



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

MEETING MINUTES

MHC 129/26

Date: Wednesday August 12, 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.

Commissioners Present

Jonathan Cracolici, Chair
Alex Apostolopoulos
Sarah Baker
Tom Graft
Golnaz Mohammadi
Ras Peynado
Olivia Vermaak
Jonathan Kiehnau

Staff

Minh Chau Le
Nelson Pesigan

Commissioners Absent

Grace Leong, Vice Chair
Mark C. Childs
Lisa Martin

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

081226.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – DESIGN

081226.11 Bounty of the Salish Sea

1916 Pike Pl, Soames Dunn Building

Applicant: Riley Starks, Business Co-owner

Property Owner: Susan Brems, PDA

Description: Proposal to install food service, spa service, and retail equipment, replace portions of the existing flooring, re-paint the store interior, add two exterior business signs, and add interior art installations.

Staff Report: Minh Chau Le reported that the applicant received use approval in May 2026. The DRC had reviewed the application materials and requested clarification on window transparency, details on the projected artwork, ramp configuration, head clearance for the hanging art, furniture cut sheets, and physical samples for interior finishes. Guidelines 3.2.1 and 3.4.2 were cited. The DRC had recommended approval.

Design Review Committee Report: No further report.

Applicant Presentation: Riley Starks and co-owner Mike Spranger presented the proposal, highlighting the different flooring surfaces corresponding with the retail, spa, and food uses and highlighting the sea kelp artwork, which included two-dimensional projected art and three-dimensional art suspended from the ceiling.

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

Public Comment: Heather Pihl.

Commission Questions: Commissioners obtained confirmation that the north exterior windows would not be obstructed, information about food preparation and permitting status, and information about anticipated customer flow through the space.

Commission Discussion: Members found that the proposal reflected the specialty nature of the business and created an engaging atmosphere.

Action: Jonathan Cracolici moved to approve the application as presented, including all current materials and testimony provided during the meeting, citing guidelines 3.2, 3.2.1, 3.4, 3.4.2, 3.5 and 3.6. Seconded by Sarah Baker.

Vote: 8:0:0. The motion passed.

081226.12

Miss Cafe

1523 1st Ave, Sanitary Building

Applicant: Seyit Embel, Business Owner

Property Owner: Susan Brems, PDA

Description: Retroactive proposal: replace portions of the existing flooring; re-paint the store interior, remove and replace dining furniture; install digital menu displays, and install food shield. Current proposal: replace portions of the existing flooring; re-paint the store interior, replace dining furniture; and replace menu display.

Staff Report: Minh Chau Le outlined three project phases: the previous conditions, retroactive unapproved changes, and proposed future work. Retroactive modifications likely occurred three to four years ago. The DRC had reviewed the application materials and requested clarifications on chair specifications, flooring transitions, whether the retroactive flooring would be removed or covered, and clearer floor plans of each of the

three phases. Guidelines 1.5, 1.6, 3.4, and 3.6 were cited. The DRC did not issue a recommendation and determined that further discussion was needed.

Design Review Committee Report: No further report.

Applicant Presentation: Sofia Embel of Miss Café presented the proposal on behalf of the applicant. She cited the need for improved circulation among the furniture and the unexpected presence of floor mold encountered during repairs. She clarified that they sought to retain the sneeze guard that was installed during the retroactive phase.

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

Public Comment: None.

Commission Questions: The commission obtained information about the prior tenant, clarification that the flooring materials in the kitchen area had not been changed during Miss Café's tenancy, confirmation that no signage was being requested, and confirmation that professional mold remediation had occurred.

Commission Discussion: Acknowledgement that design changes had been made without prior approval, and that the applicant had worked to remedy the situation.

Action: Tom Graff moved to adopt a resolution approving the Miss Cafe design as presented, citing guidelines 1.5, 1.6, 3.4, and 3.6. The motion included approval of the retroactive work for the record, along with approval of all proposed changes. Seconded by Jonathan Cracolici.

Vote: 8:0:0. The motion passed.

081226.2 APPROVAL OF MINUTES

Action: Jonathan Cracolici moved to approve the meeting minutes from April 23, 2025, and May 28, 2025, as reviewed by the commissioners.

Vote: 7:0:1. The motion passed. Tom Graff abstained.

081226.3 REPORT OF THE STAFF

Minh Chau Le welcomed Nelson Pesigan as the new administrative support staff for the commission.

Minh Chau Le confirmed the possibility to schedule an executive session with the City Attorney's Office to discuss legal matters identified by the commission, that the draft guidelines were undergoing legal review, that Allied Arts Position #11 is awaiting City Council confirmation, and that Commissioner Lisa Martin has resigned from Position #9.

081226.4 REPORT OF THE CHAIR

The chairperson reported that commissioner participation in the Street Working Group has paused to avoid ex parte communication after an application was filed.

081226.5 REPORTS OF THE STANDING COMMITTEES

Use Review Committee: None.

Design Review Committee: None.

Public Comment: Heather Pihl.

081226.6 REPORT OF THE SPECIAL COMMITTEE

Guideline Review Committee: None.

081226.7 NEW BUSINESS

Standing item, MHC coordination with PDA and community stakeholders: the chair reported ongoing coordination efforts with the PDA and other community stakeholders.

Standing item, Discussion of public ways and amenities: the chair reported that commissioner participation in the Street Working Group had paused due to an active application, and the commission will reassess involvement after the application process concludes.

Recurring item, Commission work group update: no further discussion.

Announcement: commissioners were invited to attend an Allied Arts- hosted event on August 13, 2026. The event will focus on the district's streets and will include PDA staff, SDOT staff, a The Street Alliance, and a Market merchant as panelists.

Meeting adjourned at 5:34 p.m.

Submitted by:

Nelson Pesigan,

Administrative Specialist Support