



The City of Seattle

Pike Place Market Historical Commission

Mailing Address: PO Box 94649, Seattle WA 98124-4649
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MHC 142/25

MEETING MINUTES

Date: Wednesday September 10, 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

Pfeiffer Bloecker

Tom Graff

Jonathan Kiehnau

Lisa Martin

Elisa Oksner

Olivia Vermaak

Commissioners Absent

Alex Apostolopoulos

Sarah Baker

Mark C. Childs

Golnaz Mohammadi

Staff

Minh Chau Le, Coordinator

Donna Hartmann-Miller, Administrative Support

Jon Cracolici determined a quorum was present and called the meeting to order at 4:32 p.m.

091025.1 APPLICATIONS FOR CERTIFICATE OF APPROVAL – DESIGN

091025.11 Ramp, Sidewalk, and Roadway Repair
Right-of-Way: Intersection of 1st Ave and Pike St.
Erik Alvarado, Puget Sound Energy

Proposal for the improvement of a curb ramp, a portion of the surrounding sidewalk, and existing bronze hoofprint inlays at the southwest portion of the intersection. Repair of existing asphalt patches in the roadway. Re-scheduled from the August 13, 2025 meeting.

Staff Report: Minh Chau Le provided exhibits related to the proposal: project description; site plan; photos of existing conditions; construction drawing of ramp; material information for roadway repair, tactile ramp surface, brass inlay replacement information. Additional information: proposal appeared on the MHC meeting agenda of August 13, 2025; John Guay of PSE attended the August 6 DRC meeting. The applicant did not appear on August 13. Relevant guidelines cited 3.1, 3.2, 3.8. Design Review Committee (DRC) recommends further discussion among the full commission.

Jonathan Kiehnau arrived at 4:34 p.m.

DRC: Committee work conducted at the August 6 DRC meeting was reflected in Staff Report.

Applicant Presentation & Comment: Erik Alvarado presented the application, and clarified the amounts of salvageable brick, the commitment to replace hoofprints in-kind, and that re-painting the nearby green pole was not part of the scope of work.

Property Owner Comment: Property owner was not present.

Public Comment: Heather Pihl, Bob Messina.

Commission Questions: Discussion about multiple roadway asphalt patches in the district and replacement bricks that were not an exact match. Confirmation of the curing time for the new pavement, confirmation that around 400-500 new bricks will be used amounting to around 40% of the repair area.

Commission Discussion: No further discussion.

Jonathan Cracolici moved to adopt a resolution approving the application as presented, including the information in the staff report and the testimony given here today and specifying that the tactile domes will be the unpainted version available and also noting that it was estimated that one pallet of new brick will be required for this project. Friendly amendment accepted to perform an inventory of the donor tiles. Seconded by Lisa Martin.

VOTE 8:0:0 Motion carried.

091025.2 APPROVAL OF MINUTES

None.

091025.3 REPORT OF THE STAFF

No updates from last report.

091025.4 REPORT OF THE CHAIR

By Jonathan Cracolici: attended Constituency meeting last month as a member of the public; Chair and Vice Chair will be meeting PDA Executive Director Rachel Ligtenberg and a PDA Council representative on September 12 to discuss the August 27 MHC meeting conversation.

Public Comment: Heather Pihl.

091025.5 REPORTS OF THE STANDING COMMITTEES

Use Review Committee: No report.

Design Review Committee: No report.

091025.6 REPORT OF THE SPECIAL COMMITTEE

Guideline Review Committee: two committee meetings are scheduled – Thursday September 25 and Wednesday October 29; Guideline Review Committee members are Grace Leong, Jon Cracolici, Golnaz Mohammadi, and Mark Childs – there is room for additional members.

091025.7 NEW BUSINESS

Public Comment: Joan Paulson, Heather Pihl, Bob Messina.

Quarterly item, PDA staff presentation of information and updates: presented by Zack Cook and Katie Trent. Design Advisory Group is actively under way. Historical Commissioner Mark C. Childs participates and will recuse himself from future proposals as needed. PDA will be seeking early guidance from the commission regarding MarketFront Suite F design, Pike St Hill Climb activation, Post Alley seating concepts, MarketFront seating concepts, and the North Arcade slabs. Forthcoming applications for Preliminary Certificate of Approval are the Soames Dunn courtyard and Place Pigalle rooftop addition. Forthcoming applications for Use/Design are the Chef Steps space, Place Pigalle and Pink Door outdoor decks, and temporary pergola bench removal. Discussing ensued about the lack of timeliness of receiving application materials prior to MHC meetings, and of receiving applications prior to implementing projects.

Standing item, MHC coordination with PDA and community stakeholders: chair reported his attendance at a Constituency meeting as a member of the public.

Standing item, Discussion of public ways and amenities: No further discussion.

Recurring item, Commission work group updates. No further updates.

Meeting adjourned at 5:41 p.m.

Submitted by:

Donna Hartmann-Miller

Administrative Support