



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 67/25

### MEETING MINUTES

Date: Wednesday February 12, 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.

Video recording of meeting available upon request.

### Commissioners Present

Jonathan Cracolici, Chair

Grace Leong, Vice Chair

Sarah Baker

Mark C. Childs

Samuel Farrazaino

Lisa Martin

Golnaz Mohammadi

Elisa Shostack

### Staff

Minh Chau Le, Coordinator

Donna Hartmann-Miller, Administrative Support

Chair Jonathan Cracolici determined a quorum was present and called the meeting to order at 4:34pm.

### 021225.1 APPLICATION FOR CERTIFICATE OF APPROVAL – USE

#### 021225.11 Lee Family Farm

1509 Pike Pl Arcade #2, Fairley Building

Applicant: Christy Mua, Business Owner

Property Owner: Shannon Hilliard, PDA

Proposal for a new business specializing in locally grown produce and value-added farm products. To be operated by Lee Family Farm LLC owned by Christy Mua (100%).

Staff Report: Minh Chau Le reported: Zone 1, street level, Food (a-b) and Retail (b) uses permitted; prior use was Retail (c) – temporary Daystall pop-ups; proposed use is Food (a), an approved use for this location; owner Christy Mua plans to be onsite regularly for day-to-day operations and reports they own no other businesses, produce is grown on the owner's farm in and currently operates as a Daystall at the Market. Exhibits include a site plan; an applicant statement; LLC Documentation. Guidelines cited: 2.5; 2.6; 2.7; 2.13. The URC requested information about the proposed value-added farm products and about what will be sold in the off season, such as imported produce.

URC: Recommends approval.

Applicant Presentation & Comment: Second generation farmers; fresh produce and description of value added items.

Property Owner Comment: Supports proposal.

Public Comment: None

Commission Questions: Confirmation that value added items cost more than produce.

Commission Discussion: None

Action: Grace Leong moved to adopt a resolution approving the application as presented, citing 2.1.1; 2.5; 2.6; 2.6.1; 2.6.2; 2.6.7; 2.7; 2.13.

Vote: 8:0:0 Motion carried.

021225.12

Michou

1904 Pike Pl, Stewart House Building

Applicants: Scott Staples, Boris Castellanos, Rosa Soto

Proposal for change of ownership only of existing business, to Seattle Artisan Sandoz LLC owned by Scott Staples (76%), Boris Castellanos (19%), and Rosa Soto (5%).

*The application was withdrawn by the applicant prior to the commission meeting. No discussion made, or action taken.*

**021225.2**

**APPLICATIONS FOR CERTIFICATE OF APPROVAL – DESIGN**

021225.21

PDA

1520 Pike Pl, Triangle Building

Applicant: Luke Wade & Susan Brems, PDA

Property Owner: same as applicant

Proposal to replace the decking and railing for Copacabana Restaurant's exterior balcony.

Staff Report: Minh Chau Le presents exhibits: site plan; shop drawings for railing; decking specifications; photos of existing deck area; and historic drawings of floor plans and elevations. Guidelines cited 3.1; 3.2; 3.4; and 3.8. Design Review Committee (DRC) requested additional information, including: details about the existing and proposed underside of the deck accounting for lighting, signs, conduit, shades, and any other visible features; details about the post-replacement locations for the planters; detail about the extended space between rails in some of the shop drawings; and Information about street use implications of the repair, including extent and duration of closures, and temporary displacement of parking and loading. DRC recommended approval, pending additional requested information.

DCR: Questions about impacts on the neighboring tenants.

Applicant and Property Owner Presentation & Comment: Presentation of exhibit and additional information requested by the DRC: cut sheets as a part of supplemental request confirmation that touch up paint will be matched to existing; a street use plan will be in place.

Public Comment: None

Commission Questions: Confirmation that applicant will have a back-up plan to replace conduit if it can't be re-installed, applicants can modify the drip edge to keep moisture from seeping in, that existing fascia will be re-installed.

Commission Discussion: None.

Action: Mark Childs moved to adopt a resolution to approve the application, citing the guidelines listed in the Staff Report (3.1; 3.2; 3.4; and 3.8) with the addition of (1) a drip edge on the outside pan and (2) any new materials that might be needed must match existing (conduit, fire system, signs, fascia, railing).

Vote: 8:0:0 Motion carried.

### **021225.3 APPROVAL OF MINUTES**

No action taken.

### **021225.4 REPORT OF THE STAFF**

Appointments for one Allied Arts position, Position 5 Merchant, Position 8 Resident in process.

### **021225.5 REPORT OF THE CHAIR**

Jon Cracolici has assumed the role of Chair, Grace Leong has assumed the role of Vice Chair.

**021225.6      REPORTS OF THE STANDING COMMITTEES**

Use Review Committee: Jon Cracolici is chair; currently has one member.  
Design Review Committee: Grace Leong is chair; no further report.

**021225.7      REPORT OF THE SPECIAL COMMITTEE**

Guidelines Review Committee: Next phase of GRC work will include discussion of adding signage and artifacts guidance.  
Executive Search Committee report moved to New Business.

**021225.8      NEW BUSINESS**

Public Comment: Heather Pihl; Austin Crowley; Cathy Kiyomura (letter); Bob Messina.

PDA quarterly update by Zack Cook and Rachel Ligtenberg. Information provided on upcoming projects: Uli's Sausage space; Hellenika Yogurt electrical issues; Magpie Mouse relocation; Pike Place Bar & Grill flooring; roadway repair; A frame compliance; seasonal outdoor seating; MarketFront Suite F planning; vacant space activations. Commission inquiries: Market zoning for uses, the application process; property lines; bricks; sidewalks; canopies; permits; flooring; Japanese Remembrance event.

Standing item: MHC coordination with PDA and community stakeholders: addressed in quarterly update.

Standing item - Discussion of public ways and amenities: Discussion on what is important to the market, the residents, and the visitors.

Recurring item: Commission work group updates. Commission to convene artifacts working group soon.

Public Comment: Heather Pihl.

New item, media contact:

The Seattle Times had contacted Sam Farrazaino and Golnaz Mohammadi requesting interviews about Victor Steinbrueck Park and its totem poles. Commission considered how to respond. Sam Farrazaino volunteered to write a response to the Seattle Times on behalf of the MHC stating its positions. Approved by acclamation.

Executive Committee Report: Golnaz Mohammadi, Mark Childs, Grace Leong carried out the process for selection of Position 12. The commission went into an executive session at 6:20 pm to discuss the Position 12 selection process.

Meeting adjourned at 6:24 pm

Submitted by:

Donna Hartmann-Miller  
Administrative Specialist Support