



The City of Seattle

Pike Place Market Historical Commission

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

MHC 135/23

Wednesday, August 23, 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
Sam Farrazaino
Lisa Martin
Elisa Shostak
Lance Wagner

Staff

Minh Chau Le
Melinda Bloom

Absent

Stephanie Young
Grace Leong, Chair
Golnaz Mohammadi, Vice Chair
Jonathan Cracolici

Lisa Martin served as chairperson. She determined that a quorum was present and called the meeting to order at 4:32 pm.

She reminded commission members to announce any conflict of interest or ex parte communication prior to review of applications.

082323.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE

082323.11 Lionheart Books
1501 Pike Pl #432, Fairley Building
Tiffany Brost, Prospective Business Owner

Ms. Le explained the proposal for change of ownership only for existing business. To be operated by Pig & Pine Books LLC owned by Tiffany Brost (100%). She said the space is in Zone 1, below street level, Food (a-e), Retail (a-b) permitted. Previous Use: Retail (a), Retail (e). Proposed Use: Retail (a), Retail (e), no proposed changes. Size: 1,130 sf. Proposed ownership structure: LLC. No other related business ownership reported by

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prospective owner. Tiffany Brost to be onsite for regular day to day operations. Hours of operation: 10 am – 5 pm six days per week, closed Tuesdays. Exhibits included a site plan, prior Use approval (MHC41/02 and subsequent additions), and LLC documentation. Guidelines that applied to this application included 2.1, 2.6, 2.8, 2.8.1, and 2.10.

Ms. Martin said the URC reviewed the application and determined the use stays within the original Certificate of Approval; it is a minor change of use and the URC recommended to approve.

Landlord Comment:

Zack Cook, PDA said the former owner identified Tiffany Brost as the person to take over the shop. He said there will be no changes, just a change of ownership.

Applicant Comment:

Tiffany Brost said she is excited to operate the bookstore and will leave it as it is.

Ms. Martin said it was straightforward and was happy the bookstore will remain.

Public Comment: There was no public comment.

Action: Mr. Farrazaino made a motion to adopt a resolution to approve the application as presented and cited 2.1, 2.6, 2.8, 2.10.

MM/SC/SF/MC 6:0:0 Motion carried.

082323.12

City Fish

1535 Pike Pl, Fairley Building

David Delafield, Prospective Business Owner

Ms. Le explained the proposal for change of ownership and expansion of use for existing business. Change of ownership: to be operated by Seattle City Fish Corp owned by David Delafield (100%); expansion of use: addition of branded merchandise. The space is located in Zone 1, street level, Food (a-b), Retail (b) permitted. Previous Use: Food (a), Food (b). Proposed Use: Food (a), Food (b), Retail (a), Retail (e). Size: 586 sf. Proposed ownership structure: Corporation. David Delafield has 100% ownership interest in Haas Construction and UGuru (data analytics). David Delafield to be onsite for regular day to day operations. Hours of operation: 10 am – 5 pm seven days per week. Exhibits included a site plan, sample price list, prior Use approval (MHC 203/94) and corporation documentation. Guidelines that applied to this application included 2.1, 2.6, 2.6.8, 2.7, 2.7.2, 2.8, 2.8.1, and 2.10. The URC recommended to approve.

Landlord Comment:

Zack Cook, PDA said the application was straightforward with the minor addition of some apparel. The owner is David Delafield who is a great fit to take over for this next chapter.

He said City Fish is the oldest fish market in the Market. Neal Brebner will be the manager and eventually part owner. Both will be onsite will provide a solid presence.

David Delafield said he was excited for the opportunity and said he wanted the space to 'pop'.

Neal Brebner said he has worked there 20 years.

Public Comment: There was no public comment.

Ms. Martin said the URC reviewed the application and determined that the new owner's other businesses were non-related and fell within the guidelines. She said the URC discussed the addition of shirts and apparel items and determined it met 2.7.2.

Mr. Delafield said the shirts and apparel items will occupy a small shelf and less than 5% of the total square footage and are mostly keepsake items.

Ms. Martin appreciated the applicant bringing the changes in for review.

Action: Mr. Farrazaino made a motion to adopt a resolution to approve the application as presented and cited 2.1, 2.6, 2.7, 2.8, and 2.10.

MM/SC/SF/ES 6:0:0 Motion carried.

082323.2 APPROVAL OF MINUTES
August 9, 2023 Postponed.

082323.3 REPORT OF THE STAFF
Ms. Le went over applications for Certificate of Approval received.

082323.4 REPORT OF THE CHAIR No report.

082323.5 REPORTS OF THE STANDING COMMITTEES
Use Review Committee No report.
Design Review Committee No report.

082323.6 REPORT OF THE SPECIAL COMMITTEE
Guideline Committee No report.

082323.7 NEW BUSINESS
Final action on MHC Guideline revision
Ms. Le explained the Commission had the opportunity to take final action on guideline revision. Commissioners decided to wait until the chairperson and additional commissioners were present to take final action.

MHC coordination with PDA and community stakeholders
No report.

Ms. Shostak asked the status of Victor Steinbrueck Park renovations.

Ms. Le said completion target was fall 2023 but that no specific date had been provided. She will reach out to Seattle Parks and Recreation for additional information.

Adjourn 5:05 pm
MM/SC/SF/LM

Minh Chau Le
Commission Coordinator
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