



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 112/25

MEETING MINUTES

Date: Wednesday August 13, 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

Alex Apostolopoulos

Sarah Baker

Pfeiffer Bloecker

Golnaz Mohammadi

Elisa Oksner

Olivia Vermaak

Commissioners Absent

Mark C. Childs

Tom Graff

Jonathan Kiehnau

Lisa Martin

Staff

Minh Chau Le, Coordinator

Donna Hartmann-Miller, Administrative Support

Jon Cracolici determined a quorum was present and called the meeting to order at 4:30 p.m.

081325.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE

081325.11 Park Events

1999 Western Ave, Victor Steinbrueck Park
Applicant and Property Owner: Monica Haugen, Seattle Parks and Recreation

Proposal for two separate day-long events at the park: Indigenous Folkfest on August 29, 2025 and Coast Salish Jam Out on September 21, 2025.

Staff Report: Minh Chau Le provided exhibits related to the proposal: description of events; site plan and cited relevant guidelines cited 2.9, 2.12. Use Review Committee (URC) recommended approval.

URC: Straightforward, meets the guidelines.

Applicant Presentation: Presentation of application materials by Monica Haugen.

Property Owner Comment: Same as applicant.

Public Comment: None

Commission Questions: Confirmation that neither event will use a stage.

Commission Discussion: SMC 25.24.030 (b) and (d) cited as relevant. Grace Leong moved to adopt a resolution approving the application as presented, including the presentation, items in the staff report and the verbal presentation, citing SMC 25.24.030 (b) and (d); 2.9; and 2.12.3 in particular, which discusses amplified sound. Seconded by Jon Cracolici.

Vote: 8:0:0 Motion carried.

081325.12 Michou

1904 Pike Pl, Stewart House Building
Applicants: Erica Westhof and Nate Simmons, Proposed Business Co-Owners
Property Owner: Susan Brems, PDA

Proposal for change of ownership only of the existing Market business, to be operated by Friends of Carmela, LLC owned by Erica Westhof (48%), Nate Simmons (3%), and additional silent partners.

Staff Report: Minh Chau Le provided exhibits related to the proposal: site plan; partial existing menu, existing Certificate of Approval for Use (MHC 147/08); LLC information; information about proposed co-owners. Additional relevant information: Zone 2, street

level, Food (a-e) and Retail (a-d) uses permitted; Current use: Food (c) and (e); Proposed Use: Food (c) and (e); Proposed ownership structure: LLC; Owner affiliations: Proposed co-owners Duke, Lamb, LaVielle, and Garrard have ownership interests in Lavish Roots, a catering company, no other co-owner business affiliations reported; Westhof and Simmons to be onsite regularly for day-to-day operations, Business hours: Monday to Saturday 9 a.m. to 5 p.m., Sunday 10 a.m. to 5 p.m. Relevant guidelines cited 2.8.1, 2.6.1.2, 2.6.2, 2.10; URC recommended approval, pending additional requested information.

URC: URC had requested written verification that none of the silent partners can buy out the active partners.

Applicant Presentation: Erica Westhof and Nate Simmons presented the application, including written agreement that silent partners cannot buy out active partners.

Property Owner Comment: Comment in support of application.

Public Comment: None

Commission Questions: Confirmation that both Erica Westhof and Nate Simmons don't own any other businesses.

Commission Discussion: Suggestion made allowing them to be open the same hours as the building, allowing them the option to easily expand hours if they would choose to. Jon Cracolici moved to adopt a resolution to approve the application as presented including the exhibits, the verbal testimony given today, and the application, citing 2.8.1, 2.6.1, 2.6.2, and 2.10, with the change that they are able to be open at any time that the building is open. Seconded by Grace Leong.

Vote: 8:0:0 Motion carried.

081325.13 Temporary Expanded Guest Vendor Program

Various locations within PDA-owned properties, to be determined.

Applicant: Mike Mess, PDA

Property Owner: Mike Mess, PDA

Proposal for an expansion of the existing PDA Guest Vendor Program to additional locations in the Market. Temporary, for one year.

Staff Report: Minh Chau Le provided exhibits related to the proposal: project description; program overview; existing Certificate of Approval (MHC 29/24). Additional relevant information: Proposed pop-up uses in vacant spaces only; since specific spaces have not yet been identified, zoning cannot be confirmed; since specific businesses have not yet been identified, uses and their permissibility cannot be confirmed, however, the Guest Vendor

Program criteria suggest most participants will fall within “Retail” and “Food” uses. Relevant guidelines cited 2.14, 2.8, 2.9; URC recommends further discussion among full commission.

URC: URC has requested additional information: list of vacant spaces; confirmation that any highstall spaces used in this project will be preserved as highstalls during and after the temporary one-year period.

Applicant Presentation: Mike Mess presented the application.

Property Owner Comment: Same as applicant.

Commission Questions: Discussion of how the eligible sites were chosen; confirmation that no packaged food is allowed; confirmation that pop-up vendors will be placed to minimize competition with existing neighboring businesses; confirmation that spaces with prospective tenants will not be used in the Guest Vendor Program; confirmation of the high demand for both Guest Vendor and Daystall spaces.

Public Comment: Austin Crowley; Heather Pihl; Joan Paulson; Gina Karaba.

Commission Discussion: Supportive of activating vacant spaces, questions about the scale of the expansion, questions regarding availability of opportunities for Daystall vendors.

Chair conducts a straw poll vote which indicates the proposal will be rejected. Commission cites unresolved issues that need to be addressed before a decision can be reached: what is the potential maximum percentage of PDA-owned Market space that would be eligible for the program; would the average square foot rent be consistent with leased tenant rates; identify crafter and Daystaller opportunities to participate; how will the guest vendors affect existing vendors; do long-term vendors have an option to move to these spaces; what does the governance process look like; provide information about the program and application process; confirm that MHC Market Zoning will apply.

081325.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL – DESIGN

081325.21 Temporary Expanded Guest Vendor Program

Postponed because no action was taken on the corresponding agenda item 081325.13.

081325.22 Market Spice

85 Pike St, LaSalle Building

Applicant: Cynnder Agranowski, Store Manager

Property Owner: Shannon Hilliard, PDA

Proposal to install fans inside the store.

Staff Report: Minh Chau Le provided exhibits related to the proposal: site plan; fan specifications; photos of existing store interior; mounting information. Relevant guidelines cited: 3.4. Design Review Committee (DRC) recommended to approve.

DRC: Straightforward application.

Applicant Presentation: Cynnder Agranowski presented the proposal.

Property Owner Comment: Supportive of the application.

Public Comment: None.

Commission Questions: None.

Commission Discussion: Guideline 3.3 relating to energy technology cited as relevant. Grace Leong moved to adopt a resolution approving the application as presented, including the information displayed, the items in the staff report, and the verbal presentation, citing guidelines 3.3 and 3.4. Seconded by Jon Cracolici.

Vote: 8:0:0 Motion carried.

081325.23 Ramp, Sidewalk, and Roadway Repair

No discussion or action because the applicant was not present.

081325.24 Parking Garage Elevator Sign

1531 Western Ave, Pike Place Market Parking Garage

Applicant and Property Owner: Juan Medina and Bijesh Gautam, PDA

Proposal for signage on the exterior of the elevator shaft located at the southwest corner of the PC-1 Parking Garage.

Staff Report: Minh Chau Le provided exhibits related to the proposal: site plan; photos of existing conditions; rendering of proposed sign; scale drawings; signage details: size, colors, materials, installation methods. Relevant guidelines cited 3.1, 3.2, 3.8, 3.9, 3.9.3. DRC recommendation: Requires further discussion among the full commission.

DRC: Potential that the proposed sign was a copy of the other Market entrance sign.

Applicant Presentation: Juan Medina and Bijesh Gautam presented the proposal.

Property Owner Comment: Same as applicant.

Public Comment: Duncan Thieme; Bob Messina; Joan Paulson; Heather Pihl; Austin Crowley; Gina Karaba.

Commission Questions: Confirmation that other locations were not studied, the applicant's rationale for south-facing signage, the clock is a functional clock, there is no clock maintenance plan, the presentation language about demolition was included in error, and bidding solicitation had begun for time efficiency.

Commission Discussion: Supportive of wayfinding, concerns regarding proposed location and design unresolved. MHC Guideline 3.6.2 and SMC 25.24.060 cited as relevant. Commission provided the following design guidance to the applicant: sign should be visible from the west; Pike Place Market terminology is advertising whereas directional signs are more appropriate; frame should be exposed and not attached to a wall; the clock seems conjectural or mimicking of the existing Market entrance sign.

Chairperson tabled the application. The applicant stated an intent to make design revisions and present them at a future MJC meeting.

081325.3 APPROVAL OF MINUTES

None.

081325.4 REPORT OF THE STAFF

North pergola bench removal follow-up: PDA will be submitting a retroactive application. Informational briefing on limited access of Pike Place is coming in August. PDA quarterly briefing upcoming in September. Recruitment underway for commissioners who will be leaving the commission.

081325.5 REPORT OF THE CHAIR

Sunset Supper on Friday; no confirmation yet on changing to a different online meeting platform.

081325.6 REPORTS OF THE STANDING COMMITTEES

Use Review Committee: No report.
Design Review Committee: No report.

081325.7 REPORT OF THE SPECIAL COMMITTEE

Guideline Review Committee: Grace Leong to send out a poll to schedule the next meeting.

081325.8 NEW BUSINESS

Public Comment: Gina Karaba; Joan Paulson.

Standing item, MHC coordination with PDA and community stakeholders: Jon Cracolici to speak with the PDA regarding Pike Place Street application they told him was turned in; suggestion that a volunteer liaison between the MHC and the PDA could be selected regarding the Pike Pl street use work.

Standing item, Discussion of public ways and amenities: No report.

Recurring item, Commission work group: Elisa Oksner reports no recent meetings; pest inspection audit to be done by PDA.

Meeting adjourned at 7:13 p.m.

Submitted by:

Donna Hartmann-Miller

Administrative Support