



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 181/25

### **MEETING MINUTES**

Date: Wednesday November 12, 2025

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

Sarah Baker

Pfeiffer Bloecker

Mark C. Childs

Tom Graff

Jonathan Kiehnau

Lisa Martin

Elisa Oksner

Olivia Vermaak

### **Commissioners Absent**

Golnaz Mohammadi

Alex Apostolopoulos

### **Staff**

Minh Chau Le, Coordinator

Donna Hartmann-Miller, Administrative Support

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

**111225.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – USE & DESIGN**

111225.11 Shug’s

1530 Pike Pl, Triangle Building

Applicants: Colleen Wilkie and Paul Dorman, Business Owners

Property Owner: Susan Brems, PDA

Use: Proposal to change the location only of the existing business, currently located in the First & Pine Building.

Staff Report: Minh Chau Le provided exhibits related to the proposal: Site plan; Description of existing business; and Photo of proposed location. Additional relevant information: Zoning: Zone 2, street level, Food (a through e) and Retail (a through d) uses permitted; Prior use: Food (c) (The Confectional); Proposed use: Food (c); Size: 479 s.f.; Proposed ownership structure and Owners onsite: No change from current; Ownership in another business: Shug’s has a second location in Seattle (Mini Shug’s), which opened after the Pike Place Market location; and Proposed business hours: 10 am to 8 pm, seven days per week. Relevant guidelines cited 2.6, 2.8. URC did not provide a recommendation.

URC: The temporary aspect of the application is using the ice cream cart while the store is being built out; the move is permanent.

Applicant Presentation: Colleen Wilkie and Paul Dorman presented the proposal for change of location.

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

Public Comment: None.

Commission Questions: None.

Commission Discussion: Jon Cracolici moved to adopt a resolution approving the application as presented both in the presentation and in the application materials, citing 2.5, 2.6, 2.8. Seconded by Mark Childs.

Vote: 9:0:0 Motion carried.

Design: Proposal for temporary signage and an ice cream service cart in the new business location.

Staff Report: Minh Chau Le provided exhibits related to the proposal: Site plan; Photos of site; and Information about the sign and ice cream cart. Relevant guidelines cited 3.4, 3.6.7. DRC recommended approval with an end date of July 31, 2026.

DRC: The final build-out will be presented in the future; this is a temporary proposal.

Applicant Presentation: Colleen Wilkie and Paul Dorman presented the proposal.

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

Public Comment: None.

Commission Questions: Obtained confirmation that the store's floor is flush with the sidewalk; confirmed location and material of signs; verified planned opening date.

Lisa Martin arrived at 4:45 p.m.

Commission Discussion: motion should include that the backdrop can be moved as necessary. Grace Leong moved to adopt a resolution approving the application as amended, with the following conditions: (1) the backdrop can be moved and (2) the temporary design approval expires July 31, 2026, citing Guidelines 3.4, 3.6, specifically 3.6.7. Seconded by Mark Childs.

Vote: 10:0:0 Motion carried.

111225.12

El Borracho

1521 1st Ave, Sanitary Market Building

Applicant: Kathleen Davidovich, Business Owner

Property Owner: Susan Brems, PDA

Use: Proposal to add food branded as Pancho's Danger Dogs to the existing menu.

Staff Report: Minh Chau Le provided exhibits related to the proposal: Site plan; Menu for Pancho's Danger Dogs. Additional relevant information: Zone 2, street level, Food (a through e) and Retail (a through d) uses permitted; Prior use: Food (e); Proposed use: Food (e); and Size, Proposed ownership structure, Owners onsite, Ownership in another business, Proposed business hours: no change from current. Relevant guidelines cited 2.6.7, 2.8.1. URC recommended approval.

URC: Basic changing of menu.

Applicant Presentation: Kitty Davidovich presented the proposal, adding kitchen space was limited and Danger Dogs are a Mexican-America item.

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

Public Comment: Austin Godwin.

Commission Questions: Obtained confirmation Danger Dogs will not be a separate business, the only other hotdog vendor is the pickle shop.

Commission Discussion: Supportive of the concept of the unique offering of vegan hot dogs. Jon Cracolici moved to adopt a resolution approving the application as presented, citing 2.6 specifically 2.6.7, 2.8, 2.8.1, finding this is a minor change of use because all conditions (a), (b), and (c) are met. Seconded by Sarah Baker.

Vote: 10:0:0 Motion carried.

Design: Proposal for storefront window decal signs.

Staff Report: Minh Chau Le provided exhibits related to the proposal: Site plan; Photos of existing storefront windows; Graphics, colors, materials of signs. Relevant guidelines cited 3.4.1(b), 3.6.1, 3.6.2, 3.6.3. The DRC had requested physical material color samples, confirmation that decals will be on the inside, and what it would look like from the inside of the store. The DRC recommended approval.

DRC: Committee questions were covered in the staff report and addressed in the amended proposal.

Applicant Presentation: Kitty Davidovich presented the proposal and provided physical material samples of the vinyl.

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

Public Comment: None.

Commission Questions: None.

Commission Discussion: Hand-painted signs look better but the use of vinyl is adequately compatible. Jon Cracolici moved to adopt a resolution accepting the application as presented, both in the provided documents and the testimony given here and also the commentary provided in the staff report citing Guidelines 3.4 specifically 3.4.1(b), and 3.4.3, and 3.6 specifically 3.6.1, 3.6.2, and 3.6.3. Seconded by Lisa Martin.

Vote: 10:0:0 Motion carried.

**111225.2 APPLICATIONS FOR CERTIFICATE OF APPROVAL – DESIGN**

**111225.21 Champion Building**

1928 Pike Pl, Champion Building

Applicant: Lisa Martin, Building Owner

Property Owner, same as applicant.

Lisa Martin recused herself.

Proposal for changes to the east side of the Champion Building that faces Post Alley: replacement of a garage door, two window guards, and two alcove security guards; installation of signage.

Staff Report: Minh Chau Le provided exhibits related to the proposal: Site plan; Photos of building façade; sign design; elevation drawings; color and material information; and garage door specifications. Relevant guidelines cited 3.2, 3.6. DRC had requested additional information confirming lighting fixtures are not part of this proposal, more about the proposed “Champion Building” sign, and to clearly identify which features will be painted green. DRC recommended approval.

DRC: Nothing further to add.

Applicant Presentation & Property Owner Comment: Lisa Martin presented the proposal to enhance security and replace worn-out features.

Public Comment: None.

Commission Questions: Obtained confirmation that the southern door will remain in the same location.

Commission Discussion: Considered whether a future change in the lighting fixtures would be eligible to be reviewed as part of the DRC change order process. Jon Cracolici moved to adopt a resolution approving the application as presented in the application materials and the testimony here as well as the commentary in the staff report, citing 3.2, 3.6. Seconded by Mark Childs.

Vote: 9:0:0 Motion carried.

**111225.3 INFORMATIONAL BRIEFINGS**

**111225.31 Roadway Protective Barriers**

Radcliffe Dacanay, Climate Officer, SDOT Policy & Planning Division

Matt Beaulieu, Manager of Operations & Review, SDOT Transportation Operations

Division

Presentation on physical protective barriers for the right-of-way.

The presenters provided a summary of the goals and timeline of the start of the limited vehicle access pilot on Pike Pl and its cross streets within the district. The presenters identified FIFA World Cup 2026 as an upcoming focal point for planning due to the anticipated large number of visitors. The presenters provided their summary of observations on ease of access for various vehicle and pedestrian needs, effects on business sales, public sentiment. The presenters solicited early guidance on barrier features and presented examples such as planters, bollards, gates.

Public Comment: Duncan Thieme, Austin Godwin, Joan Paulson, Bob Messina, Heather Pihl, Elaine Spencer, Gina Karaba.

Commission Discussion: Concerns regarding how the pilot has been planned and implemented, discussion on the unique qualities of Pike Place as a commerce-oriented street, discussion on the balance between prioritizing visitors versus regular shoppers, discussion that better communication, coordination with other parties, and delineation of roles and responsibilities is needed, suggestion to convene a working group focusing on street use and limited vehicle pilot.

The presenters describe studies of the area including a past 2025 traffic circulation study and plans for future additional studies. The presenters describe a potential phased approach with interim solutions while longer-term solutions are being studied and developed.

The commission made requests for additional data collection for the pilot that includes explanation of the metrics and how they were selected. Data suggested were responses to hours changes, parking citation data, who is utilizing the space, sales for all types of businesses. Commission requests that business's input be prioritized, maintenance needs be accounted for, Seattle Fire Department input be shared, confusion for the public be minimized, seasonal flexibility be preserved. Commission requests a working group with representatives from SDOT, PDA, and MHC to convene in advance of SDOT preparing and submitting an application for design for the physical features associated with the pilot. MHC Chair reports that the PDA will be submitting a Use Application for the pilot program.

#### **111225.4 APPROVAL OF MINUTES**

Jon Cracolici moved to approve the minutes of September 10, 2025 with three corrections identified by Elisa Oksner. Seconded by Mark Childs.

Vote: 10:0:0 Motion carried.

**111225.5 REPORT OF THE STAFF**

Commissioner recruitment updates: Position 1 has been appointed by the Mayor and awaits confirmation by Seattle City Council. Staff is awaiting instruction from the appointing authority regarding three occupied commission positions that will expire in December.

**111225.6 REPORT OF THE CHAIR**

Virginia Inn sale is complete and the sign that was removed is back.  
PDA has reversed their interpretation of street use approval requirements as they relate to the limited vehicle pilot.

**111225.7 REPORTS OF THE STANDING COMMITTEES**

Use Review Committee: Accepting additional members.  
Design Review Committee: Tom Graff will join. Accepting additional members.

**111225.8 REPORT OF THE SPECIAL COMMITTEE**

Guideline Review Committee: Drafting is underway with a draft ready for commission review anticipated in December.

**111225.9 NEW BUSINESS**

Public Comment: Heather Pihl, Austin Godwin, Joan Paulson.  
Scooter and bicycle share services in the Market: commission intends to draft and send a letter to share service operators informing them they need to apply for MHC approval to operate in the Market.

Meeting adjourned at 6:40 p.m.

Submitted by:

Donna Hartmann-Miller

Administrative Support