



The City of Seattle

Pike Place Market Historical Commission

Mailing Address: PO Box 94649, Seattle WA 98124-4649
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MHC 112/26

MEETING MINUTES

Date: Wednesday, June 24, 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

Jonathan Kiehnau

Golnaz Mohammadi

Commissioners Absent

Lisa Martin

Ras Peynado

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.

062426.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE

062426.11 Jack's Fish Spot
1514 Pike Pl, Sanitary Building
Applicant: Murphie Mathers, Jack's Fish Spot
Property Owner: Susan Brems, PDA

Proposal to expand the existing use by adding beer and wine to the existing menu.

Staff Report: Minh Chau Le provided exhibits related to the proposal: site plan; floor plan; existing menu; summary of proposed menu additions. Additional relevant information: there are no proposed changes to the existing business's size, location, specialty nature, ownership, regular presence of an owner onsite, general operating hours, or design. Staff cited guidelines 2.8, 2.8.1 and that the Use Review Committee (URC) had recommended approval.

URC: The committee had obtained confirmation from the applicant that they want to become a participating vendor in the 2026 Sip and Savor pilot program.

Applicant Presentation & Comment: Murphie Mathers presented the proposal.

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

Public Comment: Heather Pihl.

Commission Questions: None.

Commission Discussion: Jon Cracolici moved to adopt a resolution approving the application as presented inclusive of all the presentation materials and the testimony here today, citing guideline 2.8, specifically 2.8.1. Seconded by Alex Apostolopoulos.

Vote: 7:0:0 Motion carried.

Jon Cracolici moved to discuss and take action regarding the addition of Jack's Fish Spot to the Sip and Savor program. Seconded by Mark Childs.

Commission Discussion: Jon Cracolici made a motion to amend Certificate of Approval MHC 80/26 to include Jack's Fish Spot among the list of participants, dependent upon approval by applicant Kittie Davidovich, citing the guidelines that were previously cited in the decision for MHC 80/26. Seconded by Mark Childs.

Vote: 7:0:0 Motion carried.

062426.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE & DESIGN

Golnaz Mohammadi joined the meeting at 4:57 p.m.

062426.21 Tamra & Co.
1427 1st Ave, Economy Building
Applicant: Razan Kattoa, Business Owner
Property Owner: Shannon Hilliard, PDA

Use: Proposal for a new artisanal food business which includes retail food, a café, and merchandise. To be operated by Tamra & Co. LLC owned by Razan Kattoa (100%).

Staff Report: Minh Chau Le provided exhibits related to the proposal: owner's statement; sample food and café menus; sample merchandise; business license; LLC Certificate of Formation. Additional relevant information: Zone 2, street level, Food (a-e) and Retail (a-d) uses permitted; Former use was Retail (a), (J & J Gifts & Sportswear); New use would be Food (c)(e)(f) and Retail (d)(e); Space is 680 square feet; Proposed ownership structure: LLC owned by Razan Kattoa (100%); Owner affiliations: No other business owned; Owner operator: Razan Kattoa to be onsite regularly for day to day operations; Business hours: 10 a.m. -10 p.m. on weekdays, 8 a.m. -2 a.m. on weekends, expanded hours for event days. Staff cited relevant guidelines 2.1, 2.5, 2.6, 2.7. Staff reported that the URC had recommended approval.

URC: The committee was satisfied with the clarification of operating hours that the applicant provided.

Applicant Presentation & Comment: Razan Kattoa presented the proposal, including confirmation of the proposed late-night hours.

Property Owner Comment: Shannon Hilliard provided comment in support of the proposal.

Public Comment: Gina Karaba.

Commission Questions: The commission obtained confirmation of operating hours, the owner's onsite presence, that no onsite seating is planned, and that ice cream will be served as a topping only on other products.

Commission Discussion: Jon Cracolici moved to adopt a resolution approving the application as presented, inclusive of testimony here today, including the discussion about ice cream being a new addition to the application as a topping only for the cakes, citing guidelines 2.1, 2.5, 2.5.4(b), 2.6, 2.7. Seconded by Alex Apostolopoulos.

Vote: 7:0:0 Motion carried.

Design: Proposal for temporary window signage. Additionally, proposal for a non-temporary hanging marquee sign, storefront sign, interior painting, floor replacement, lighting replacement, wall removal, and new shelving, displays, finishes, and food service equipment.

Staff Report: Minh Chau Le provided exhibits related to the proposal: renderings of proposed temporary window signage; site plan; existing condition photos; concept board; demolition details; proposed floor plan; proposed ceiling plan; proposed interior elevations; paint color information; material details for shelving, cabinetry, flooring, counters, displays, tile; marquee sign details. Staff cited relevant guidelines 3.2, 3.4, 3.5, 3.6. Staff reported that the Design Review Committee (DRC) had recommended approval.

DRC: The committee had required that samples be brought for full commission review.

Applicant Presentation & Comment: Razan Katto, James Zimmerman of National Sign Company, and Shane Staley of Atelier Drome Architects presented the proposal.

Property Owner Comment: Shannon Hilliard provided comment in support of the proposal.

Public Comment: Heather Pihl.

Commission Questions: The commission obtained confirmation that the sign over the door will be hand painted, that the neon sign includes bird-deterrent features, and that the proposed countertop is quartz.

Commission Discussion: Discussion regarding the preference for painted rather than decal window signs. Discussion on whether the stairs should have handrails on both sides of the stairs. Jon Cracolici moved to adopt a resolution approving the application as presented inclusive of the testimony given here today, noting that the main business sign and the language signs at the bottom of the windows will be painted, that the "sign one" option of the neon sign has been selected, that the commission allows for variation in the height of the marquee sign can be hung at any height as long as there is a minimum clearance of 12 ft 10 beneath the sign, that the neon sign may have acrylic face panels and protective bird deterrents; and we are allowing for an additional second handrail in the stairs area if the applicant should so desire, citing guidelines 3.2, 3.4, 3.5, 3.6, and 3.6.7 for the temporary signs with an expiration date of February 28, 2027. Seconded by Golnaz Mohammadi.

Vote: 8:0:0 Motion carried.

The chairperson re-ordered the agenda.

062426.9 NEW BUSINESS

The chairperson added an action item to the agenda regarding the commission making a recommendation to the Mayor regarding Position 11 – Allied Arts.

The commission discussed its recommendation to the appoint Austin Godwin to Position 11 – Allied Arts. The commission had obtained confirmation that Allied Arts supports the recommendation.

Public Comment: Gina Karaba; Heather Pihl; Bob Messina.

Commission Questions and Discussion: Discussion regarding the recommended appointee's other Market-related positions or offices held.

Jon Cracolici moved to direct the Department of Neighborhood staff to inform the Mayor's Office that the commission recommends Austin Godwin to fill vacant Position 11 with Allied Arts' blessing. Seconded by Tom Graff.

Vote: 8:0:0 Motion carried.

062426.3 INFORMATIONAL BRIEFINGS

062426.31 Market to MOHAI Trail End

Presenters: Gary Johnson, Market to MOHAI; Stephanie Smith and Guy Michelson, Berger Partnership.

Informational presentation on temporary artwork that identifies the Market as a trail end for Market to MOHAI, a pedestrian trail connecting the Market and the Museum of History and Industry (MOHAI). The artwork is in the vicinity of the intersection of Pike Place and Virginia Street.

The presenters provided a presentation citing the goal of creating vibrant walkable corridors. They cited coordination with the Office of the Waterfront and Seattle Department of Transportation.

Public Comment: Gina Karaba; Heather Pihl.

Commission Discussion: Discussion of the circular tree well as a prominent site for artwork, the need for activation of the area surrounding the tree well at Pike Pl and Virginia St, potential use of the north arcade slab wall facing Western Ave for art, whether extensive MOHAI branding makes sense at an entrance point of the Market, potential theft of temporary movable art or signs.

062426.4 APPROVAL OF MINUTES

None.

062426.5 REPORT OF THE STAFF

Staff will relay the commission's recommendation regarding appointment of Position #11 to the Mayor's Office. Seattle City Council confirmation will still be necessary.

062426.6 REPORT OF THE CHAIR

The chairperson reported a planned July 2 meeting of the Street Working Group, that there are community observations that the existing traffic barriers are unsuitable for long-term use, that significant planning is needed before a permanent street use vehicle access management plan is proposed.

062426.7 REPORTS OF THE STANDING COMMITTEES

Use Review Committee: No report.

Design Review Committee: No report.

062426.8 REPORT OF THE SPECIAL COMMITTEE

Guideline Review Committee: GRC had met recently; no action items.

062426.9 NEW BUSINESS, CONTINUED

Public Comment: Bob Messina; Erik Pihl; Heather Pihl; Gina Karaba.

Standing item, MHC coordination with PDA and community stakeholders: discussion regarding the PDA's outreach to flower vendors regarding street operations; discussion regarding the WSLCB rules and the hours of operation for the Sip and Savor Program

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

Recurring item, commission work group updates: No report.

Meeting adjourned at 6:40 p.m.

Submitted by:

Donna Hartmann-Miller

Administrative Support