



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 198/24

MEETING MINUTES

Date: December 11, 2024

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

Grace Leong, Chair

Jonathan Cracolici, Vice Chair

Sarah Baker

Mark C. Childs

Sam Farrazaino

Lisa Martin

Golnaz Mohammadi

Elisa Shostak

Stephanie Young

Staff

Minh Chau Le

Donna Hartmann-Miller

Commissioners Absent

None

Chair Grace Leong determined a quorum was present and called the meeting to order at 4:34 pm.

121124.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE

121124.11 Earth, Wind, and Fire

1514 Pike Pl, Sanitary Building

Business Owner: Danny Nunez

Property Owner: Shannon Hilliard, PDA

Description: Proposal for change of ownership structure only for an existing business. To be operated by Nunez Morales Group LLC dba Earth, Wind, and Fire owned by Danny Nunez (100%).

Staff Report: Staff provided the following exhibits: use-approval MHC 42/24 and accompanying plans. Staff cited guidelines: 2.6, 2.8.1, 2.10; and a URC recommendation to approve.

Committee Report: Use Committee reports they confirmed 2.6.7 and 2.6.8 and they have no other business outside of the market, recommended approval.

Property Owner Comment: Supportive of the application.

Applicant Presentation: The previous co-owner left the business, and the ownership needs to be revised.

Commissioner Questions: None

Public Comment: None.

Commission Discussion: None.

Action: Stephanie Young made a motion to adopt a resolution to approve the application as presented, citing guidelines 2.1, 2.10, 2.6.7, 2.8. Second by Jon Cracolici.

Vote: 9:0:0 Motion passes.

121124.12 PDA Temporary Arcade Uses
85 Pike St, Arcades #2 and #4, Leland Building
Applicant: Zack Cook, PDA

Proposal for temporary operation of the PDA Guest Vendor Program in arcade #2 and temporary operation of day stall pop-ups in arcade #4.

Staff Report: Staff provided the following exhibits: site plan, project description, photos of sites. Staff cited guidelines 2.1.3, 2.8.1, 2.9.1, 2.9.2, 2.13 and that the URC recommended to approval.

Committee Report: The URC noted the short duration of the temporary request.

Applicant (also Property Owner) Presentation: Summary of efforts underway to find long-term tenants for these spaces and neighboring businesses' support for bringing activation in the meantime.

Commission Questions: The commission obtained confirmation that the ideal duration was through December 2024 only, so that the spaces could be prepared for future long-term tenants, and that viable tenants had been identified.

Public Comment: None.

Commission Discussion: None.

Action: Stephanie Young make a motion to adopt a resolution approving the application as presented, citing guidelines 2.8, 2.9, 2.13. Second by Jon Cracolici.

Vote: 9:0:0 Motion passes.

121124.13 Seattle Artisan Sandos (final business name TBD): application postponed at the applicant's request.

121124.14 Can Can
95 Pine St, First and Pine Building
Business Owners: Chris Snell and Faye Stout
Property Owner: Susan Brems, PDA

Description: Proposal for a removable A-frame sign.

Staff Report: Staff provided the following exhibits: related to the proposal: site plans. Staff cited relevant guideline 3.6.6 and that the URC recommended approval.

Committee Report: First avenue appeared to be a practical location for the sign.

Applicant Presentation: Explanation of the need for a sign on First Ave from which many people approach and from which the business is hard to find.

Property Owner Comment: Supportive of the location, which is fairly open and not overly cluttered with other signs currently.

Commission Questions: The commission obtained confirmation that the sign would be used starting around 9:30 am and would be removed around 10:00 p.m. The business owner would be open to replacing the A-frame with a marquee sign in the future.

Public Comment: None

Commission Discussion: The commission referenced 3.6.6 (b), noted the directional nature of the sign supports its approval, and discussed whether or not there was an access issue. The commission noted ongoing challenges with A-frames and suggested that a marquee sign could be a more viable long-term solution.

Action: Jon Cracolici made a motion to adopt a resolution for a temporary approval of the directional sandwich board sign until May 1, 2025, citing guidelines 3.6.6 (b), 2.9. Second by Mark Childs.

Vote: 5:3:1 Motion passes.

Mohammadi, Farrazaino, Leong opposed. Young abstained.

Elisa Shostak left the meeting at 5:15 p.m.

The agenda was re-ordered by the chairperson.

121124.8 NEW BUSINESS

Pike Place Market Master Plan Presentation

Presenters: Devon McComb and Paul Neal (PDA Council), Rachel Ligtenberg (PDA)

Issues presented: background of this Master Plan process starting in 2019, vision, goals, strategies, implementation, project contact information.

The commission discussed its meeting on December 18, 2024, a special meeting focusing on the PDA Master Plan and including input from the public.

121124.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL – DESIGN

121124.21 Can Can

95 Pine St, First and Pine Building

Business Owners: Chris Snell and Faye Stout

Property Owner: Susan Brems, PDA

Description: Proposal for removal of an existing window, installation of a service window for ticket sales and take-away food, neon and painted signage at the service window, and an A-frame sidewalk sign.

Staff Report: Staff provided the following exhibits: site plan. photos of existing conditions, window specifications, construction details, signage details, color and material information. Staff cited guidelines 3.4, 3.6, 3.8 and that the DRC recommendation was more information is needed.

Committee Report: The DRC had clarifying requests and questions about accessibility into the business, but in general supported the window change.

Applicant Presentation: Explanation of the desire to increase visibility and access by adding the food pick-up and ticket window.

Property Owner Comment: Supports of the application. Responding to questions, the representative confirmed the intent to match the color black to the existing.

Commission Discussion: The commission obtained clarification that takeout would make up about 5% of revenue, the window will be closed when not actively being used, and the First Avenue entrance provides access to accessible routes through the building and to Can Can.

Public Comment: None.

Action: Mark Childs made a motion for approval as presented citing guidelines 3.4, 3.6, 3.8. Jon Cracolici seconds.

Vote: 8:0:0 Motion passes.

121124.22 Neighborcare Health
1930 Post Alley, Livingston-Baker Building
Lingmei Kong and Ellen Hagen, Miller Hayashi Architects
Marlene Stutzman, Neighborcare Health

Description: Proposal for removal of an existing railing, installation of a new security enclosure around the building's exterior stairwell, and replacement of two exterior doors.

Committee Report: The DRC discussed door replacement, hardware replacement, and stair enclosure. It recommends approving all except the enclosure, citing guideline 3.4.1(e) and the enclosure's obtrusive form.

Staff Report: Staff provided the following exhibits: site plan, exterior building elevation; floor plan; photos and descriptions of existing conditions; door replacement details; renderings of proposed enclosure; scale drawings; color and material information; attachment details. Staff cited guidelines 3.2, 3.4, 3.8 and DRC recommendation to replace the doors and come back with more information about the enclosure.

Mark Childs left the meeting at 6:29 pm.

Applicant Presentation: Explanation of safety and security needs for staff, clientele, and medical items onsite.

Property Owner Comment: Supports the application and reiterates security concerns.

Commission Questions: The commission obtained confirmation that the enclosure was being removed from the application due to the need for further design work to make it less obtrusive, stairwell side lights have been less of a break-in issue, and that the applicant would do addition verification on any required SDOT review.

Public Comment: None.

Commission Discussion: None.

Action: Grace Leong made a motion to adopt a resolution to approve the replacement of the doors and their related hardware only, citing guideline 3.2.2. Second by Sam Farrazaino.

Vote: 7:0:0 Motion passes.

121124.23 Inn at the Market
86 Pine St, Inn at the Market Building
General Manager: Shelley Wooten

Description: Proposal to reconfigure a portion of the existing glass wall along the building's outdoor courtyard.

Staff Report: Staff provided the following exhibits: photos of existing conditions; existing and proposed site plans, elevations, color and material information, applicant comments and project description. Staff cited guidelines 3.2, 3.4, 3.8, the DRC's request to removal of redundant images, clarification of any new fire alarm location, and specific additional scale drawings, Staff reported a DRC recommendation to approved pending requested items.

Committee Report: None.

Applicant Presentation: Description of proposed changes and the intent to create more indoor lobby space, presentation of addition specific drawings, clarification of removal or fire alarm.

Property Owner Comment: Property owner not present.

Commission Questions: None

Public Comment: None

Commission Discussion: None.

Action: Grace Leong made a motion to adopt a resolution to approve the application, citing guidelines 3.2, 3.4, 3.8. Second by Sam Farrazaino.

Vote: 6:0:0 Motion passes.

121124.24 US ATM Machines
MarketFront Plaza, next to elevator; Down Under common area, Fairley Building; Pike St Pergola, Pike St between 1st Ave and Pike Pl; Sky Bridge, next to elevator
Applicant: Drew Kitchell, US ATM Machines

Property Owner: Zack Cook, PDA

Description: Proposal for the installation of four ATM cash machines at four public locations, and signage at the Pike St Pergola location only.

Staff Report: Staff provided the following exhibits: site plan, photos of proposed locations, ATM machine specifications, attachment details, signage details (for Pike St Pergola location). Staff cited guidelines 3.6, 3.8, cited the DRC's request for a sketch of the proposed pergola woodwork, a reduction of signage on the ATM enclosure, and clarification of which enclosure design for which location, and cited DRC recommendation to approve pending the additional information.

Committee Report: DRC Committee discussed locations and enclosure and requested additional information.

Applicant and Property Owner Presentation (joint): Presentation of additional requested information, explanation of the intent to provide secure cash machines in locations advantageous for merchants and shoppers.

Commission Questions: The commission obtained clarification that the pergola location would be appropriately trimmed in wood, painted to match existing, with no gaps.

Public Comment: None

Commission Discussion: None

Action: Grace Leong made a motion to adopt a resolution to approve the application as presented, citing guidelines 3.6, 3.8; Sam Farrazaino seconds.

Vote: 7:0:0 Motion passes.

121124.3 APPROVAL OF MINUTES

None.

121124.4 REPORT OF THE STAFF

The staff provided updates on the recruitment of commission positions 12, 8, and Allied Arts, and the rescheduling of the committee meeting on January 1, 2025.

121124.5 REPORT OF THE CHAIR

Chair Grace Leong announced gratitude for departing commissioner Stephanie Young.

121124.6 REPORTS OF THE STANDING COMMITTEES

Use Review Committee: None

Design Review Committee: None
Working Group: None

121124.7 REPORT OF THE SPECIAL COMMITTEE

Guideline Review Committee: None

121124.8 NEW BUSINESS, continued

Review of prior Certificate of Approval for Design of Mutual Arts Collective, Corner Market Building. Decision made at the meeting of March 22, 2023.

Staff Comment: The applicant requests to change the previously approved flooring from fir to oak.

Applicant Comment: Applicant Chris Adams was not present.

Property Owner Comment, Susan Brems: The fir floor that the commission approved is under-performing in the art gallery and event space. A more durable replacement is requested. The Property Owner presented a physical sample of the new material.

Commission Discussion: The commission obtained clarification that the fir floor to be replaced had already been installed, and that it covered the entire interior space.

Action: Jon Cracolici made a motion to adopt a resolution to modify the flooring to oak, citing 3.4.2. Second by Sam Farrazaino.

Vote: 7:0:0 Motion passes.

Public Comment: Bob Messina provided comment about poor audio quality; Brooks Kalb provided comment with concern about the condition of the park totem poles; Lydia Aldrich provided comment about the condition of the park totem poles; Heather Pihl provided comment with concern about the condition of the park totem poles and city regulations, Eric Pihl provided comment with concern about the condition of the park totem poles, Joan Paulson provided comment about park maintenance, the City's comprehensive plan, the PDA's Master Plan; Austin Crowley provided public comment about public comment; Elaine Spencer provided comment about of the park and the park totem poles.

Commission Discussion: Responding to questions from the commission, the staff said DON's position and its advice to Parks was that repair does not require a Certificate of Approval, so long as there is no alteration, and as soon as it crosses

the line into an alteration, it will require a Certificate of Approval. The staff relayed Parks' acceptance that an application will need to be submitted when the time comes, later when more is known about the extent of the required alterations. Responding to further questions from the commission, the staff said DON's position is that the work undertaken so far does not constitute work requiring a Certificate of Approval. The commission expressed its differing opinion and its position that the work underway might represent an alteration and should cease. Discussion ensued about the ideal frequency to receive updates from Parks to get timely updates without further wasting participants' time. The commission considered sending a formal letter to Parks and Recreation providing current direction regarding the poles. It discussed what information, and what degree of specificity, would be appropriate.

Action: Sam Farrazaino made a motion for the commission to pre-approve a brief letter written by him conveying three points: cease work until the commission has a full application with all the details; protect the poles from further decay and damage, and that any action on the poles at this point would be subject to enforcement under SMC. Letter to be sent to Mayor's Office, Seattle Parks and Recreation, and other relevant parties. Second by Sarah Baker.

Vote: 7:0:0 Motion passes.

Meeting adjourned at 7:59 p.m.

Submitted by:
Donna Hartmann-Miller
Administrative Specialist Support