

The City of Seattle

Pike Place Market Historical Commission

Mailing Address: PO Box 94649, Seattle WA 98124-4649
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MEETING MINUTES MHC 156/26

Date: Wednesday October 14, 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
Grace Leong, Vice Chair
Alex Apostolopoulos
Sarah Baker
Mark C. Childs
Ras Peynado
Olivia Vermaak

Staff
Minh Chau Le
Genna Nashem

Commissioners Absent
Tom Graff
Jonathan Kiehnau
Golnaz Mohammadi

Vice Chair Grace Leong determined a quorum was present and called the meeting to order at 4:39 p.m.

101426.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – DESIGN

101426.11 Mee Sum Pastry
1526 Pike Pl, Triangle Building
Applicant: William Fong, Business Owner Representative
Property Owner: Susan Brems, PDA

Proposal for alterations related to the expansion of Mee Sum Pastry into the adjacent business space: replacement of display cases and food service equipment; new flooring and wall finishes; removal and addition of signs and menu boards.

Staff Report: Minh Chau Le reported on the proposal and provided final staff report MHC 153/26.

DRC Report: The committee had suggested adding the year the business was established to the signage and required that one of the vinyl signs be changed to a painted sign. The committee had recommended approval.

Applicant Presentation: William Fong, Jack Fong of Mee Sum Pastry, and Rory McGarrah of Board & Vellum designers presented the proposal.

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

Public Comment: Heather Pihl.

Commission Questions: The commission obtained confirmation that "sign 3" had been changed from vinyl to painted, and that there will be two points of sale in total.

Commission Discussion: Discussion regarding management of customer queues on the street and sidewalk in front of the store.

Action: Commissioner Sarah Baker moved to adopt a resolution to approve the application as presented in testimony and presentation materials today, citing guidelines 3.4, 3.6, and 3.6.1. Seconded by Commissioner Mark Childs.

Vote: 7:0:0. The motion passed.

101426.2 APPROVAL OF MINUTES

Commissioner Sarah Baker moved to approve the meeting minutes from May 22, 2024, June 12, 2024, June 26, 2024, January 28, 2026, August 26, 2026, as reviewed by the commission. Seconded by Commissioner Alex Apostolopoulos.

Vote: 7:0:0. The motion passed.

101426.3 REPORT OF THE STAFF

Minh Chau Le reported: recruitment is underway for Positions #9 – Property Owner; commission action to approve revisions to the MHC guidelines is scheduled for the October 28, 2026 meeting.

101426.4 REPORT OF THE CHAIR

Chair Jonathan Cracolici deferred the chair report to agenda item 101426.7, New Business.

101426.5 REPORTS OF THE STANDING COMMITTEES

Use Review Committee: no report.

Design Review Committee: DRC Chair Mark Childs reported on the formation of a new DRC-related working group to formalize a process for applicants requesting changes to existing Certificates of Approval.

101426.6 REPORT OF THE SPECIAL COMMITTEE

Guideline Review Committee: GRC Chair Grace Leong reported on the GRC meeting of September 30, 2026: Final review of MHC guidelines ahead of October 2026 commission action; issues related to the District's boundary lines; and the re-convening of a working group focusing on compliance and enforcement.

Commissioner Ras Peynado left the meeting at 5:18 p.m.

101426.7 NEW BUSINESS

Standing item, MHC coordination with PDA and community stakeholders: Chair Jonathan Cracolici reported on the PDA's recent installations of public artwork without commission approval. Discussion ensued regarding the respective merits of the works in relation to the MHC Guidelines and how to prioritize enforcement. Commissioners Mark Child and Olivia Vermaak volunteered to meet with PDA Executive Rachel Ligtenberg regarding the unapproved work and general compliance with District regulations.

Standing item, Discussion of public ways and amenities: Chair Jonathan Cracolici reported on community sentiments regarding Amendment 16 to Seattle City Council Bill 121296. The commission will develop a written statement regarding its formal position on the matter by November 2026.

Recurring item, commission work group updates: The working title of the new working group focusing on a process for making changes to existing Certificates of Approval will be the "Change Order Process" working group. Staff Minh Chau Le will work on scheduling. The working title of the working group focusing on compliance and enforcement will be the "Compliance, Enforcement, and Education" working group.

New item, Discussion and potential commission action about an official MHC statement regarding Amendment 16 to Seattle City Council Bill 121296.: no further discussion.

Public Comment: Heather Pihl, Heather Pihl, Heather Pihl. Gina Karaba attempted to provide public comment remotely, but was unable to connect audio. She was advised by the Commission that written comment could be submitted and it would be reviewed prior to the next meeting.

Meeting adjourned at 5:42 p.m.

Submitted by:
Minh Chau Le,
Commission Coordinator