



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 37/26

MEETING MINUTES

Date: Wednesday March 11, 2026

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

Mark C. Childs

Tom Graff

Golnaz Mohammadi

Ras Peynado

Olivia Vermaak

Commissioners Absent

Pfeiffer Bloecker

Jonathan Kiehnau

Lisa Martin

Staff

Minh Chau Le, Coordinator

Donna Hartmann-Miller, Administrative Support

Vice Chair Grace Leong determined a quorum was present and called the meeting to order at 4:32 p.m.

031126.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE & DESIGN

031126.11 Friends of Carmela (currently Michou)
1904 Pike Pl, Stewart House Building
Applicant: Kika Westhof, Business Co-owner
Property Owner: Susan Brems, PDA

Use: Proposal for a change of name only, from Michou to Friends of Carmela.

Staff Report: Minh Chau Le provided exhibits related to the proposal: applicant statement describing the business. Additional information: the transfer of ownership to Friends of Carmela LLC, co-owned by Kika Westhof, was approved on August 13, 2025 (MHC 115/25); Zone 2, street level, Food (a-e) and Retail (a-d) uses permitted; Current use: Food (c) and (e). No change proposed; Ownership structure: Friends of Carmela LLC, owned by Erica Westhof (48%), Nate Simmons (3%), and four silent partners; none of the silent partners may buy out Westhof and/or Simmons in the future - no change proposed; Westhof and Simmons are regularly onsite for day-to-day operations – no change proposed; supplemental menu provided upon request by Use Review Committee (URC). Business hours: Monday through Sunday 10am to 5pm. Relevant Guidelines: 2.8; URC recommended approval.

URC: Identified this as a minor change of use, citing Guideline 2.8.1; requested sample menus for comparison.

Chairperson Jonathan Cracolici joined the meeting at 4:51 p.m.

Applicant Presentation & Comment: Kika Westhof presented the business concept as being inspired by Italian New Jersey delis. They offer a discount for Market workers.

Property Owner Comment: Susan Brems provided comment in support of the application.

Commission Questions: Obtained confirmation that the Market discount was \$8,000 in the first five months, and that some Michou menu items will stay on the menu.

Public Comment: None.

Commission Discussion: Change of use is not substantial, but minor changes need acknowledgement in the Certificate of Approval. Sarah Baker moved to adopt a resolution to approve the application as presented, citing guidelines 2.5.1(c), 2.6.1, 2.6.2, 2.8 — specifically 2.8.1 — inclusive of the verbal testimonies given in the application as it's been presented. Seconded by Alex Apostolopoulos.

Vote: 9:0:0 Motion carried.

Design: Proposal for business signs, interior and exterior painting, interior shelving, interior signs and menu display, changes to cabinetry and storage areas.

Staff Report: Minh Chau Le provided exhibits related to the: paint colors; signage details; photos of the existing space; wall and accent paint details; shelving; cabinetry and storage area details; site plans; equipment cut sheet hyperlinks; menu board details. Additional information had been requested by the Design Review Committee (DRC): clearance height under proposed marquee sign; reconsideration of proposed vinyl decals (paint instead); details about the butcherblock counter wood; consider modifying painted curtain design to be less literal; provide physical glass sample with proposed painted curtain design; provide physical paint color and wood samples. Relevant Guidelines: 3.4; 3.6; DRC noted no immediate conflicts and recommended approval.

DRC: Painted window graphics preferred over vinyl.

Applicant Presentation & Comment: Presentation of the proposal, and presentation of physical samples of painted windows.

Property Owner Comment: Susan Brems provided comment in support of the application.

Commission Questions: Obtained confirmation that clearance under the hanging sign is same as existing and previous signs, uses the existing hooks, changing the entry steps is not an immediate goal, accessibility issues with the stairs will be kept in mind for the future.

Public Comment: None.

Commission Discussion: Positive response to hand-painted graphics, no conflicts with guidelines 3.4, 3.6.9, 3.2.5. Tom Graff moved to adopt a resolution to approve the design based on no conflicts with 3.2.5, 3.4, 3.6. Seconded by Mark Childs.

Vote 9:0:0 Motion carried.

031126.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL – DESIGN

031126.21 1509 Pike Pl (outdoor slabs north of Fairley Arcade)
Applicant: Alana Crawley and Alex Shapleigh, PDA
Property Owner: Same as applicant.

Proposal to extend the duration of the existing approval that allows attachment of vertical display grids to the slabs. The existing approval expires March 26, 2026 and the proposed extension is until March 2027.

Staff Report: Minh Chau Le provided a ten-year COA history, followed by exhibits: site plan; applicant's statements; existing location photos; grid specifications; installation details.

Additional information had been requested by the DRC: information verifying the installed grids have adequate stability without the use of horizontal attachments; timeline of the future of the slabs and grids taking into account relevant factors such lead times for planning, design, fabrication, and availability of funding; prior approvals: MHC 46/25, MHC 75/24, and MHC 109/16. Relevant Guidelines: 2.1, 3.2, 3.4, 3.8. DRC recommended approval.

DRC: No additional report.

Applicant Presentation & Comment: Summary of the conditions of the site, confirmation that the request for extension seeks no changes to the existing temporary approval, other than duration.

Property Owner Comment: Same as applicant.

Commission Questions: Obtained confirmation that there has not been a full structural analysis by a structural engineer and that the applicant will present briefings to the commission once the final design process for permanent grids is underway.

Public Comment: Bob Messina; Daniel Flemming; Heather Pihl; Ryan Sanderson; Gina Karaba.

Commission Discussion: The gap between grids should be addressed. The grids serve a safety function and meet a need that vendors have. Acknowledgement that this is not a permanent solution.

Jonathan Cracolici exited the meeting at approximately 5:40pm.

Mark Childs moved to adopt a resolution to approve the temporary application as proposed with the following amendments: that pursuant to a structural analysis, minor changes to the grid can be installed as long as they do not substantially change the grids; a panel of the grid will be added to fill the gap on page 12, citing guidelines 2.1, 3.2, 3.4, 3.8 and SMC 25.24.010, to promote cultural, economic, and historical qualities relating to the Market. Seconded by Tom Graff.

Vote: 8:0:0 Motion carried.

031126.3 REVIEW OF DONH-COA-01146

031126.31 Victor Steinbrueck Park
2001 Western Ave
Presenter: none.

Background: Certificate of Approval MHC 93/19 issued in 2019 authorized changes to Victor Steinbrueck Park. Condition placed on MHC 93/19 required if the park's totem poles were removed during the park renovation, they must be reinstalled prior to the reopening of the park. COA MHC 37/25 was issued in 2025, amending MHC 93/19 to temporarily allow the park to reopen prior to the reinstallation of the totem poles. The temporary approval outlined in MHC 37/25 will expire on March 12, 2026. The commission will review DONH-COA-01146 and will potentially take action on amending or modifying MHC 37/25.

Public Comment: Jean Bateman; Joan Paulson; Marilyn Oliver Bard.

Golnaz Mohammadi exited the meeting 5:50 p.m.

Discussion: an application is being developed for hardware and attachments needed for re-installation. The target date for presentation to the commission is March 25. MHC requests a schedule update, signage details, and the structural engineer report to be presented, either as a briefing or as an application.

Public Comment: Lisa Steinbrueck; Ruth Danner.

031126.4 APPROVAL OF MINUTES

Mark Childs moved to approve October 8, 2025, minutes as presented. Seconded by Sarah Baker.

Vote: 7:0:0 Motion carried.

Sarah Baker moved to approve January 14, 2026, minutes as presented. Seconded by Alex Apostolopoulos.

Vote: 7:0:0 Motion carried.

Tom Graff exited the meeting at 6:02 p.m.

031126.5 REPORT OF THE STAFF

Application from Parks and Recreation will be forthcoming.

Application regarding limited vehicle access on Pike Pl will be forthcoming.

Mayor's Office to determine next steps for three expired commission positions.

031126.6 REPORT OF THE CHAIR

None.

031126.7 REPORTS OF THE STANDING COMMITTEES

Use Review Committee: no report.

Design Review Committee: no report.

031126.8 REPORT OF THE SPECIAL COMMITTEE

Guideline Review Committee: standing time for virtual meetings is 2:30 p.m. Next meeting is March 18. Additional dates are being planned for monthly meeting throughout 2026.

031126.9 NEW BUSINESS

Standing item, MHC coordination with PDA and community stakeholders: none.

Standing item, Discussion of public ways and amenities: none.

Recurring item, Commission work group updates: none.

Public Comment: Joan Paulson.

Meeting adjourned at 6:25 p.m.

Submitted by:

Donna Hartmann-Miller

Administrative Support