



The City of Seattle

Pike Place Market Historical Commission

Mailing Address: PO Box 94649, Seattle WA 98124-4649
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MHC 124/26

MEETING MINUTES

Date: Wednesday July 22, 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

Ras Peynado

Commissioners Absent

Lisa Martin

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 4:31 p.m.

072226.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE AND DESIGN

072226.11

Ruby's

1501 Pike Pl #300, Leland Building

Applicant: Alex Jackson, Business Owner

Property Owner: Shannon Hilliard, PDA

Use: Proposal for the placement of two business-specific offsite signs.

Staff Report: Minh Chau Le provided exhibits related to proposal: site plans identifying the proposed sign locations; photos of the proposed sign locations; renderings of the proposed offsite signs. Additional relevant information reported: the two proposed sign locations are in public areas outside of the business's individual space, warranting a review of "use".

Relevant guidelines cited by the URC were 2.3, 2.3.6. URC recommended approval.

URC: No further report.

Applicant Presentation & Comment: Alex Jackson and James Zimmerman (National Sign Company) presented the proposal. The presented version included changes responsive to committee requests made August 5, and included a change of location and style for one of the proposed offsite signs.

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

Public Comment: None.

Commission Questions: The commission obtained confirmation of the business's name and that the new business had been approved by commission for use.

Commission Discussion: Mark Childs moved to adopt a resolution approving use for these two signs as presented in the materials sent for this meeting and the testimony today, citing guidelines 2.3 and 2.3.6. Seconded by Jon Cracolici.

Vote: 9:0:0 Motion carried.

Design: Proposal for the design of offsite business signs, onsite business signage, furniture, and restaurant equipment.

Staff Report: Minh Chau Le provided exhibits related to proposal: site plans identifying the proposed sign locations; photos of the proposed sign locations; renderings of the proposed offsite signs; sign color, material, graphics, and attachment details; photos of the existing business space; the proposed floor plan; furniture and restaurant equipment information. The DRC had requested the following additional information: details on conduit for the neon

sign; confirmation the hanging non-lit sign will hang from existing chains; a rendering of how the neon sign will look from inside the courtyard looking west; consider moving the neon sign slightly to the north; consider moving the column sign higher, moving it onto the railing, or moving it onto a beam; consider adding bird deterrents to outside signs; consider adding a sign in the column area indicating public seating, of similar scale and stature as the proposed Ruby's sign; change the door lettering sign to painted rather than vinyl; cut sheets for all furniture and equipment. The DRC had cited guidelines 3.2, 3.4, 3.6, 3.6.1, 3.6.4, 3.8.1 and had not provided a recommendation.

DRC Report: The DRC had requested information from the PDA regarding the status of removal of the projecting griffin sign, and about the need for more Market-wide signage marking public seating.

Applicant Presentation & Comment: Alex Jackson and James Zimmerman (National Sign Company) presented the revised proposal. The version presented included changes responsive to committee requests made on August 5, and included a change of location and style for one of the proposed offsite signs.

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

Public Comment: None.

Commission Questions: Obtained confirmation the furniture and equipment selections were accurate, there would be no major changes to space, the adjacent public seating would remain, the applicant would be open to moving the placement of hanging neon sign.

Commission Discussion: Acknowledgement that the adjacent public seating area is a desired amenity, discussion regarding the need for more Market-wide seating to identify public seating, consideration of whether the proposed location for the hanging neon sign adequately identifies the business, does not overwhelm the alcove, and preserves the public nature of the seating area.

Public Comment: Gina Karaba.

Jon Cracolici moved to adopt a resolution approving this design application as presented today inclusive of the materials and the testimony of today, with the condition that the midway point of the neon sign will be placed even with or north of the stanchion of the guardrail of that is one bay south of the wall, citing 3.2, 3.4, 3.6, 3.6.1, 3.6.4, 3.8.1. Seconded by Mark Childs.

Vote: 9:0:0 Motion carried.

072226.2 APPROVAL OF MINUTES

None.

072226.3 REPORT OF THE STAFF

Commissioner position updates: Position 9 - Property Owner will potentially be open this year; Position 11 – Allied Arts has been appointed by the Mayor and awaits confirmation City Council. Responding to commission request, the staff will explore the possibility of appointing current Position 8 – Resident commissioner to Position 9 – Property Owner to obtain a larger candidate pool.

Guideline Review Committee (GRC) – related updates: MHC-proposed guideline revisions are under final review by Office of the City Attorney; staff summarized the process of the formally changing the District boundaries; staff cited a GRC-identified issue regarding a discrepancy in the District map that appeared in SMC 25.24 for several years until late 2025

Totem pole repair and return updates: Staff from Seattle Parks and Recreation had provided the following updates: the woodcarver is working on infill on the poles; metal fabrication is underway for mounting fixtures, transportation and crane operations are being planned with SDOT; the estimated installation date is September 2026.

072226.4 REPORT OF THE CHAIR

Commissioners’ participation in the right of way Working Group will cease when the application for Certificate of Approval for that body of work is submitted.

072226.5 REPORTS OF THE STANDING COMMITTEES

Use Review Committee: No report.

Design Review Committee: summary of the DRC’s July 15, 2026 approval of temporary signage for the PDA’s “The Night Shift” 2026 event series.

072226.6 REPORT OF THE SPECIAL COMMITTEE

Guideline Review Committee: potential next meeting date is July 29, 2026.

072226.7 NEW BUSINESS

New item: The chair requested an Executive Session scheduled with the City Attorney regarding the process for expanding the District boundary, addressing a discrepancy in the District map that appeared in SMC 25.24 for several years until late 2025, and the topic of ex parte communication. The requested meeting date is September 2026.

Standing item, MHC coordination with PDA and community stakeholders: the chair confirmed that commissioners will not participate in the right of way Working Group while the SDOT application for right of way use and design is pending. The chair announced the intent to maintain positive relationships with Friends of the Market board members.

Standing item, discussion of public ways and amenities: Grace Leong will draft a letter to the PDA regarding the need for signs promoting public seating throughout the Market. Commission requested the resumption PDA recurring quarterly updates to the MHC.

Recurring item: commission work group updates: No further updates.

New item: commissioners will potentially attend a public, moderated discussion regarding public rights of way and streets in the Market at Folio on August 13, 2026. PDA, SDOT, and others will be panelists. The commission requested issuance of a notice of a potential quorum.

Public Comment: Austin Godwin.

Meeting adjourned at 5:45 p.m.

Submitted by:
Donna Hartmann-Miller
Administrative Support