



The City of Seattle

Pike Place Market Historical Commission

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

MHC 18/25

Date: Wednesday January 8, 2025

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

Jonathan Cracolici, Vice Chair

Sarah Baker

Mark C. Childs

Sam Farrazaino

Lisa Martin

Golnaz Mohammadi

Elisa Shostak

Staff

Minh Chau Le

Donna Hartmann-Miller

Commissioners Absent

Chair Grace Leong determined a quorum was present and called the meeting to order at 4:30 pm.
The agenda was re-ordered.

010825.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE

010825.21 Seattle Artisan Sandos (final business name TBD)
1904 Pike Pl, Stewart Building
Scott Staples and Boris Castellanos, Co-Applicants and Business Owners
Property Owner: Susan Brems, PDA

Description: Proposal for a new deli and diner business, to be operated by Seattle Artisan Sandos LLC owned by Scott Staples (81%) and Boris Castellanos (19%). Postponed from the meeting of December 11, 2024.

Staff Report: Staff provided the following exhibits: site plan; LLC documentation; and sample menu of new restaurant. Staff cited guidelines 2.6, 2.6.8. 2.7 and the URC request more information about Uneeda Burger to determine the degree of difference

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between that existing business and the new business being proposed (such as menus, design themes, operating hours). Staff reported the URC recommendation that further discussion among the full commission was required.

Committee Report: Additional information and discussion required.

Applicant Presentation & Comment: Scott Staples presented additional information about Uneeda Burger and Michou. He described the intent to be a classic diner and deli with a focus on quality and service, and ideas about creating a streamlined physical space in the future.

Property Owner Comment: Supports the applicant taking over and carrying on the successful Michou business and bringing ideas regarding line management and customer engagement.

Commission Questions: The commission obtained clarification that the Staples Restaurant Group was no longer under the applicant's ownership, Scott Staples only owns one restaurant currently, the Michou name and menu would be retained initially, the food is currently prepared both on and off site, the end goal is to prepare all food onsite, and Scott Staples' anticipated time onsite at the Market.

Public Comment: Heather Pihl provided comment about how many businesses the applicant owns.

Commission Discussion: Commissioners cited potential conflicts with Guideline 2.6.8, concerns about operators who own or have owned a large number of similar businesses, a lack of understanding about the applicant's intent regarding the menu, concerns about past applicants not complying with their approved uses, and precedent commission decisions approving applicants with other similar business ownership.

Action: Grace Leong moved to adopt a resolution to approve the application with the condition that any changes in signage or design be brought before the commission, citing guidelines 2.6, 2.6.2, 2.6.3, 2.6.1 Mark Childs makes a friendly amendment that the sample menu will serve as an example of the categories of food. Grace Leong accepts the amendment. Mark Childs seconds the motion.

Vote:

4:4:0 Motion failed.

Sarah Baker exited meeting at 7:03 p.m.

010825.22 Pasta Casalinga
93 Pike St #301, Economy Building
Michela Tartaglia

Proposal for an office space for the existing Market business, Pasta Casalinga.

Postponed to the next meeting at the applicant's request.

010825.23 Rachels' Ginger Beer
1530 Post Alley, Post Alley Market Building
Doh Driver, Rachels' Ginger Beer

Proposal to expand the business's existing food menu.

Postponed to the next meeting at the applicant's request.

010825.3 APPLICATIONS FOR CERTIFICATE OF APPROVAL – DESIGN

010825.31 Rachels' Ginger Beer
1530 Post Alley, Post Alley Market Building
Doh Driver, Rachels' Ginger Beer

Proposal to re-configure existing retail counter area, re-direct door of an existing bathroom to the adjacent public hallway, replace interior lighting fixtures (retroactive), and replace a shelving and display area (retroactive).

Postponed to the next meeting at the applicant's request.

010825.1 INFORMATIONAL BRIEFING

010825.11 Neighborcare Health (NH)
1930 Post Alley, Livingston-Baker Building
Lingmei Kong & Ellen Hagan, Miller Hayashi Architects
Marlena Stutsman, Neighborcare Health

Description: Informational briefing including design concept for a security enclosure surrounding the outdoor stairwell to the clinic's Virginia St entrance.

Presentation: Description of revisions made since the last presentation, focusing on creating less bulk and a friendlier appearance. New features are round bars, a change of angle that interacts differently with the slope for the sidewalk, green bars to match other building features. Constraints are code requirements for spacing and clearance, a fixed width set by the stairwell, costs, designing to preventing people from sleeping and climbing.

Commission discussion: Commissioners recognized the urgent security needs and cost constraints, and requested clearer information on the right- of-way boundary around

the stairwell. Some commissioners found the safety benefits and cost constraints could potentially justify aesthetic deficiencies, while others found the design would need more refinement to be approved.

Elisa Shostak exited meeting at 7:21 p.m.

010825.4 APPROVAL OF MINUTES

None.

010825.5 REPORT OF THE STAFF

The staff reported on recruitment efforts underway for positions 12, 10, 8, 5.

010825.6 REPORT OF THE CHAIR

The chairperson solicited volunteers for the Use Review Committee.

010825.7 REPORTS OF THE STANDING COMMITTEES

Use Review Committee: None

Design Review Committee: None

010825.8 REPORT OF THE SPECIAL COMMITTEE

Guideline Review Committee: None

010825.9 NEW BUSINESS

Public Comment: Pamela Hinkley, Executive Director for the Pike Market Senior Center and Food Bank provided comment inquiring about the status of re-opening the park and stating its importance to her constituents.

Discussion ensued regarding the recent park re-development, the removal of the totem poles, their restoration, reasons the park has not re-opened, and the conflicts that exist surrounding how to proceed.

Standing item: MHC coordination with PDA and community stakeholders: No discussion.

Standing item: Discussion of public ways and amenities: No discussion.

Annual election of commission officers: postponed.

Meeting adjourned at 7:46 p.m.

Submitted by:

Donna Hartmann-Miller,

Administrative Specialist Support