

MHC STAFF REPORT SUMMARY: 09/27/25

Pursuant to SMC 25.24.070, the Commission shall consider whether each application for a Certificate of Approval is consistent with Commission guidelines adopted pursuant to SMC 25.24.040, and the Commission may approve the application, disapprove it, or approve it with conditions.

092725.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – DESIGN

092725.11 Riccio's Sausage Company
1511 Pike Pl, Fairley Building
Stanislao Riccio, Business Owner

Proposal for re-design of the existing dining area, re-location of an exhaust hood, and temporary storefront signage.

Exhibits:

- Site plan.
- Floor plans, existing and proposed.
- Photos of existing conditions.
- Colors, materials, finishes information.
- Signage details.

Relevant guidelines:

- 3.4 Design of Individual Business Spaces
- 3.6 Signs

DRC recommendation: To be determined September 17, 2025.

092425.12 Bite Society
1509 Pike Pl Arcade #4, Fairley Building
Miriam Hinden, Atelier Drome Architecture
Lendy Hensley , Business Owner

Proposal for interior and exterior painting, replacement of exterior roll-up door and wall with security shutters, replacement of interior flooring and displays, interior lighting, and temporary storefront signage.

Exhibits:

- Photos of existing conditions.
- Floor plans, existing and proposed.
- Site plan.
- Rendering of proposed design.
- Ceiling plan.
- Elevations.
- Construction details.
- Signage details.

- Colors, materials, finishes, fixtures information.

Relevant guidelines:

- 3.3 Energy Technology
- 3.4 Design of Individual Business Spaces
- 3.5 Lighting
- 3.6 Signs

DRC recommendation: To be determined September 17, 2025.

092425.13

Parking Garage Elevator Sign

1531 Western Ave, Pike Place Market Parking Garage
Zack Cook and Madison Douglas, PDA

Proposal for signage on the exterior of the elevator shaft located at the southwest corner of the PC-1 Parking Garage. Modified proposal following prior commission review at the MHC meeting of August 13, 2025.

Exhibits:

- Project description.
- Applicant's responses to topics raised during the initial presentations of this proposal, held August 6 (DRC) and August 13 (MHC).
- Rendering of proposed sign.
- Photos of existing conditions.
- Site plan.
- Signage details.
- Scale drawing for elevator structure.

Relevant guidelines previously identified during DRC and MHC:

- 3.1 General Principles for Design in the Market - requires further discussion.
 - 3.2 Major Structures and Architectural Elements - requires further discussion.
 - 3.6 Signs – requires further discussion.
 - 3.6.3 “Where possible, signs should reflect the character and use within the structure...”
 - 3.8 Public Ways and Amenities - requires further discussion.
 - 3.9 Secretary of the Interior's Standards for Rehabilitation
 - 3.9.3 - The proposed sign closely resembles the Market entrance sign near 1st Ave. It could be potentially viewed as a conjectural feature or architectural element from another building. Adding such features “...shall not be undertaken.”
- SMC 25.24.060 A : this portion of the municipal code contains language regarding limitations on “new off-premises signs” within the District.

DRC recommendation: To be determined September 17, 2025.