



The City of Seattle

## Pike Place Market Historical Commission

Mailing Address: PO Box 94649, Seattle WA 98124-4649  
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MHC 89/26

### **MEETING MINUTES**

Date: Wednesday June 10, 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

Alex Apostolopoulos

Sarah Baker

Mark C. Childs

Tom Graff

Jonathan Kiehnau

Lisa Martin

Golnaz Mohammadi

Ras Peynado

### **Commissioners Absent**

Grace Leong, Vice Chair

Olivia Vermaak

### **Staff**

Minh Chau Le, Coordinator

Donna Hartmann-Miller, Administrative Support

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

**061026.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE**

061026.11 Temporary Daystall Use at Fairley Arcade #6  
1509 Pike Pl #6, Fairley Building  
Applicant: Zack Cook, PDA  
Property Owner: Zack Cook, PDA

Ras Peynado disclosed he had spoken to the applicant about his (Peynado's) general interest in a high stall, but about not this specific proposal.

Proposal for the temporary use of Arcade 6 as a Daystall, to be administered according to the existing Daystall rules. The proposed duration is May 2026 – June 2027.

Alex Apostolopoulos arrived to the meeting at 4:40 p.m.

Staff Report: Minh Chau Le provided exhibits related to the proposal: description of proposal; site plans; excerpt of existing Daystall rules. Additional relevant information: Zone 1, street level, Food (a-b), Retail (b) uses permitted; Former use - vacant; New use would be Food (a); Space is 99 square feet; Proposed vendor ownership structure: as allowable by the Daystall rules; Proposed vendor financial affiliations: as allowable by the Daystall rules; Business hours: as required by the Daystall rules. Relevant guidelines cited 1.2, 2.1, 2.5, 2.8, 2.9, 2.13. Additional information had been requested by the URC: show the similarities and differences between Daystall rules and MHC Guidelines' definition of a Highstall; provide a brief background of the physical configuration of the Arcade 6 space. Staff reported that the Use Review Committee (URC) had recommended approval.

URC: The committee reiterated its recommendation to approve.

Applicant Presentation & Comment: Zack Cook presented the proposal, including that the temporary proposal is an interim step towards the goal of finding a permanent Highstall tenant.

Property Owner Comment: No further comment.

Public Comment: Heather Pihl; Gina Karaba.

Commission Questions: the commission obtained confirmation that the space will be administered according to the Daystall rules in effect today.

Commission Discussion: commission supportive of maintaining a food-focused use. Jon Cracolici moved to adopt a resolution, approving the application as presented here today including the verbal testimony, with the condition that the Daystall farmers rules that are applied to this selection are the ones current as of today's date, citing 1.2, 2.1, 2.5, 2.8, 2.9,

and 2.13, and also noting that this does expand the use of that space temporarily to also include food (c). Seconded by Tom Graff.

Vote: 9:0:0 Motion carried.

## **061026.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL – DESIGN**

061026.21 Café Davina  
1501 Pike Pl #314, Fairley Building  
Applicant: Jessica Ness, Business Owner  
Property Owner: Talia Wu, PDA

Proposal for a storefront business sign, interior painting, fixtures, and displays.

Staff Report: Minh Chau Le provided exhibits related to the proposal: business owner's statements; paint color samples; renderings of proposed painting and sign placement; floor plans; information about fixtures and displays; photos of existing conditions; signage details; potential future design elements for reference only and not part of the current approval; sample menu for the period of interim operation. Additional relevant information: Alterations are intended to allow the space to be operational as soon as possible, while the final buildout is being finalized. The applicant submitted this proposal as a Use and Design application. The proposed Use did not appear sufficiently different from the existing Use approved by the commission on August 27, 2025. For that reason, the proposal is noticed as a proposal for Design only. The relevant guidelines cited were 2.9, 3.4.2(a), 3.4.2(c), 3.4.3(d), 3.6, 3.6.7. Additional information had been requested by the DRC: Use-related information to support a Use approval; the Certificate of Approval for Use that established Café Davina's use in 2025; anticipated duration of the pop-up; proposed hours and days of operation during the pop-up phase; anticipated schedule for the project including the final build-out phase. Design Review Committee (DRC) had recommended approval for all elements of the proposal except the storefront sign, which requires additional discussion.

DRC: The committee reported that the operating hours will be fewer than those initially approved. The committee highlighted this proposal is in support of a temporary use.

Applicant Presentation & Comment: Jessica Ness presented the proposal, including the plan to close during October and November to complete the final build out.

Property Owner Comment: Talia Wu provided comment in support of the proposal.

Applicant Jessica Ness made a verbal request to amend the existing Use approval MHC 126/25 to include the flexibility to be open as few as three days per week for a period of one year.

Public Comment: None.

Commission Questions: the commission obtained confirmation that the PDA will be responsible for plumbing work needed for the permanent café.

Commission Discussion: Jon Cracolici moved to adopt a resolution approving amendment to the previously issued Certificate of Approval for Use MHC 126/25 to allow the business to be open a minimum of three days a week for the next year until May 31st, 2027. Seconded by Sarah Baker.

Vote: 9:0:0 Motion carried.

Public Comment: Austin Godwin.

Public Comment: Dustin Steadman.

Commission Questions: the commission obtained confirmation that the proposal is for temporary approval until May 31, 2027, that the temporary storefront sign is temporary, and that the sign will be contained within the beam with the bottom of sign aligning with the bottom of the beam.

Commission Discussion: the wall color and storefront sign might not be suitable as permanent changes but could be allowable on a temporary basis. Jon Cracolici moved to adopt a resolution approving the application as presented, excluding slides 14 through 19 of 19, citing guideline 2.9 — with the understanding this approval is temporary and expires on May 31, 2027 — and guideline 3.4, noting there are potential conflicts with guideline 3.4.2(a) and (c), and 3.4.3(d) and that we are accepting those issues because this is a temporary approval and citing guideline 3.6. Seconded by Mark Childs.

Vote: 9:0:0 Motion carried.

### **061026.3 APPROVAL OF MINUTES**

Jon Cracolici moved for a consent agenda to approve the minutes of July 24, 2024, February 25, 2026, March 11, 2026, and August 28, 2024. Seconded by Sarah Baker.

Vote: 9:0:0 Motion carried.

### **061026.4 REPORT OF THE STAFF**

Position 11 - Allied Arts is vacant due to the resignation of Pfeiffer Bloecker.

Public Comment: Heather Pihl.

**061026.5      REPORT OF THE CHAIR**

The chair reported on recent meetings attended, unapproved street vending at Pike Pl and Virginia St, interest in more intervention from SDOT, significant Merchant Association involvement in the Street Working Group.

**061026.6      REPORTS OF THE STANDING COMMITTEES**

Use Review Committee: no report.

Design Review Committee: no report.

**061026.7      REPORT OF THE SPECIAL COMMITTEE**

Guideline Review Committee: the next GRC meeting is June 17.

**061026.8      NEW BUSINESS**

Public Comment: none.

Standing item, MHC coordination with PDA and community stakeholders: Jon Cracolici will attend the upcoming Street Working Group meeting.

Standing item, discussion of public ways and amenities: no additional report.

Recurring item, commission work group updates: discussion regarding Market business economics, commission interest in learning about the PDA's business rent and gross earnings calculations, and business-related issues within the PDA Master Plan.

Meeting adjourned at 5:42 p.m.

Submitted by:

Donna Hartmann-Miller

Administrative Support