



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 104/25

MEETING MINUTES

Date: Wednesday July 9, 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

Jonathan Cracolici, Chair

Grace Leong, Vice Chair

Sarah Baker

Mark C. Childs

Tom Graff

Lisa Martin

Golnaz Mohammadi

Elisa Oksner

Commissioners Absent

Samuel Farrazaino

Staff

Minh Chau Le, Coordinator

Donna Hartmann-Miller, Administrative Support

Jonathan Cracolici determined a quorum was present and called the meeting to order at 4:32pm.

070925.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE

070925.11 Mick's Peppouri
1531 Pike Pl, Fairley Building

Applicants: Kristyna Kelly, Prospective Owner and Tadd Mick, Current Owner
Property Owner: Talia Wu

Proposal for change of ownership only of an existing business. To be operated by Mick's Pepper Jelly LLC owned by Kristyna Kelly (100%).

Staff Report: Minh Chau Le provided exhibits related to proposal: the most recent MHC approval for use at the business, a site plan. Relevant guidelines cited: 2.8, 2.10; Use Review Committee recommended approval pending confirmation of the formation of the new LLC.

URC: Confirmed no proposed changes to existing use or design, requested Mick's Pepper Jelly LLC to be formally established.

Applicant Presentation & Comment: The applicant presented exhibits, adding written confirmation of initiating the LLC formation process.

Property Owner Comment: Supports the application.

Public Comment: None

Commission Questions: Confirmation that Kristyna Kelly had worked there in the past in retail and production and will be involved fulltime.

Commission Discussion: No further dissuasion. Grace Leong moved to adopt a resolution as presented citing guidelines 2.8, 2.10 with the condition that the LLC information is provided to Minh Chau Le. Seconded by Mark Childs.

Vote: 8:0:0 Motion carried.

The Chair re-ordered the agenda.

070925.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL – DESIGN

070925.22 Le Panier
1902 Pike Pl, Stewart House Building
Applicant: Kristi Drake, Business Owner
Property Owner: Zack Cook, PDA

Retroactive proposal for interior renovation: painting and replacement of cabinetry, displays, counters, flooring.

Staff Report: Minh Chau Le provided exhibits related to the proposal: project overview; floor plans; cabinetry, furniture, display details; colors, materials, finishes, flooring information. Relevant guidelines cited were 1.5, 3.4, 3.5. Design Review Committee recommendation: None. To be fully reviewed July 9.

DRC: Staff Report covered the issues the DRC had with the application.

Applicant Presentation & Comment: The applicant presented the proposal and acknowledged a Certificate Approval was not obtained prior to the work being done.

Property Owner Comment: Comment support of the application.

Public Comment: Austin Crowley; Joan Paulson.

Commission Questions: Re-iteration of the retroactive nature of the application.

Commission Discussion: Added citation to guidelines 2.6.5, 3.4.3, 3.8.6 and code citation SMC 25.24.010, citing that the enhanced accessibility of the space promotes equity.

Jon Cracolici moved to adopt a resolution to approve the application as presented citing guidelines 1.5, 2.6.5, 3.4, 3.4.3, 3.5, 3.8.6 and citing SMC 25.24.010. Seconded by Mark Childs.

Vote: 8:0:0 Motion carried.

070925.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE

070925.12

Karoo Café

Right-of-Way adjacent to: 1921 1st Ave, Butterworth Building

Applicant and Property Owner: Olivia Vermaak, Business Owner

Proposal for a seasonal outdoor café.

Staff Report: Minh Chau Le provided exhibits related to the proposal: photos of the existing storefront; a site plan showing the café footprint. Relevant guidelines cited were 1.5, 2.8, 2.9, 2.11. The Use Review Committee recommended approval.

URC: No additional comment.

Applicant Presentation & Comment: Olivia Vermaak: presented the proposal use.

Public Comment: Austin Crowley.

Commission Questions: Confirmation that the proposed café would keep similar hours to other sidewalk cafes nearby which close at 12 a.m. or 2 a.m., the furniture will be brought in nightly, the duration is through October 2025.

Commission Discussion: Considerations regarding temporary annual cafes, permanent sidewalk cafes, and the advantages or disadvantages of each. Discussion of the meaning and intent of the term “abutting” within the Commission Guidelines section relating to street uses and sidewalk cafes. Discussion of the meaning and intent of the term adjacent.

Grace Leong made a motion to adopt a resolution to approve the application as presented with the understanding that the application included a letter from the building owner and information from the application that this is a temporary use through October 31, citing 1.5, 2.8, 2.9, 2.11. Seconded by Jon Cracolici.

Vote: 8:0:0 Motion carried.

070925.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL – DESIGN

070925.21 Karoo Café
1921 1st Ave, Butterworth Building (adjacent right-of-way and building exterior)
Olivia Vermaak, Business Owner

Lisa Martin left the meeting at 5:45 p.m.

Proposal for demarcations and furniture for a seasonal sidewalk café (070925.12).
Additionally, a retroactive proposal for storefront signs, flags.

Staff Report: Minh Chau Le provided exhibits related to the proposal: photos of the existing storefront, photos of the unapproved flags/signs; a site plan; photos of the tables, chairs, stanchions, chain-style railings. Relevant guidelines cited were 1.5, 3.4, 3.6, 3.7, 3.8. The Design Review Committee recommended approval of the outdoor seating components of the proposal. No recommendation had been made for the unapproved (retroactive) elements of the proposal, which require further discussion among the full commission.

DRC: Clarified that the red carpet and A-frame signs shown in the photos are not part of the proposal and are not being considered for approval.

Applicant Presentation & Comment: Olivia Vermaak presented the proposal for café furniture and stanchions, and the request for retroactive approval of the three storefront flags.

Public Comment: None.

Commission Questions: Discussion regarding protocols for the display of national flags.

Commission Discussion: Suggestion to add a citation to 3.6 regarding the flags.

Grace Leong made a motion to adopt a resolution to approve the design of seasonal seating, tables, chairs, stanchion, chains through October 2025, citing guidelines 3.4, 3.7, 3.8. Seconded by Jon Cracolici.

Vote: 7:0:0 Motion carried.

Jon Cracolici made a motion to adopt a resolution to retroactively approve the design of the three flags and their hardware, citing guidelines 1.5, 3.6. Seconded by Mark Childs.

Vote: 6:0:1 Motion carried, Grace Leong abstained.

070925.3 APPROVAL OF MINUTES

Jon Cracolici moved to approve minutes of June 3, 2025 as presented. Seconded by Mark Childs.

Vote: 5:0:2 Motion carried, Tom Graff and Grace Leong abstained.

070925.4 REPORT OF THE STAFF

Update regarding positions 5, 8, 11, 12 and confirmation that the commission's draft revisions are undergoing review by City Law Department.

Tom Graff exited the meeting at 6:10 p.m.

070925.5 REPORT OF THE CHAIR

Chair had continued efforts to request the Zoom meeting platform, locate the missing Virginia Inn sign, require a retroactive application for the pilot program which closes most vehicle access to Pike Pl.

070925.6 REPORTS OF THE STANDING COMMITTEES

No update.

070925.7 REPORT OF THE SPECIAL COMMITTEE

Guideline Review Committee: Opportunity for further discussion after the new commissioners join.

070925.8 NEW BUSINESS

Public Comment: Austin Crowley; Joan Paulson.

Standing item, MHC coordination with PDA and community stakeholders: see “Report of the Chair”.

Standing item, Discussion of public ways and amenities: observations of heavy ticketing activity for vehicles on Pike Pl.

Recurring item, commission work group updates: Grace Leong, Golnaz Mohammadi, and Elisa Oksner are current work group members.

Discussion on other city departments such as SDCl and their lack of confirming Certificates of Approval prior to issuing permits.

Meeting adjourned at 6:27p.m.

Submitted by:

Donna Hartmann-Miller

Administrative Support