



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 69/25

MEETING MINUTES

Date: Wednesday March 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

Jon Crocolici, Chair

Grace Leong, Vice Chair

Sarah Baker

Mark C. Childs

Samuel Farrazaino

Golnaz Mohammadi

Elisa Shostack

Commissioners Absent

Lisa Martin

Staff

Minh Chau Le, Coordinator

Donna Hartmann-Miller, Administrative Support

Chair Jon Cracolici determined a quorum was present and called the meeting to order at 4:31pm.

031225.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE

031225.11 PDA Annual Seasonal Outdoor Uses

Right of way: Pike Pl between Pike St & Virginia St

1901 Western Ave at Plaza Level, MarketFront Building

Applicant: Zack Cook, PDA

Property Owner: Same as Applicant and SDOT

Proposal for the use of outdoor spaces for seasonally specific activities: Farm and Daystall Arts overflow, winter holiday tree sales and displays, and MarketFront Food Program retail area.

Staff Report: Minh Chau Le reported that individual vendors to be managed and selected by PDA. Relevant guidelines cited 2.9; 2.11. URC recommendation: Approval.

URC: Recommended approval.

Applicant and Property Owner Presentation & Comment: Presented exhibits and described programming.

Public Comment: None

Commission Questions: Farmer priority for overflow stalls, holiday trees lots is an annual recurring event.

Commission Discussion: 2.5.1; 2.5.4; 2.6.2 added to the motion.

Action: Jon Cracolici moved to adopt the resolution approving the application as presented citing 2.5.1; 2.5.4; 2.6.2; 2.9; 2.11.

Vote: 7:0:0 Motion carried.

031225.21

Lionheart Books

1501 Pike Pl #432, Fairley Building

Tiffany Brost, Business Owner

Talia Wu, Property Owner

Proposal for name change of the existing business to "Pine Books" and hanging offsite sign within a building common area.

Staff Report: No proposed changes to business characteristics besides the name. Minh Chau Le provided exhibits related to proposal 031225.21: Site plan showing business and offsite sign locations; Existing use approval MHC 129/23; Relevant guidelines cited by the URC: 2.8; 3.6; 3.6.1; 3.6.3; 3.6.6. URC: Recommended approval.

URC: Considerations taken regarding space and location, sign manufacturer.

Applicant Presentation & Comment: New logo for the new name; presentation of exhibits.

Property Owner Comment: Shop location warrants offsite signage.

Public Comment: None

Commission Questions: None

Commission Discussion: None

Action: Jon Cracolici moved to adopt a resolution approving the use application as presented citing 2.8; 3.6.1; 3.6.3; 3.6.6.

Vote: 7:0:0 Motion carried.

031225.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL – DESIGN

031225.21 Lionheart Books

1501 Pike Pl #432, Fairley Building

Tiffany Brost, Business Owner

Talia Woo, Property Owner

Proposal to replace interior flooring, update interior finishes, install interior lighting, reconfigure store counter, add storefront signage, and install an offsite neon sign.

Staff Report: Minh Chau Le provided exhibits related to proposal 031225.21: Site plan; project description; existing and proposed flooring details; interior finishes information, lighting plan and fixtures; paint details; scale drawings, colors, materials, attachment for neon sign; and storefront sign. Relevant guidelines cited by the DRC: 3.4; 3.5; 3.6. DRC recommends approval.

DRC: Additional information had been requested: clarification regarding which existing lights are being removed; details about paint removal techniques for the interior wood beams and posts; bird deterrent strategy for the offsite sign.

Applicant Presentation & Comment: Presentation of exhibits that included the information that was requested by the DRC.

Property Owner Comment: Supportive of proposal.

Public Comment: None

Commission Questions: Confirmation that paint removal method will be the gentlest means possible, and sandblasting will be avoided; conduit to be painted white; signage could be on one or two sides of the post in front of the shop; neon coverage is recommended.

Commission Discussion: Exposing the wood columns supported by 3.2.14.

Action: Grace Leong made a motion to adopt a resolution to approve the application with conditions (1) the contractor must use any and all modern technology to remove the least amount of wood while removing the paint finish, taking into consideration economic and technical feasibility; (2) protection for neon sign be included; and (3) add a second sign on column. Guidelines cited: 3.4; 3.5; 3.6; 3.2.14; 3.6.6(a); 3.9.7.

Vote: 7:0:0 Motion carried.

031225.22

Le Panier

1902 Pike Pl, Stewart House Building

Applicant: Kristi Drake, Business Owner

Property Owner: Susan Brem, PDA

Proposal for the installation of HVAC-related interior wall units.

Grace Leong disclosed her emails to the PDA and applicant regarding the build-out that had taken place without approval.

Staff Report: Minh Chau Le provided exhibits related to proposal 031225.22: Site plan; photos of proposed wall unit locations; wall unit specifications. Additional information was requested by the DRC: Clarification on the placement of the interior wall units; photos of the exterior mechanical unit. Relevant guidelines: 3.4. No recommendation made by DRC.

DRC: No further report.

Applicant Presentation & Comment: Presented exhibits.

Property Owner Comment: Support proposal.

Public Comment: None

Commission Questions: Confirmation of the exterior units in a non-public area; interior units has already been installed.

Commission Discussion: None

Action: Jon Cracolici moved to adopt a resolution approving the application as presented citing 3.2.14; 3.4.

Vote: 7:0:0 Motion carried.

The chairperson re-ordered the agenda.

031225.8 NEW BUSINESS

Item: Victor Steinbrueck Park

Action: Jon Cracolici moved to un-table the tabled Victor Steinbrueck Park application.

Vote: 6:0:0 Motion carried. Elisa Shostak was not present during the vote.

Applicant: David Graves, Seattle Parks and Recreation

Staff Report: Minh Chau Le reviewed past activity on the application. Victor Steinbrueck Park: 2019 Certificate of Approval issued by commission requiring totem poles to be re-installed prior to re-opening the park; 2023 submittal of COA DONH-COA-01146 by SPR requesting, in part, amendment to existing approval that would allow Victor Steinbrueck Park to re-open after renovation was complete but prior to the reinstallation of the totem poles. Commission tabled this component of COA DONH-COA-01146 in December 2023. Seattle Mayor Harrell has announced the park will be re-opened on March 14, 2025. Staff provided the following exhibits: Memo from Parks and Recreation dated March 4, 2025; photos of the poles in storage dated February 2025; temporary signage; memo from Parks and Recreation dated March 11, 2025; letter from the carver selected for the restoration work dated October 2024; additional details and a rendering for the temporary signage.

DRC: Reviewed and requested more information on the proposed signage.

Applicant/Property Owner Presentation & Comment: 20"x30" signs are already installed; review of projected timeline and structural assessments.

Public Comment: Christine Vaughan; Pamela Hinckley; Gina Caraba; Heather Pihl; Joan Paulson; Marilyn Oliver Bard; Lisa Steinbrueck.

Commission Questions: Confirmation of: timeline; vertical installation of poles; contract closing timeline; repair methods; design details to be presented to MHC when they are more finalized, probably within four months.

Commission Discussion: Contracts signed, work is happening; Friends of the Market letter responded to; temporary sign should include link to this application process and pole information; permanent sign; cultural issues in application process; preference for an installation deadline; preference for a celebration when poles are re-installed; guidelines 2.12.6, 3.1.1, 3.9.2, 3.9.5, 3.9.6, 3.9.7, 3.9.8.

Action: Jon Cracolici moved to adopt a resolution to approve the application on a temporary basis, for one year from today; citing 2.12.6; 3.1.1; 3.9.2; 3.9.5; 3.9.6; 3.9.7; 3.9.8 with the conditions that (1) should the poles be non-repairable then they will be replaced in-kind; (2)

when poles are returned will be a community celebration consistent with Native American protocols (3) a permanent sign will be installed with a QR code that will link to a City of Seattle website that will provide information develop jointly by Parks and Recreation, MHC, DON, and Friends of the Market.

Vote: 7:0:0 Motion carried.

031225.3 APPROVAL OF MINUTES

January 8, 2025; December 18, 2024; December 11, 2024. November 13, 2024. No action taken.

031225.4 REPORT OF THE STAFF

One Allied Arts position has been appointed by Mayor and awaits council confirmation: three more open positions awaiting appointment by the Mayor.

031225.5 REPORT OF THE CHAIR

Chair to request DON provide the Zoom meeting platform.

031225.6 REPORTS OF THE STANDING COMMITTEES

Use Review Committee: Considering appointing members if no one volunteers.
Design Review Committee: No report

031225.7 REPORT OF THE SPECIAL COMMITTEE

Guideline Review Committee: April 3 is the next meeting date.

031225.8 NEW BUSINESS (continued)

Standing item- MHC coordination with PDA and community stakeholders:

PDA is offering community input workshops; the next one is April 3.

Standing item - Discussion of public ways and amenities: no report.

Recurring item: Commission work group updates: no report.

Commission requested meeting with City Preservation Officer to discuss the approval process for repairs-in-kind.

Meeting adjourned at 6:48 p.m.

Submitted by:

Donna Hartmann-Miller

Administrative Specialist