



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 196/24

MEETING MINUTES

Date: November 13, 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

Sarah Baker

Mark C. Childs

Sam Farrazaino

Golnaz Mohammadi

Elisa Shostak

Stephanie Young

Staff

Minh Chau Le

Donna Hartmann-Miller

Commissioners Absent

Jonathan Cracolici, Vice Chair

Lisa Martin

Chair Grace Leong determined a quorum was present and called the meeting to order at 4:37 pm. The chairperson provided time for incoming PDA Executive Rachel Ligtenberg to say make introduce themselves to the commission.

111324.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE

111324.11 Pizza & Pasta Bar

Right-of-Way adjacent to: 1530 Post Alley (west side of the alley)

Applicant: Babak Zirknejad, Business Owner

Property Owner: Zack Cook, PDA

Proposal to extend the business's exclusive use of the covered outdoor seating area in Post Alley, through December 31, 2024.

Commissioner Mohammadi recused herself from this application.

Staff Report: Minh Chau Le provided the following exhibits: prior use-approval MHC 42/24 and accompanying plans. Staff cited guidelines: 2.1, 2.3, 2.9, 2.11; and the URC recommended approval.

Committee Report: Use Committee commented no changes, recommended approval.

Applicant Comment: Babak Ziraknejad explained the request to extend the duration of an already-occurring use.

Property Owner Comment: Comment in support of the application.

Commissioner Questions: None.

Public Comment: None.

Commission Discussion: Straightforward and reasonable request.

Action: Sarah Baker moves to adopt a resolution approving the application as presented, citing guidelines 2.1, 2.3, 2.8, 2.9, 2.11. Second by Sam Farrazaino.

Vote: 6:0:1 Motion passes. Golnaz Mohammadi was recused.

Golnaz Mohammadi rejoins the meeting.

111324.12

Le Panier

1902 Pike Pl, Stewart Building

Applicant: Kristi Drake, Business Owner

Property Owner: Zack Cook, PDA

Proposal for change of ownership only of an existing business. To be operated by Le Panier Inc. owned by Kristi Drake (100%).

Staff Report: Minh Chau Le provided the following exhibits: annual report for Le Panier Inc. Staff cited guidelines: 2.6, 2.8.1 (a) and (b) and (c), 2.10 and that the URC recommended approval.

Committee Report: URC clarified that this is an existing co-owner increasing their ownership rights.

Applicant Presentation: Comment regarding her co-ownership since 1995 and the recent retirement of business partner.

Property Owner Comment: In support of the proposal.

Commission Questions: None

Public Comment: None

Commission Discussion: None

Action: Stephanie Young made a motion to adopt a resolution approving the application as presented, citing guidelines 2.6, 2.8, 2.10. Sam Farrazaino seconds.

Vote: 7:0:0 Motion passes.

111324.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL – DESIGN

111324.21

Le Panier

1902 Pike Pl, Stewart Building

Applicant: Kristi Drake, Business Owner

Property Owner: Zack Cook, PDA

Proposal to replace the existing hanging marquee sign and to install a storefront menu display box.

Staff Report: Minh Chau Le provided the following exhibits: photos of existing sign, sign details menu box details, scale renderings, color and material information, method of attachment. Staff cited guidelines: 3.6.3 and the DRC recommendation to approve. Staff cited the DRC request for more information: fabrication details for sign, confirmation of height/elevation, other examples of Market menu boxes, consideration of adding a QR code, and consideration of making the marquee sign more closely resemble a stick of butter.

Committee Report: The DRC specified its requests.

Applicant Comment: Kristi Drake presented the additional items requested by the DRC and the preference against the stick of butter concept.

Property Owner Comment: Zack Cook explained a similar menu box was in use at nearby Café Campagne.

Commission Questions: The commission asked if the sign could be enhanced by adding wording on the sign edge that faces the storefront.

Public Comment: None

Commission Discussion: Supportive of adding branding to the sign edge that faces the storefront.

Action: Grace Leong made a motion to adopt a resolution approving the application with the amendment that wording will be added to the sign edge that faces east, citing guidelines 3.6, 3.6.3. Sam Farrazaino seconds.

Vote: 7:0:0 Motion passes.

111324.22

Curb Ramp Replacement

Right-of-way: Intersection of Pike Pl and Stewart St, corner curb ramps

Applicant: Matt Fewins, Seattle Public Utilities

Proposal to replace two existing curb ramps, including the addition of new ramp surface material.

Staff Report: Minh Chau Le provided the following exhibits: site plan, photos of existing conditions, summary of alternative (rejected) ramp designs, color and material information for in-kind repair, details about new ramp surface materials. Staff cited guidelines: 2.3, 3.8 and that the DRC recommended approval.

Committee Report: DRC Committee discussed materials in great detail, asked for more construction details, asked for more information or alternatives for the warning strip ramp surface, inquired about the busker location.

Applicant Comment: Comments reviewing the history of this project and intent to bring the crosswalk as close to ADA standards as possible and support the tactile warning strip color and design for ADA compatibility.

Property Owner Comment: Not in attendance.

Commission Questions: The commission obtained clarification about the installation of the bricks with mortar width, alignment, and brick height to match existing. The commission requested that a more subdued ramp surfacing be pursued, and that the busker marking be replaced in-kind.

Public Comment: Austin Crowley, Heather Pihl, Babak Ziraknejad.

Commission Discussion: The commission discussed the importance of maintaining a “rumbly” roadway surface, that the busker location be preserved, and that a more subdued tactile ramp surface be pursued.

Action: Sam Farrazaino made a motion to adopt a resolution approving the application with the amendments that the ramp surface materials be changed to cast iron, the brick will be installed to match the existing brick in plan and elevation, and that the busker spot be either preserved or replaced in-kind. He cited guidelines 2.3, 3.8, 3.8.2. Mark Childs seconds.

Vote: 7:0:0 Motion passes.

111324.3 REVIEW OF DONH-COA-01146

111324.31 Victor Steinbrueck Park
2001 Western Ave

Seattle Parks and Recreation (“SPR”) submitted COA DONH-COA-01146 that asked the commission, in part, to review and amend Certificate of Approval MHC 93/19 to allow Victor Steinbrueck Park to reopen after renovation was complete but prior to the reinstallation of the totem poles. In 2019, a condition placed on COA MHC 93/19 required that if the totem poles were removed during the renovation, that they must be reinstalled prior to the reopening of the park. On December 13, 2023, the commission tabled that portion of the COA. SPR has recently been providing additional information, and the commission has requested further additional information from SPR. The commission considered and then re-tabled that portion of the COA on August 28, September 11, September 25, October 9, and October 23, 2024.

Staff Report: Minh Chau Le reported that written public comments received since the last MHC meeting of October 23 had been provided to the commission.

Grave Leong confirmed receipt of David Graves’ update to the commission and his presence in the audience to listen.

Public Comment: Tony Wyndham; Austin Crowley; Duncan Thieme; Marilyn Oliver Bard; Heather Pihl; Maggie Haines; Elaine Spencer; Christine Vaughan.

Commission Discussion: The commission determined that Parks and Recreation had not made adequate progress in providing the commission with the information it had requested and cited equity concerns about Parks’ course of action regarding the totem poles. The commission was not in favor of allowing the Park to re-open due to concerns about the totem poles. The commission suggested removing this recurring agenda item from future agendas until Park and Recreation provided full information about the plans to restore and return the totem poles for the commission to consider.

111324.3 APPROVAL OF MINUTES

None.

111324.4 REPORT OF THE STAFF

The staff provided updates on the commissioner recruitment processes underway for Allied Arts positions, a merchant position, a resident position, and an at-large position.

111324.5 REPORT OF THE CHAIR

The chair requested a volunteer to serve on the Use Committee and gave a reminder of the Special Meeting on the PDA Master Plan meeting on Wednesday, December 18.

111324.6 REPORTS OF THE STANDING COMMITTEES

Use Review Committee: None
Design Review Committee: None

111324.7 REPORT OF THE SPECIAL COMMITTEE

Guideline Review Committee: No report.
The compliance working group reported on discussion of compliance and A-frame signs, citing 3.6.6(b). Discussion ensued about making sure approved signs have the required stickers and how to determine when an A-frame sign is warranted given that they are discouraged. The commission discussed developing a procedure including sending compliance letters prior to referral to SDCI.

111324.8 NEW BUSINESS

None.

Meeting adjourned at 8:05 p.m.

Submitted by:
Donna Hartmann-Miller
Administrative Specialist Support