan Cracolici

Lance Wagner

Stephanie Young

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.

101123.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE

101123.11 The Crumpet Shop
1503 1st Ave, Corner Market Building
Cooper Golding, Prospective Business Owner

Ms. Le explained the proposal for change of ownership only for existing business. To be operated by Ames Golding – The Crumpet Shop LLC owned by Cooper Golding (50%) and Amy Golding (50%). She said the space is located in Zone 2, street level, Food (a-e), retail (a-d) permitted; previous Use: Food (c), Food (e). Proposed Use: Food (c), Food (e), no proposed changes. Size: 895 sf. Proposed ownership structure: LLC. No other related business ownership reported by either prospective owner. Cooper Golding and Amy

Administered by the Historic Preservation Program Seattle Department of Neighborhoods

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Golding to be onsite for regular day-to-day operations. Hours of operation: 7:00 am – 3:30 pm six days per week, closed Mondays. Exhibits included location information, site plan, menu, prior use approval (MHC 301/90), LLC information. Guidelines that applied to this application included 2.1, 2.6, 2.8, 2.10.

URC recommendation: Ms. Martin said the committee reviewed the minor change in ownership citing 2.10 and 2.6 and the committee recommended approval.

Ms. Shostak included 2.5.1 c and e.

Landlord Comment:

Susan Brems supported the application noting the new owners will be on site most days, the existing owner will remain in consulting role, the same recipes will be used, and the ownership will bring new energy to the business.

Applicant Comment:

Amy Golding said they will continue the legacy of the business and plan to keep it as it is, building on its success. She proposed increased hours. Responding to ownership questions she said she is the registered agent and that may change to 50/50 in line with the LLC documents.

The business will be open seven days a week, 7:00 am – 3:00 pm. The ownership will close out at the end of October.

Ms. Brems said the menu is breakfast-focused and currently they run out of crumpets and close early. She said the applicants are working on having enough product to stay open all day.

Ms. Golding said they intend to have crumpets to take home as well. She said the existing employees will remain; the existing owner will be on site one month and will then consult for a year.

Public Comment: There was no public comment.

Action: Mr. Childs made a motion to adopt a resolution to approve the application as presented citing 2.1, 2.5.1 c & e, 2.6, 2.8, and 2.10.

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

101123.2 APPROVAL OF MINUTES

November 30, 2022 Postponed.
January 11, 2023 Postponed.

August 17, 2023
MM/SC/MC/LM 5:0:2 Minutes approved as amended by Ms. Leong. Ms. Shostak and Mr. Farrazaino abstained.

August 23, 2023
MM/SC/LM/MC 7:0:0 Minutes approved as amended by Ms. Leong.

101123.3 REPORT OF THE STAFF

Ms. Le provided an update on applications received.

Ms. Buker asked what is causing delays in processing applications.

Ms. Le said applications are only put on the agenda when they are complete as defined in the Seattle Municipal Code. Most of the applications are waiting for more information from the applicant. Responding to questions she said an application submitted means the applicant has uploaded something into the portal for our office to review, which means it can be in varied states of completeness. She said at the last commission meeting Zack Cook described the process from the applicant and property owner side. She paraphrased his comment saying that the amount of information the city requests depends on what they receive and how extensive the project is.

Ms. Martin said there is a difference between PDA-owned and privately-owned buildings. She said she tries to help her applicants and she noted Ms. Le is always helpful. She encourages her tenants to contact Ms. Le and gives the tenants more power to participate in the application process.

Ms. Mohammadi said the PDA controls the process for Market tenants. She said the PDA is not always helpful.

Ms. Le talked about the process and noted that out of 22 current applications, 20 are PDA applications. Of the 20 applications, all but one are for other businesses and not for PDA projects. Responding to a clarifying question, Ms. Le said that SDOT applications go through her office and that the PDA application to replace doors was pending additional information.

Ms. Leong brought up the previous SDOT application regarding curb cuts where two options were presented, and the Commission chose neither.

Ms. Le said it was presented as a briefing to get a read on Commission thoughts.

Ms. Shostak said there is only one meeting in November and December and there would be a bottleneck.

Ms. Le said the PDA is the applicant for most of the applications and they are aware of the schedule, it has been set for decades.

101123.4 REPORT OF THE CHAIR

101123.5 REPORTS OF THE STANDING COMMITTEES

Use Review Committee No report.
Design Review Committee No report.

101123.6 REPORT OF THE SPECIAL COMMITTEE

Guideline Committee
Meeting scheduled for October 19, 2023.

101123.7 NEW BUSINESS

MHC coordination with PDA and community stakeholders

Discussion of meeting with PDA and community stakeholders, ideas, next steps. Mr. Farrazaino suggested formulating a list to review at the next meeting's new business. Mr. Childs suggested assembling action items and said that he found the meeting with the PDA to be very helpful.

Questions arose about the status of design applications for Aditi Chai and Rojo Juice, and also the doors at the Fairley Building.

Ms. Le said the Fairley Building is a compliance issue. Aditi Chai's design application is not complete and they are operating in limited pop-up capacity now. Rojo Juice's design application is not complete; they are not planning to open until spring.

Ms. Mohammadi noted that there is an unapproved sign for at Corner Produce chai and Indian street food. She noted that Corner Produce is an iconic location at the Market. Ms. Leong said Corner Produce is a prominent location and that a sense of urgency had been presented to fill it. She said a shuttered high stall at the main entrance of the Market is not good for the Market as a whole. She asked if a time limit could be set for opening.

Ms. Buker agreed a time limit would be helpful. She noted Rachel's Ginger Beer expansion and Pufftown Bakery design applications are still not done. She said Rojo's had a health inspection last week and moved in. She hoped they would open sooner rather than later.

Ms. Le said both applicants came before the commission in March for use approval. She said opening within a certain amount of time can be spelled out as a condition to the motion, otherwise there is no default expiration. Design approval is only good for 18 months. She said use approval is only for a specific spot and specific tenant; it can't be transferred to a different place or applicant. If there is a concern by the Commission where there might be a long period of vacancy, the Commission should consider putting in a condition.

Discussion ensued about use approval, signed leases prior to approval, and temporary designated pop-up spots.

Adjourn 5:37 pm
MM/SC/SF/LM

Minh Chau Le
Commission Coordinator
206-684-0229