



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 100/25

MEETING MINUTES

Date: Wednesday June 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.

Video recording of meeting available upon request.

Commissioners Present

Jonathan Cracolici, Chair

Grace Leong, Vice Chair

Sarah Baker

Mark C. Childs

Tom Graff

Lisa Martin

Golnaz Mohammadi

Elisa Oksner

Commissioners Absent

Samuel Farrazaino

Staff

Minh Chau Le, Coordinator

Donna Hartmann-Miller, Administrative Support

Jon Cracolici determined a quorum was present and called the meeting to order at 4:28pm.

061125.1 INFORMATIONAL BRIEFING

061125.11 MarketFront North

1901 Western Ave Suite F, MarketFront Building
Zack Cook and Bob Beckstrom, PDA

Preliminary information about the activation and design of Suite F, a vacant space located along the western side of the Market and its newly established pedestrian connections to the Seattle waterfront area. Presentation of potential concepts for use and design of the space and solicitation of commission input to inform further planning.

Lisa Martin joined meeting at 4:33 p.m.

Presentation: Zack Cook and Bob Beckstrom provided an overview of the history of the space, its advantages and challenges, the food hall concept, and business incubator goals. They presented a site plan; floor plan; existing condition photos; food counter conceptual renderings; the design and construction timeline aiming for implementation before summer 2026.

Public Comment: Joan Paulson; Gina Karaba.

Commission Discussion: Temporary duration suggested; questions about the timeline for determining specific uses and who will be involved in decisions; discussion of similar food hall spaces such as Spice Bridge; discussion of the success rate of incubator graduates; discussion of the layout of the space and its amenities, such as restrooms; reiteration that MHC approval will be needed for future changes; reiteration that the kitchen amenities such as venting are very important; discussion on whether a social service provider is a potential use of the space.

061125.2 APPLICATION FOR CERTIFICATE OF APPROVAL – USE

061125.21 Riccio's Sausage Company
1511 Pike Pl, Fairley Building
Applicant: Stanislao Riccio, Business Owner
Property Owner: Shannon Hilliard, PDA

Proposal for a new business specializing in the sale of handmade sausage and charcuterie, and prepared menu items featuring these products. To be operated by Riccio's Sausage Company LLC owned by Stanislao Riccio (100%).

Staff Report: Staff provided exhibits related to the proposal: site plan; applicant's statement; sample menus; documentation of LLC. Relevant guidelines cited: 2.5.1(a), 2.5.1(c), 2.5.1(e); 2.6, 2.7; Use Review Committee recommendation is to approve.

URC: Appreciated the application, how it resembles past use and uses locally raised animals.

Applicant Presentation & Comment: Stanislao Riccio presented the proposal for the business featuring fresh and locally-focused meats and related products.

Property Owner Comment: Supportive of application.

Public Comment: Austin Crowley.

Commission Questions: Confirmation of details about value-added products, on-premises dining, hours of operation, location of the production facility.

Commission Discussion: Application is of good quality.

Grace Leong moved to adopt a resolution approving the application as presented which includes the display presentation, items in the staff report, and the verbal presentation and discussion; citing guidelines 2.5, in particular 2.5(a), (c), and (e), 2.6, and 2.7; the approval would also allow for the extension of the requested hours of 10am to 7pm; seconded by Jon Cracolici.

Vote: 8:0:0 Motion carried.

061125.3 APPROVAL OF MINUTES

Minutes of November 13, 2024: Jon Cracolici moved to adopt a resolution accepting the minutes as amended; seconded by Mark Childs.

Vote: 7:0:1 Motion carried. Tom Graff abstained.

Minutes of March 26, 2025: Jon Cracolici moved to approve a resolution accepting the minutes as amended; seconded by Mark Childs.

Vote: 7:0:1 Motion carried. Tom Graff abstained.

Minutes of May 14, 2025: Mark Childs made a motion to approve the minutes as amended; seconded by Grace Leong.

Vote: 7:0:1 Motion carried. Tom Graff abstained.

061125.4 REPORT OF THE STAFF

Staff provided updates on scheduling the next executive session requested by the commission, status of recruitment and confirmation of new commissioners, confirmation that to use application had been received for the Pike Place street closure.

061125.5 REPORT OF THE CHAIR

Chair reported on pursuing use of the Zoom meeting platform and information about the missing Virginia Inn historic sign.

061125.6 REPORTS OF THE STANDING COMMITTEES

Use Review Committee: Nothing to report
Design Review Committee: Nothing to report

061125.7 REPORT OF THE SPECIAL COMMITTEE

Art & Cultural Artifacts Guideline Review Committee: Commissioners provided a summary of the June 3, 2025 special meeting and proposed to approve draft guideline revisions at the next MHC meeting. Once approved, the draft would advance to Law Department for further review.

061125.8 NEW BUSINESS

Public Comment: Austin Crowley; Joan Paulson.

Standing item: MHC coordination with PDA and community stakeholders. Jon Cracolici will communicate with the PDA regarding the pilot street closure of Pike Pl. Commission considered discussing issues related to in-kind repair in a future executive session. Commission discussed status of the historic sign removed from the Virginia Inn. Commission discussed request from Parks for a modification of the approved design for the skate deterrents.

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

Recurring item: Commission work group updates. No updates.

Meeting adjourned at 5:44 p.m.

Submitted by:

Donna Hartmann-Miller

Administrative Support