



The City of Seattle

Pike Place Market Historical Commission

Mailing Address: PO Box 94649 Seattle WA 98124-4649
Street Address: 700 5th Ave Suite 1700

MINUTES

Wednesday, January 23, 2008

4:30 p.m.

PDA Meeting Room, 85 Pike Street, Room 500

MHC 16/08

COMMISSIONERS

Joanne Herron

Howard Aller, Vice Chair

Karin Link, Chair

Alfred Collins

Valerie Bystrom

Kamyar Khoshdel

Susan Lane, Chair

Alex Rolluda

Sara Patton

Spencer Howard

STAFF

Heather McAuliffe

Melinda Bloom

Absent:

Marilyn Bierman

Allyn Stellmacher

Chair Karin Link called the meeting to order at 4:35 p.m.

012308.1 APPLICATIONS FOR CERTIFICATES OF DESIGN APPROVAL

- 012308.11 Pike Market Medical Clinic
1930 Post Alley, Livingston/Baker Building
Puget Sound Neighborhood Health Center

Application: Changes to First Avenue, Virginia Street and Post Alley entrances; changes to interior corridors from First Avenue and Virginia Street; changes to clinic windows facing Virginia Street. (Postponed from January 9, 2008)

Staff Report: Heather McAuliffe presented verbal and written background information on the application. She distributed plans, photos, renderings and

color/material samples for the Commission's review. The relevant guidelines were 3.1, 3.2, 3.4, 3.5, 3.6 and 3.9.

Alex Rolluda arrived at 4:37 p.m.

Sara Patton arrived at 4:41 p.m

Design Review Committee Report: Heather McAuliffe read off the items that were reviewed by the Committee, cited the guidelines and how they were applied:

First Avenue Entrance

Repair missing, broken and loose tiles in apron and sidewalk of entrance **3.1.1, 3.9.5, 3.9.6**

Repaint the outside entrance and hallway **3.1.1, 3.2.11, 3.4.2 a**

Replace flooring in hallway **3.2,12**

New lettering on entry door **3.6.1, 3.6.2, 3,6,3**

Replace pendant lights in hallway **3.5.1, 3.5.3**

Install new signage to direct visitors to elevator **3.6.1, 3.6.2, 3.6.3**

Install security gate near elevator **3.4.1 d**

Install art work in hallway **3.1**

New blade sign **3.6.1, 3.6.2, 3.6.3**

Post Alley Entrance

New lettering on glass door **3.6.1, 3.6.2, 3.6.3**

Repaint entry **3.4.1 c**

Replace exterior light fixture **3.5.1**

Virginia Street – exterior windows of clinic

Replace glass in three painted over windows **3.1, 3.2.6**

Remove security grills from three windows **3.1**

Middle entrance (former Senior Center entrance):

Replace door in old Senior Center entrance (**Discuss**)

Install dropped ceiling with acoustical tile in corridor to reception

3.2.15 – exception should be made

Install tile floor in alcove and apply textured cement finish to walls

3.4.1 c, 3.2.3

Install two light fixtures **3.5.1**

Install security door at alcove entrance to match post alley security doors **3.4.1 d**

Relocated existing blade sign **3.6.1, 3.6.2, 3.6.3**

Entrance at base of Virginia Street stairwell:

Install half gate at top of stairwell to match Post Alley security doors **3.4.1 d**

Remove louver in side lite and replace with glazing **3.1**

Repaint entrance at foot of stairwell **3.4.1 c**

Ms. McAuliffe stated that the DRC recommended approval, and had requested some additional exhibits from the applicant, which were distributed during the staff report.

Applicant/Landlord Comment: Des Skubi presented on behalf of the Pike Place Medical Clinic. He explained that an additional sign will go above the control panel by the elevator; he said he didn't have a good photo of the area because it was so dark. Ms. McAuliffe said the Commission would determine if it had enough information to make a decision. If not, a photo might be necessary.

Mr. Skubi provided some additional information about the clinic's request to install a dropped ceiling in the hallway from the former Senior Center entrance. He explained that there is more mechanical equipment and plumbing fixtures in the ceiling that they want to cover up.

Mr. Skubi showed the location of the gate on the plans in relation to the stairwell on the NE corner. Ms. McAuliffe said the Committee recommended an exception to the guideline that discourages security gates.

Mr. Skubi said that there is tile missing from the sidewalk at the First Avenue entrance that will be replaced with tiles salvaged from Virginia Inn. Regarding the proposed blade sign at this entrance, the current bracket will be re-used and he will just add a new sign. He will replace the lettering on the entry door to look nicer and the doorway will be repainted in the same color. The new sign at the end of the hall will go jut above the metal plate on the wall. He described the changes to lighting, painting and signage inside the hallway. He clarified that the existing murals in the hallway would be painted over.

Cecilia Hall from the PDA said the project has her full support.

Commission Discussion:

Ms. Link asked how far into the building does the tile go.

Mr. Skubi said that it goes three feet inside the entrance but is in good shape and will remain.

Ms. Link asked about the proposed artwork for the hallway. Mr. Skubi said the artwork will be framed Pike Place Market posters.

Howard Aller said he has had problems with the elevator in the past and that the clinic has it turned off at times. He expressed concerns about the gate.

Mr. Skubi said the elevator is old and broken down and will be completely renovated as part of this project. If clinic is closed the elevator will be off and the security gate will be closed only after hours.

Mr. Stellmacher asked if the gate would remain open during business hours. Mr. Skubi said that during the day the gate will fold back up against the wall.

Ms. Bystrom asked about the different brackets for the blade signs. Mr. Skubi clarified that they are just replacing the signs, not the brackets.

The Commission asked for more information about the proposed changes at the Post Alley and Virginia entrances. Mr. Skubi went through the list of changes at these entrances.

Mr. Rolluda said that there was some discussion at the Design Review Committee meeting about the proposal to add ceiling tile in the corridor from the Virginia Street middle entrance, but that the Committee thought an exception to Guideline 3.2.15 should be made because of the nature of the tenant, a clinic.

Action: Alfred Collins moved to adopt a resolution approving the application as presented.

MM/SC/AC/KK 7/0/2 Motion carried. Mr. Rolluda and Mr. Aller abstained.

012308.2 APPROVAL OF MINUTES: January 9, 2008

MM/SC/AC/KL 7/0/2 Mr. Rolluda and Mr. Howard abstained.

012308.3 REPORT OF THE CHAIR: There was no report.

012308.4 REPORT OF STANDING COMMITTEES:

012308.5 STAFF REPORT

012308.6 NEW BUSINESS

Meeting adjourned at 5:30 p.m.

Issued: February 27, 2008

Heather McAuliffe
Commission Coordinator