



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 28/26

MEETING MINUTES

Date: Wednesday February 25, 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

Ras Peynado

Olivia Vermaak

Commissioners Absent

Pfeiffer Bloecker

Lisa Martin

Golnaz Mohammadi

Staff

Minh Chau Le, Coordinator

Donna Hartmann-Miller, Administrative Support

Jonathan Cracolici determined that a quorum was present and called the meeting to order at 4:43 p.m.

022526.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE

022526.11 Daily Dozen
93 Pike St #7, Economy Building
Applicant: Neely Chestnutt, Proposed Business Owner
Property Owner: Shannon Hilliard, PDA

Proposal for a change of ownership only of the existing business, to be operated by Daily Dozen Doughnut Company, owned by Neely Chestnutt 100%.

Staff Report: Minh Chau Le provided exhibits related to the proposal: corporation documentation. Additional relevant information: Zone 2, street level, Food (a-e) and Retail (a-d) uses permitted; Current use: Food (c); Proposed use: Food (c), no change from current; Space is 232 square feet; Proposed ownership structure: Corporation; Owner affiliations: Neely Chestnut reports they have no ownership in any similar businesses; Owner operator: Neely Chestnut to be onsite regularly; Business hours: Monday - Sunday, 8am - 5pm. Relevant guidelines cited 2.6, 2.6.1, 2.8. Additional information had been requested by the URC: site plan; additional documentation of proposed ownership such as a sales agreement or other verification of the proposed ownership; prior Certificate of Approval for Use for Daily Dozen. Use Review Committee (URC) recommended approval.

URC: The applicant addressed the URC's requests.

Applicant Presentation & Comment: Neely Chestnutt presenter the proposal, adding they had a background as an employee of the business.

Property Owner Comment: Shannon Hilliard provided comments in support of the application.

Public Comment: Heather Pihl.

Commission Questions: None.

Commission Discussion: Review of the business's prior Certificate of Approval, MHC 91/12. Jon Cracolici moved to adopt a resolution approving the application as presented and inclusive of the previous C of A's issued by the commission, including the conditions set in MHC 91/12, citing guidelines 2.6 — especially 2.6.1 — 2.8, and 2.10. Seconded by Alex Apostolopoulos.

Vote: 9:0:0 Motion carried.

022526.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL – DESIGN

022526.21 Baiana Kitchen
1505 Pike Pl, Fairley Building
Applicant: Emme Collins, Business Owner
Property Owner: Shannon Hilliard, PDA

Proposal for new finishes, displays, lighting fixtures, and a temporary business sign.

Staff Report: Minh Chau Le provided exhibits related to the proposal: site plan; photos of the existing space; floor plans; details for lighting, paint, tile, countertop, displays and signage. Additional information had been requested by the DRC: revised photos of the existing space; acknowledgment than an application for C of A for Design of a permanent sign will be forthcoming; site plan which includes anticipated locations of payment station and customer lines; details regarding proposed paint sheen and paint application methods; physical material samples; consideration of long-term durability of proposed rattan lighting; consideration of the proposed temporary sign's materials and content. Relevant guidelines cited 3.4, 3.5, 3.6. Design Review Committee (DRC) recommended approval.

DRC: The committee had discussed whether the proposed painting of tile would be durable over time.

Applicant Presentation & Comment: Emme Collins presented the proposal and provided select physical color and material samples.

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

Public Comment: None.

Commission Questions: Obtained confirmation about signage and the menu board, that existing lights are to remain; that the counter alteration and display shelving may need to be modified to fit within the space and to prevent theft.

Commission Discussion: Jon Cracolici moved to adopt a resolution approving the application as presented today citing 3.5, 3.4, 3.6, with the edit and the understanding that: the site plan shown on eleven and seventeen are conceptual; the alterations to the countertop and merchandising may be changed to accommodate to the space. Seconded by Mark Childs.

Vote: 9:0:0 Motion carried.

022526.3 APPROVAL OF MINUTES

None.

022526.4 REPORT OF THE STAFF

The Teams virtual meeting platform will be used for committee meetings starting in March. MHC draft guidelines revisions are still under review by the City Attorney's Office.

SDOT is preparing an application for C of A regarding the Pike PI limited vehicle pilot.

Three commissioners' terms expired recently.

Parks reports to be preparing an application for design regrading re-installation of totem poles. The commission requested an update on signage and timeline. The commission requested a Parks representative attend the next meeting of March 11 to present updates and requests.

Public Comment: Heather Pihl.

022526.5 REPORT OF THE CHAIR

Met with PDA Executive Director Rachel Ligtenberg and discussed World Cup preparations, outdoors seating, and participation in a program allowing open containers and public consumption of alcohol.

Public comment: Heather Pihl.

022526.6 REPORTS OF THE STANDING COMMITTEES

Use Review Committee: Review of members, Jon Cracolici, Sarah Baker, Ras Peynado, Alex Apostolopoulos

Design Review Committee: None.

022526.7 REPORT OF THE SPECIAL COMMITTEE

Guideline Review Committee: Committee Chair Grace Leong is planning meetings for the committee whose additional members are Golnaz Mohammadi, Mark Childs, and Jon Cracolici.

022526.8 NEW BUSINESS

SDOT's application for limited vehicle access on Pike PI will be an upcoming high-priority matter. This body of work appears to require both Use and Design applications.

Conversation regarding filling expired positions: need to discuss an equitable way to decide who is selected to serve multiple terms, need to address overwork and potential burnout.

Public Comment: Erik Pihl; Joan Paulson.

Meeting adjourned at 5:43 p.m.

Submitted by:

Donna Hartmann-Miller

Administrative Support