



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

MINUTES

MHC 23/18

Wednesday, February 14, 2018

4:30 p.m.

PDA Meeting Room, 93 Pike Street, Room 317

COMMISSIONERS

Frank Albanese

Sam Farrazaino

Murad Habibi

Bob Hale

John Ogliore

Lauren Rudeck

Jerrold Stafford

Christine Vaughan, Chair

Staff

Heather McAuliffe

Melinda Bloom

Absent

Michael Hammond

Rachael Kitagawa

Anais Winant

Chair Christine Vaughan determined that a quorum was present and called the meeting to order at 4:30 pm.

She reminded Commission members to announce any conflict of interest or ex parte communication prior to review of applications.

021418.1 APPLICATIONS FOR CERTIFICATES OF USE APPROVAL

021418.11 Joe Chocolates

1606 Pike Place, Seattle Garden Center (currently Local Color)

Sam Tanner

Messrs. Albanese and Stafford recused themselves and left the room.

Staff Report: Ms. McAuliffe explained the application for change of use for a business specializing in sales and crafting of chocolate and coffee, offering a limited menu.

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Business to include the sale of shirts, hats and aprons. She said the space is located in Zone 2, street level, Food a-e and Retail a-d uses permitted. Former use was Food e and Retail c & e. New use would be Food c & e and Retail e. Space is 1425 square feet. Proposed ownership structure: LLC. There is one owner of the LLC, Joe Chocolates Company, which owns 100% of the LLC. Sam Tanner and Peter Keckemet each own 50% of the Joe Chocolates Company. Owner financial affiliations: None. Owner operator: Both owners will be onsite daily operating the business. Business hours: 8 a.m. to 7 p.m., seven days a week. Exhibits reviewed included site plan, written description of ownership interest and role in the business operation, Exhibit A – members, Joe Chocolates PPM LLC, additional written ownership information, and sample menu. Guidelines that applied to this application included 2.1, 2.4, 2.5, 2.6, and 2.7.

URC Report: Ms. McAuliffe said the Committee cited 2.1.3, 2.1.4, 2.4, 2.5.1 c & e, 2.5.4 e, 2.6, 2.7.1, 2.7.2 a & c and recommended to approve, with limitation to 10% of non-food items.

Applicant Comment:

Sam Tanner explained the intent to take over Local Color's space. He told the story of the company and how it started. He said the business will be a combination of chocolate production space and coffee shop. He said everything is made from scratch and the business is a good example of "Meet the Producer".

Pete Keckemet explained they are long time partners/friends and they are happy to be part of the Market.

Landlord Comment:

Ellen Garber, 2110 LLC, supported the application.

Public Comment:

Sydne Albanese, Local Color owner, said it has been an amazing 15-year journey and she supported the application.

Angela Jonas, Local Color, said it has been an amazing experience and it is time to retire. She said they are excited to pass the business on to enthusiastic entrepreneurs.

Ms. McAuliffe read two letters of opposition, one from Betty Halfon of Sweeties, and one from Erin Andrews of Indie Chocolate. Each spoke of over-proliferation.

Commission Discussion:

Mr. Ogliore cited 2.2.2 and said that web sales are OK and noted that other businesses sell to stores, etc. He said they have no other brick and mortar sites.

He cited 2.7.2 and said that Joe differentiates the business from others. He said it meets the Guidelines.

Mr. Hammond said the other chocolate businesses are sufficiently spread out and there is no direct competition.

Ms. Rudeck said it is different chocolate from others – it is mixed with coffee.

Mr. Hale said the menu has more coffee than chocolate. He said it is different from others; they offer bulk chocolate and chocolate drinks.

Action: Mr. Ogliore made a motion to adopt a resolution approving the application as presented.

MM/SC/JO/MIH 6:0:2 Motion carried. Messrs. Albanese and Stafford recused themselves.

021418.2 APPLICATIONS FOR CERTIFICATES OF DESIGN APPROVAL

021418.21 Old Stove Brewery
1901 Western Avenue #A, MarketFront
Chris Moore

Staff Report: Ms. McAuliffe explained the application to relocate one sign approved per MHC 83/17. She noted that the sign will have neon added to the back of it. Exhibits reviewed included a rendering, elevation, sign details, method of attachment, and photo. Guidelines that applied to this application included 3.1 and 3.6.

DRC Report: Ms. McAuliffe said the Committee cited 3.1, 3.6.1, 3.6.2, and 3.6.3 and recommended to approve.

Applicant Comment:

Chris Moore, owner, noted the sign had been vandalized; they determined a better location for it and moved it over. He said they put the beer sign perpendicular to the beam.

Greg Bjarko explained the siting and indicated such on the plan and photos. He said it is the same sign as approved, they are turning it into two-sided and hanging it differently.

Landlord Comment:

Matt Holland, PDA, said it is a cleaner installation and is fine as proposed.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said DRC had no problem with what was proposed and said there are practical reasons to relocate the signs.

Action: Mr. Stafford made a motion to adopt a resolution approving the application as presented.

MM/SC/JS/FA 8:0:0 Motion carried.

021418.22 Butterworth Building
1921 First Avenue
Karen McAleese

Staff Report: Ms. McAuliffe explained the application for proposed exterior painting. She noted that the Commission previously approved painting the façade a cream color, but the approval had expired. Exhibits reviewed included historic & contemporary photos, elevations, color samples. Guidelines that applied to this application included 3.1, 3.2, and 3.4.

DRC Report: Ms. McAuliffe said the Committee cited 3.1, 3.2.3, 3.4.1 d and recommended to approve, with actual color samples and photos of areas painted on rear façade.

Applicant Comment:

Karen McAleese, owner, explained they covered the red color on Post Alley; originally it was a lighter gray. She said the first two levels are concrete. She said they have moved back to original colors to keep it as historically true as possible and noted that the brick part on the front had been painted. She said they will make the window frames darker. She said the graffiti at the top of the building has been done several times and she noted it is expensive to clean / repaint.

Public Comment: There was no public comment.

Commission Discussion:

Mr. Hale said originally the building was painted white; DRC had no problem with the application and noted it was just a renewal of an expired application.

Mr. Albanese asked about the front of the building.

Ms. McAleese said the sandstone won't be painted. She said the brick on the back of the building won't be painted.

Action: Mr. Albanese made a motion to adopt a resolution approving the application as presented.

MM/SC/FA/LR 8:0:0 Motion carried.

021418.3 COMMISSION BRIEFING

021418.31 Traffic conductor/art history presentation Buster Simpson

Briefing on proposed temporary traffic conductor at Western & Virginia; photo presentation on the history of Buster Simpson's artwork in the Pike Place Market Historical District.

PowerPoint in DON file.

Buster Simpson provided the history of his artwork in the district. He explained that a temporary traffic conductor could alleviate the traffic snarl at Western and Virginia and noted where this has been done successfully. He noted the cherry tree which became an element in the children's play area that was a rallying point around displacement of people. He reported that an artist was carving into the tree was arrested; he was bailed out by Victor Steinbrueck. He showed photo of floor joist from demolished hotel; it was at the Inn at the Market as a tribute to something that was here before. He noted art pieces made from tree and sound recording of tree. He said he wants the Cherry Tree replaced but the property owner is not interested in doing that.

He noted art projects he had created:

- Plywood sails that move when wind blows and knocked bottles over.
- Puzzles on ceiling in tavern.
- Bottle trap behind Pine Tavern; they put Vaseline on crowbars to deter vandalism. He said in 1985 bottles were recycled and they made about \$90.00 for the clinic.
- Solar clothes dryer installation 1978.
- Mud flap sign; still at clinic
- Hand rail which for a while had braille message
- Mop tub planters – ad hoc'ism instead of Home Depot – they did with what they had.
- Self-watering vertical landscape.
- VI bench.
- SROs – bedframes were bent and became tree guards; he said they will offer one free of charge in exchange for a Cherry Tree.
- Crutches from broken tree limbs.

He noted the story-telling aspect of art.

Public Comment:

Bob Messina said he likes the public bathroom signs with stick figures and noted they are entertaining. He noted the timeliness. He wondered how much of lore gets recognized.

Mr. Simpson said when it floats, it floats.

Mr. Ogliore said he was concerned about viability of conductor but noted it is a troubled spot.

Mr. Simpson said that symbols should be legible to drivers. He said traffic cops hated being there; no one would listen to them. He said maybe if cops went to drama school and dressed up, people would pay attention.

Ms. McAuliffe asked if he has talked with SDOT.

Mr. Simpson said he talked to (Councilmember) Sally Bagshaw and she is in favor. He said the Battery Street tunnel should not be filled in; it should be saved and re-appropriated for civic use.

Paul Dunn suggested bocce courts.

021418.4 APPROVAL OF MINUTES:

January 10, 2018

MM/SC/ 5:0:3 Minutes approved. Messrs. Hale, Farrazaino, and Stafford abstained.

January 24, 2018

MM/SC/ 6:0:2 Minutes approved. Messrs. Stafford and Hale abstained.

021418.5 REPORT OF THE CHAIR

Ms. Vaughan said the Commission met with Ben Franz-Knight last summer about cutting down on retroactive applications; he said he would come before the Commission regularly. She said the same invitation should be extended to Mary.

021418.6 REPORT OF STANDING COMMITTEES:

Mr. Hale summarized the February 7 DRC briefing by the Victor Steinbrueck Park design team.

021418.7 STAFF REPORT

Ms. McAuliffe noted she would be out the next week and there would be no meeting on February 28. She said the next URC/DRC will be on March 7. At the March 14 meeting there will be a briefing by Native artist Marvin Oliver, who designed the totem poles at Victor Steinbrueck Park. She learned that the totem poles will be restored in place by the Office of Arts and Cultural Affairs.

Mr. Hale said it is an onerous process.

Ms. McAuliffe said Peter Steinbrueck reviewed the northwest corner council table placement and said the partial wall to be constructed at the south side would make that area feel more like a room. The extended paving in the area will be special paving.

Ms. Vaughan asked about Allied Arts position.

Ms. McAuliffe said she had not received any candidates yet.

021418.8 NEW BUSINESS

Sara Patton, representing Friends of the Market, reported that the organization supports return to original design of Victor Steinbrueck Park. She was glad for the effort to create a children's play area. She noted the disruption of the southwest gathering place. She noted the Council table at the northwest corner. If that is to replace the gathering place it will need cover; she noted view obstruction issues. She said to think about it because the southwest quiet corner will be lost.

Respectfully submitted,

Heather McAuliffe
Commission Coordinator