



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 used 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 of 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 Sandos 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