



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 83/24

MEETING MINUTES

Date: August 28, 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.

Video recording of meeting available upon request.

Commissioners Present

Grace Leong, Chair

Jonathan Cracolici, Vice Chair

Sarah Baker

Mark C. Childs

Sam Farrazaino

Lisa Martin

Golnaz Mohammadi

Elisa Shostak

Stephanie Young

Commissioners Absent

None.

Staff

Minh Chau Le

Donna Hartmann-Miller

Grace Leong determined a quorum was present and called the meeting to order at 4:31 pm.

082824.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE & DESIGN

082824.11 Starbucks

1912 Pike Pl, Soames Dunn Building

Applicant/Property Owner: Susan Brems, PDA

Use: Proposal to expand the existing business space of Starbucks by reducing the business space of existing adjacent business.

Staff Report: Minh Chau Le provided exhibits related to the proposal: site plan; photos of existing storefront and interiors; existing and proposed floor plans. Cited guidelines: 2.6.6; 2.6.10; 2.8; 2.8.1, and the URC recommendation to approve.

URC: Minor change of use; expansion did not impact either business involved; still within cited guidelines.

Applicant Presentation & Comment: presented proposal and intent to add employee break space.

Property Owner Comment: confirmed the consent of the adjacent space that is being reduced due to the expansion.

Commission Questions: confirmation that adjacent business space consents.

Public Comment: none.

Commission Discussion: commission in support of proposal.

Action: Stephanie Young moved to adopt a resolution approving the application as presented, citing 2.8.1, 2.6.6, 2.6.10. Jon Cracolici seconded the motion.

Vote: 8:0:0 Motion carried.

Design:

Applicant: Neha Rengarajan and Craig Huether, Starbucks
Property Owner: Susan Brems, PDA

Relocation of walls resulting from the change in size of the two businesses.

Staff Report: Minh Chau Le provided exhibits related to the proposal: site plan; floor plans; ceiling plans; photos and renderings of existing interior spaces; workroom interior details; floor replacement details for retroactive review, as floor replacement has already taken place. Cited guidelines: 2.6; 3.4.2(c) and that the DRC recommended approval, pending additional requested information.

DRC: Approval pending additional requested information.

Applicant Presentation & Comment: presented proposal and physical sample of flooring material.

Property Owner Comment: viewed the flooring as an in-kind replacement.

Commission Questions: confirmation that proposed back of house ceiling design was chosen in part to meet public health code requirements.

Public Comment: None.

Commission Discussion: inclusion of back of house area in the commission's review and approval.

Action: Sam Farrazaino made a motion to adopt a resolution approving the application as presented with the caveat that the applicant will leave the ceiling exposed unless required otherwise by code, citing 3.2.14. Jon Cracolici seconded the motion.

Vote: 5:1:2 Motion carried. Lisa Martin opposed, Mark Childs and Stephanie Young abstained.

Floor replacement, retroactive:

Commission Discussion: determined the floor material is stained Douglas fir.

Action: Grace Leong made a motion to approve the portion of the application for retroactive flooring, citing 3.4.2(c); and 1.6. Mark Childs seconded the motion.

Vote: 8:0:0 Motion carried.

082824.12 Karoo Café and Protea Yoga
1921 1st Ave, floors 3 and 4, Butterworth Building
Applicant/Property Owner: Olivia Vermaak

Use 082824.12:

Proposal for two new businesses specializing in craft food and beverages (Karoo Café) and yoga studio activities (Protea Yoga). To be operated by Fynbos Group LLC owned by Olivia Vermaak (100%).

Staff Report: Minh Chau Le provided exhibits related to the proposal: site plan; floor plans; exterior elevations; building sections; description of businesses and applicants' goals; LLC information. Staff cited guidelines: 2.1; 2.6; 2.6.1; 2.6.2;

2.6.6; 2.6.8; 2.6.9; 2.6.10; 2.7.1 (a) (b)(c). The URC requested a sample menu & price list, and recommended approval.

URC: clarified 2.6.7 is to be included.

Applicant/Property Owner Presentation & Comment: presented use proposal.

Commission Questions: confirmation Olivia Vermaak will be onsite; two separate business DBAs will be used.

Public Comment: written comment had been reviewed by the commission.

Commission Discussion: in support of proposal.

Golnaz Mohammadi joined meeting at 5:32 p.m.

Mark Childs moved for approval of the application as presented citing 2.1, 2.6, 2.6.1, 2.6.2, 2.6.6, 2.6.7, 2.6.8, 2.6.9, 2.6.10, 2.7, 2.7.1 (a)(b)(c). Jon Cracolici seconded the motion.

Vote: 9:0:0 Motion carried.

Design: Displays, fixtures, furnishings, onsite signage.

Staff Report: Minh Chau Le provided exhibits related to the proposal: site plan; floor plans; exterior elevations; building sections; photos of existing interior spaces; color and materials details. Cited guidelines: 3.4, 3.6; DRC requested: highlighting of business spaces in architectural floor plans, door decal signage details, and access to 2017 building renovation plans; DRC recommended approval, pending additional requested information.

DRC: recommended approval, pending additional requested information.

Applicant/Property Owner Presentation and Comment: presented the proposal.

Commission Questions: reviewed the additional sign information provided by the applicant.

Public Comment: None.

Commission Discussion: clarification that the offsite A-frame sign was removed from the application and is not included in the current approval.

Action: Mark Childs moved to approve as proposed, with a clarification the A-frame is not part of the application at this point, citing guidelines 3.4, 3.6. Jon Cracolici seconded the motion.

Vote: 9:0:0 Motion carried.

082824.13

Pasta Casalinga

93 Pike St #201, Economy building

Applicant: Michela Tartaglia, Business Owner

Property Owner: Shannon Hilliard, PDA

Use: proposal to expand the existing business space by adding an indoor balcony above the Economy Atrium.

Staff Report: Minh Chau Le presented exhibits related to the proposal: photos of existing spaces; floor plans – existing and proposed (scheme 1 and scheme 2); renderings of proposed options (scheme 1 and scheme 2); cited guidelines: 2.3; 2.8. URC requested renderings showing the two proposed schemes as exterior elevations and recommended further discussion among the full commission.

URC: Either scheme for design would impact the atrium, prompting full conversation of MHC

Applicant Presentation & Comment: Presented proposal.

Property Owner Comment: Seeks MHC input.

Commission Questions: Clarification of dimensions and confirmation of written public comment provided in advance.

Public Comment: Tracy Calderon; Heather Pihl; Bob Messina.

Commission Discussion: proposal potentially effects views and public air space in the atrium.

No action taken.

Preliminary Design: proposal for a Preliminary Certificate for Approval to establish a design concept for the balcony.

Staff Report: Minh Chau Le provided exhibits related to the proposal: photos of existing spaces; floor plans – existing and proposed (scheme 1 and scheme 2); renderings of proposed options (scheme 1 and scheme 2). Additional information requested by the DCR: confirmation that the abutting DeLaurenti's windows will mostly have shades drawn; renderings of both proposed schemes from lower

pedestrian level of the atrium (beneath the balconies); renderings of both proposed schemes from the northeast corner of the atrium at pedestrian level; showing future line circulation into and out of the business space. DRC cited guidelines: 3.4, 3.8, 3.9, 3.9.9, 3.9.10 and the DRC recommended further discussion among the full commission

Applicant Presentation & Comment: John Kirsher Design Studio and Michela Tartaglia presented the proposal and reason addition business space was desired.

Commission Questions: Clarification regarding dimensions, final locations for equipment and seating if approved, construction timeline.

Commission Discussion: potential conflicts with guideline 3.2.1, pedestrian level concerns citing 3.2.4, whether extenuation circumstances exist citing 3.2.6, public views citing 3.8.7, obscuring light, state level approval citing 3.10, and future tenant needs.

Mark Childs made a motion to approve for use of additional space in a balcony, up to an additional 180 sq ft, citing UCR guidelines 2.3; 2.8; 2.8.1. Motion was not seconded.

Straw poll was taken and indicated motion would fail.

The applicant withdrew the application.

082824.2 REVIEW OF DONH-COA-01146

Victor Steinbrueck Park
2001 Western Ave
Project Manager Shannon Glass (on behalf of Sr. Planner David Graves),
Department of Parks and Recreation

Staff Remarks: Summary of events: Certificate of Approval for Design issued 2019; proposal to amend the Certificate submitted by applicant in 2023; proposal tabled in 2023 by commission.

Presentation & Comment: Review of August 2026 letters between Parks and Recreation and MHC, Friends of the Market.

Commission discussion: further review of events: original MHC decision in 2019 required totem poles re-installed before park opens; MHC denied permanent removal of totem poles and tabled other elements of the proposal in 2023; 2023 denial was upheld by Seattle Hearing Examiner in 2024.

Action: Mark Childs made a motion to take from table the question of whether or not the park can open before the totem poles are reinstalled.

Vote: 9:0:0 Motion carried.

Public Comment: Laine Ross.

Commission Questions: Commission requested a specific timeline for how long contracts typically take to execute; no specific timeline was provided. The presenter clarified that currently proposals are being solicited and accepted with a submittal deadline of late September, and a potential selection and administrative process that would into October or November.

Public Comment: David Steinbrueck; Heather Pihl; Austin Crowley; Brooks Kolb.

Commission Questions, continued:

Commission obtained confirmation from presenters that planning for pole restoration work is underway with input from Arts Office, conservators, carvers. Commission obtained confirmation from presenters that planning for signage, including its content, is underway. Commission seeks more concrete information about project timelines.

Motion made by Mark Childs to table until the next meeting.

Vote: 9:0:0 Motion carried.

- 082824.3 APPROVAL OF MINUTES**
None.
- 082824.4 REPORT OF THE STAFF**
None.
- 082824.5 REPORT OF THE CHAIR**
None.
- 082824.6 REPORTS OF THE STANDING COMMITTEES**
None.
- 082824.7 REPORT OF THE SPECIAL COMMITTEE**
None.

082824.8 **NEW BUSINESS**
None.

Meeting adjourned at 8:23 p.m.

Submitted by:
Donna Hartmann-Miller
Administrative Specialist