



The City of Seattle

# Pike Place Market Historical Commission

Mailing Address: PO Box 94649 Seattle WA 98124-4649  
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## MINUTES

MHC 146/08

Wednesday, October 8, 2008

4:30 p.m.

PDA Meeting Room, 85 Pike Street, Room 500

## COMMISSIONERS

Howard Aller, Vice Chair

Valerie Bystrom

Joanne Herron

Karin Link, Chair

Sara Patton

Alex Rolluda

Allyn Stellmacher

## STAFF

Heather McAuliffe

Melinda Bloom

## Absent:

Marilyn Bierman

Spencer Howard

Sharron Shinbo

Susan Lane

Susan Zuege

Chair Karin Link called the meeting to order at 4:30 p.m.

## **100808.1 APPLICATIONS FOR CERTIFICATES OF USE APPROVAL**

### 100808.11 Beecher's Handmade Cheese

1600 Pike Place

Chris Birkeland

Staff Report: Heather McAuliffe explained the application for expansion of use for a business specializing in the manufacturing and sale of artisan quality cheese, cheese-related products and other locally produced cheese and complementary products per MHC 74/03. Expansion of use for the sale of Beecher's Handmade Cheese frozen line of products made from Beecher's cheese. She provided the relevant background. The space is Zone 2, street level, Food a-e and Retail a-d uses permitted; the former use was Food c, d & e; new use would be Food c; Beecher's frozen Mac & Cheese currently 3% of sales. Frozen line of products

made from Beecher's cheese projected to be 5-7% of sales; additional products would be similar, side dishes such as potatoes au gratin; products may increase in range, but the display space, currently two freezers (12 sq. feet) will not increase; and products are made offsite (but the cheese is made at the Pike Place Market store). Exhibits reviewed included MHC 74/03 and MHC 321/03. Guidelines that applied to this application included: 2.8.

URC Report: Ms. McAuliffe said that the Committee cited Guidelines 2.8.1 a, b and c and recommended approval.

Applicant Comment:

Chris Birkeland explained he was just clarifying the original agreement regarding "fresh cheese related" foods; they have been selling macaroni and cheese from day one and thought it was covered under their use permit.

Landlord Comment: There was no landlord comment.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Aller pointed out that at the Use Review Committee meeting it was determined that as the product line expands in the future as long as it consists of cheese made there in the store it will be okay. The key is that it is made with Beecher's cheese.

Mr. Birkeland noted that in potatoes au gratin there might be a little gruyere in it so it wouldn't be 100% Beecher's, but it is mostly Beecher's cheese.

Ms. Bystrom said the URC stressed the display space should remain tight in the 12 square foot floor space that will be taken up by the freezers; the products may vary but they won't take up the whole store.

Mr. Aller made a motion to adopt a resolution to approve the application as presented.

MM/SC/HA/AR                      7:0:0   Motion approved.

100808.12      Cedar River Group, LLC (former Washington Wine Commission office)  
93 Pike Street #315, Corner Market  
Thomas Byers

Staff Report: Ms. McAuliffe explained the application for change of use for a business specializing in public policy consulting in the areas of housing and community development, education and environmental preservation. She provided

the relevant background. The space is Zone 2, above street level, all uses permitted; former use was Other Uses b; new use would be Other Uses b; space is 2024 square feet; proposed ownership structure: LLC. Kathy Scanlan, John Howell and J. Thomas Byers are all partners; and all three operate the business. Exhibits reviewed included a site plan, written description of ownership interest and role in the business operation, and application for City of Seattle business license. Guidelines that applied to this application included 2.1, 2.4, 2.5, and 2.7.

URC Report: Ms. McAuliffe said that the Committee cited Guidelines 2.1, 2.4 Zone 2, 2.5.5 and 2.7.1 and recommended approval. Applicant needs to provide information on any financial affiliations the owners have with another existing business.

Applicant Comment:

Thomas Byers stated they are thrilled to be located in the Market and share the same values. They have done a lot of work in farmland preservation and feel right at home there. He confirmed that he and the other owners do not have a financial affiliation.

Landlord Comment: Matt Holland from the PDA noted the square footage difference has been resolved; there was a difference of 30 square feet from the previous tenant. He stated it has been reviewed and the difference was due to improper space planning but it had been corrected to show the gain in 30 square feet.

Commission Discussion:

Mr. Aller asked if there was documentation of the partners' lack of affiliation with other businesses.

Ms. McAuliffe stated she asked the applicant; there was no other affiliation.

Ms. Patton made a motion to adopt a resolution to approve the application as presented.

MM/SC/SP/VB 7:0:0 Motion approved.

**100808.2 APPLICATIONS FOR CERTIFICATES OF DESIGN APPROVAL \***

100808.21 U.S. Bank  
1525 First Avenue, First & Pine Building  
Herbert Gabales

Revised design for new ATM approved per MHC 95/08 and MHC 96/08.

Withdrawn by the landlord.

**100808.3 APPLICATIONS FOR CERTIFICATES OF USE/DESIGN APPROVAL**

100808.31 Butterworth Building  
1921 First Avenue  
Patrick McAleese

**Use:** Establish use for a 2,910 square foot residential rooftop unit. **Design:** Design of rooftop unit; seismically upgrade building; install elevator/related changes to interior design.

Postponed by the applicant.

**100808.4 APPROVAL OF MINUTES:**

September 10, 2008  
MM/SC/KL/AS 7:0:0 Minutes approved amended.

**100808.5 REPORT OF THE CHAIR**

**100808.6 REPORT OF STANDING COMMITTEES**

**100808.7 STAFF REPORT**

Ms. McAuliffe explained that U. S. Bank application for revising their design for moving the ATM has been withdrawn by the applicant. The previous design, which had been approved, is not going forward.

Ms. McAuliffe explained the Butterworth Building application has been postponed. The applicant has changed architects and at the DRC the new architect was not there. The new architect has asked that they get more organized before they come back before the Commission.

Ms. McAuliffe noted there would be a briefing at the October 22, 2008 meeting about Homeless Place of Remembrance design options.

Ms. Bystrom stated the Use Committee had recommended approval of the Butterworth application and asked if it was contingent on design. Ms. McAuliffe agreed and stated that both elements, Use application and Design, would be coming back.

Ms. Patton said the Friends of the Market rally was a big success. They were close to raising all the money needed for the campaign.

**100808.8      NEW BUSINESS**

4:50 p.m.      The meeting was adjourned.

Issued: October 22, 2008

Heather McAuliffe  
Commission Coordinator