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Adaptive use: the  
evaluation of historic  
urban marketplaces.



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ADAPTIVE USE: THE EVALUATION OF  
HISTORIC URBAN MARKETPLACES

By

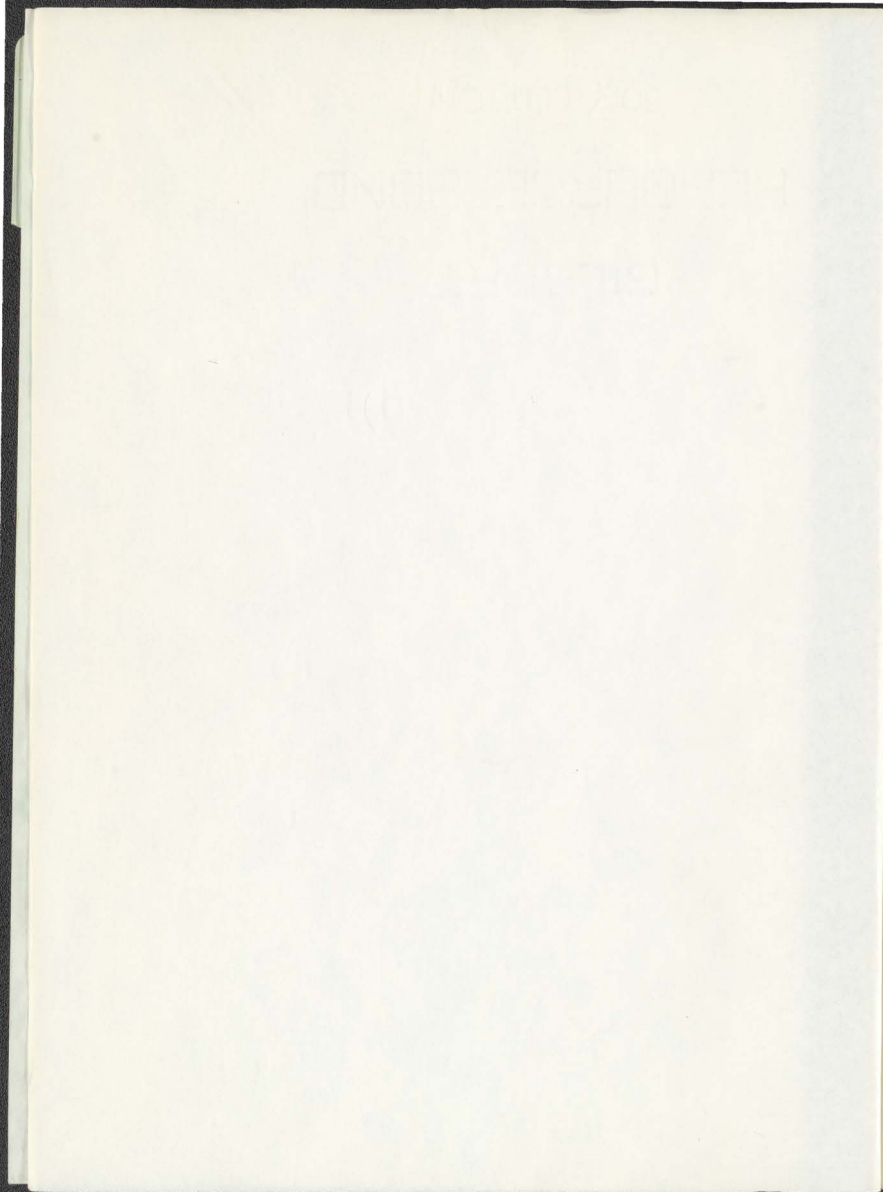
YVES ANDRÉOUCHE BOITE

A THESIS

Presented to the Interdisciplinary Studies Program:  
(Historic Preservation)  
and the Graduate School of the University of Oregon  
in partial fulfillment of the requirements  
for the degree of  
Master of Science

December 1981

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ADAPTIVE USE: THE EVALUATION OF  
HISTORIC URBAN MARKETPLACES

Approved: *Arthur H. Hawn*

by

Paul Anderson Holtz

A THESIS

Presented to the Interdisciplinary Studies Program:  
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HISTORIC URBAN MARKETS  
ADAPTIVE USE: THE EVALUATION OF

by  
Paul Anderson Solis

A THESIS

Presented to the Interdisciplinary Studies Program,  
Historic Preservation  
and the Graduate School of the University of Oregon  
in partial fulfillment of the requirements  
for the degree of  
Master of Science

December 1983



*Robert H. Brown*

Answered

June 2, 1888

Dear Sir:

I have just received your letter of the 29th inst. and in reply to inform you that the same has been forwarded to the proper authorities for their consideration. I am sorry that I cannot give you a more definite answer at this time, but I will be glad to hear from you again should you have any further information to give.



## An Abstract of the Thesis of

Paul Anderson Holtz for the degree of Master of Science  
in the Interdisciplinary Studies Program: Historic  
Preservation to be taken December 1983

Title: ADAPTIVE USE: THE EVALUATION OF HISTORIC URBAN

DATE OF MARKETPLACES

Approved:

*Arthur W. Hawn*  
Arthur W. Hawn

This is a study on adaptive use both as a concept and as a functioning form of architectural practice. The primary vehicle for the discussion of adaptive use has been the historic urban marketplace. Of the markets selected for discussion, the Faneuil Hall Markets of Boston, Massachusetts and the Pike Place Markets of Seattle, Washington have been emphasized.

The analysis of the historic urban marketplace was directed toward three primary concerns; societal (community needs), operational (function), and architectural (physical elements). The investigation utilized both primary and secondary information. Data was obtained from existing literature sources as well as from visiting the actual market sites. The study determined that it is possible for adaptive use projects to be accomplished with respect for the historic fabric of the market and its facilities.

An Abstract of the Thesis of  
 Paul Anderson Hoyle for the degree of Master of Science  
 in the Interdisciplinary Studies Program: Historic  
 Preservation to be taken December 1983  
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 MARKETPLACES

Approved: *Arthur V. Davis*  
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## CHAPTER I

## INTRODUCTION

Only recently has preservation of the built environment become an accepted objective in planning and design in this nation. In the past the value of an older building was commonly overlooked. There existed an attitude which placed value on an older property primarily for its new development capability. Periods of economic prosperity and an apparent unlimited supply of natural resources helped to further this attitude. Society recognized only the most obvious instances of historically significant structures. Those functionally intact older buildings lacking historical significance appear to have been discarded because they were thought unattractive and beyond any real usefulness. Older buildings were seen as barriers actually inhibiting revitalization efforts. Statistics on the exact numbers of buildings lost are incomplete. One indication of the extent of this loss is demonstrated by the federal government's Historical American Building Survey. Of the twelve thousand buildings listed, over fifty percent were razed between the years 1933 and 1970.<sup>1</sup> The practices of urban renewal also led to the destruction of a significant portion of our physical urban environment. This widespread destruction has resulted in a dramatic aesthetic loss to our society.



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Ever since the late 1960s, there has been a gradual but dramatic turnaround in this country centered around historic preservation and the use of existing structures. Urban renewal is no longer exclusively associated with the clearance of inner city decay but is also very much involved with the renovation and revitalization of existing districts and neighborhoods. The very same buildings, those spared from an earlier demolition, that were deemed a burden yesterday now take on a new meaning. From a study prepared for the National Endowment for the Arts, Federal Architecture: Adaptive Use Facilities, came the following:

In the United States, what once seemed an endless supply of land and other resources discouraged any sustained interest in adapting old sound structures for contemporary needs. Conscious application of this technique was limited to a handful of architects and decision makers, to admirers of aging architectural gems and to the poor who adapted from necessity. Since the late 1960s, however, economic and social forces have made adaptive use of existing structures an increasingly promising alternative to new construction.<sup>2</sup>

Currently these historic structures are proving to be the key to urban recovery and the source for establishing economic growth. One form of historic preservation, adaptive use, has in particular experienced an enormous wave of support. Providing a building with some degree of change or conversion in order to prolong its usefulness, is the fundamental basis of adaptive use. While a complete restoration of a given structure may serve to further the cause of historic preserva-

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Currently these historic structures are proving to be the key to urban recovery and the source for establishing economic growth. One form of historic preservation, adaptive use, has in particular experienced an enormous wave of support. Providing a building with some degree of change or conversion in order to prolong its usefulness, is the fundamental basis of adaptive use. While a complete restoration of a given structure may serve to further the cause of historic preser-



tion, this action is rarely practical and even less frequently justifiable. It is not enough to merely save a building. A strategy must be simultaneously devised providing a given structure a useful and viable function as well.

It can be easily demonstrated that adaptive use serves a vital function in this country. Unfortunately, a large share of the adaptive use practiced today fails to adequately respect the integrity of the historic buildings. There is the potential for adaptive use to become more united with and sympathetic to historic preservation. Recognition of basic principles could serve designers and planners to more effectively realize the values of preservation. The guidelines suggested by this study could be in general terms providing for this need.

The author has structured the main body of this thesis around adaptive use as a form of architectural preservation. Historic urban markets were selected to be the subject of emphasis. The historic urban market was chosen for several reasons including the author's previous familiarity and special interest with the topic. The market was also selected for its many inherent qualities and wide ranging concerns which directly center around historic preservation. The discussion has been directed around the following primary concerns: the architectural or physical changes, the operational or functional changes, and finally the societal impact as it relates to the community needs. Within these areas arise questions involving the meaning and application of

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such things as sympathetic treatment, sensitivity, respect, and integrity. This study recognizes the viability of adaptive use and offers to make it a more effective means of preserving our cultural heritage.

#### Adaptive Use (as defined by the Secretary)

- 1) the set of procedures which, structurally sound buildings are developed for a different or other use;
- 2) the set of procedures whereby buildings are simply modified to meet different or other uses. (This application of adaptive use is also referred to as "continued use.")<sup>2</sup>

It is in the second phase of adaptive use which will be emphasized throughout this study.

Before pursuing the study any further, it is necessary to establish some general working distinctions between the various aspects of architectural preservation.

The following definitions are taken from the Secretary of the Interior's Guidelines for Historic Preservation Projects. The definitions established by the Secretary in this document serve fairly well as a guide to the recognized standards in this country.

#### Preservation

the act or process of restoring or maintaining existing form, fabric, and structure, and the collection, recording, and interpretation of a site (included is initial stabilization work as well as ongoing maintenance of structures).



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(4)

The following are the main points of the study:

1. The study is based on the premise that the most effective way to preserve our cultural heritage is to use it in a way that is meaningful and relevant to the present.

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## CHAPTER II

## BACKGROUND INFORMATION: ADAPTIVE USE

Definitions

Adaptive Use (synonymous with adaptive reuse)

1) the act or process by which structurally sound buildings are developed for economically viable new uses.<sup>3</sup>

2) the act or process whereby buildings are simply modified to some degree to meet contemporary needs. (This application of adaptive use is also referred to as 'continued use.')

It is the second definition of adaptive use which will be emphasized throughout this study.

Before pursuing the topic of adaptive use further, it is necessary to establish some definitions making distinctions between the various aspects of architectural preservation.

The following definitions are taken from the Secretary of the Interior's Standards for Historic Preservation Projects. The definitions established by the U.S. Government in this document serve fairly universally as the recognized standards in this country.

## Preservation

the act or process of applying measures to sustain existing form, integrity, and material of a building or structure, and the existing form and vegetative cover of a site. (Included is initial stabilization work as well as ongoing maintenance of materials.)

CHAPTER II

BACKGROUND INFORMATION: ADAPTIVE USE

Definitions

Adaptive Use (synonymous with adaptive reuse)

1) the act or process by which structures which are no longer used for their original purpose are converted for economically viable new uses.

2) the act or process whereby buildings are altered or modified to meet changing needs. This application of adaptive use is also referred to as "conversion use."

It is the second definition of adaptive use which will

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Before pursuing the topic of adaptive use further, it is necessary to establish some definitions making distinctions between the various aspects of architectural preservation.

The following definitions are taken from the Secretary of the Interior's Standards for Historic Preservation Program. The definitions established by the U.S. Government in this document serve fairly universally as the recognized standards in this country.

Preservation

The act or process of applying measures to existing structures, interiors, and material of a building or structure, and the existing form and vegetative cover of a site, (including in certain establishments work as well as ongoing maintenance of materials.)

## Restoration

the act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

## Rehabilitation

the act or process of returning a property to a state of utility through the repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, and cultural values.

## Reconstruction

the act or process of reproducing by new construction the exact form and detail of a vanished building, structure, or object, or a part thereof, as it appeared at a specific period of time.

## Stabilization

the act or process of applying measures designed to reestablish a weather resistant enclosure and the structural stability of an unsafe or deteriorated property while maintaining the essential form as it exists at present.

Building materials. Architectural critic Sherban Cantacuzescu said of adaptive use: "It does not take long to see that in the recent past it has been more often than not substantially cheaper -- sometimes ridiculously so -- to convert than to build new. The economic argument for rehabilitation or conversion is indeed a very powerful one."

Another advantage to reusing a building concerns the expense of obtaining land. Maintaining an existing building saves on the increasingly high cost of purchasing land, especially undeveloped land. If demolition is necessary further expenses of up to ten percent of the total construction costs

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The act or process of applying measures designed to reestablish a weather resistant enclosure and the structural stability of an asset or deteriorated property while maintaining the essential form as it exists at present.



### Benefits

The advantages of adaptive use can be substantiated both in financial terms as well as through societal and aesthetic benefits. Sound older buildings are often relatively inexpensive to purchase. In many instances they may be acquired for little more than the cost of the land they rest on.

As adaptive use involves a great deal of rehabilitation, the emphasis of cost is directed toward intensive amounts of labor and away from the expenditures on materials. For a given expenditure of money, rehabilitation creates from two to five times as many jobs as new construction.<sup>5</sup> A comparison would also demonstrate rehabilitation to be less dependent on the soaring costs associated with building materials. Labor costs have increased in recent years but not as sharply as building materials. Architectural critic Sherban Cantacuz-zino said of adaptive use: "It does not take long to see that in the recent past it has been more often than not substantially cheaper -- sometimes ridiculously so -- to convert than to build new. The economic argument for rehabilitation or conversion is indeed a very powerful one."<sup>6</sup>

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## Benefits

The advantages of adaptive use can be summarized first in financial terms as well as through societal and economic benefits. Sound older buildings are often relatively inexpensive to purchase. In many instances they may be renovated for little more than the cost of the land they rest on. As adaptive use involves a great deal of rehabilitation, the emphasis of cost is directed toward intensive amounts of labor and away from the expenditures on materials. For a given expenditure of money, rehabilitation creates from two to five times as many jobs as new construction. A comparison would also demonstrate rehabilitation to be less dependent on the soaring costs associated with building materials. Labor costs have increased in recent years but not as sharply as building materials. Architectural critic Stephen Castleman also said of adaptive use: "It does not take long to see that in the recent past it has been more often than not substantially cheaper -- sometimes technically so -- to convert than to build new. The economic argument for rehabilitation or conversion is indeed a very powerful one."<sup>8</sup>

Another advantage to reusing a building concerns the expense of obtaining land. Maintaining an existing building saves on the increasingly high cost of purchasing land, especially undeveloped land. If demolition is necessary further expense of up to ten percent of the total construction costs

are typical.

Adaptive use projects can generally be completed over shorter periods of time. A rehabilitation will generally require far less time to complete than a comparable new construction. Occupancy well in advance of completion is also frequently associated with adaptive use projects while not with new construction.

The availability of tax advantages and low interest financing enhance the economic feasibility of adaptive use. Government at all levels has erased its adversary stance regarding older buildings and has in recent years made funds available to qualifying projects. For those buildings listed on the National Register of Historic Places, there is the opportunity for additional federal grants and tax incentives. Local governments commonly provide low interest loans and are beginning to emulate state and federal practices providing such benefits as frozen assessment values and accelerated depreciation. Unfortunately many of these opportunities have been substantially reduced under the recent Ragan Administration.

Additional arguments are derived from the societal and aesthetic benefits associated with adaptive use. Our architectural heritage is an important element in the fabric of our urban setting. Visually the presence of older buildings help to provide us with a physical sense of continuity. Building technologies and popular attitudes have undergone dramatic

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Adaptive use projects can generally be completed over shorter periods of time. A rehabilitation will generally require far less time to complete than a complete new construction. Occupancy will be advanced by completion in situations frequently associated with adaptive use projects with new construction.

The availability of tax advantages and low interest financing expands the economic feasibility of adaptive use. Government at all levels has expressed its advocacy status regarding other buildings and has in recent years made funds available to qualifying projects. For those buildings listed on the National Register of Historic Places, there is the opportunity for additional Federal grants and tax incentives. Local governments commonly provide low interest loans and are beginning to emulate state and Federal practices providing such benefits as frozen assessment values and accelerated depreciation.

Unfortunately many of these opportunities have been substantially reduced under the recent Reagan Administration.

Additional arguments are derived from the societal and aesthetic benefits associated with adaptive use. Our societal heritage is an important element in the fabric of our urban setting. Visually the presence of other buildings helps to provide us with a physical sense of continuity. Buildings technologies and popular attitudes have undergone dramatic

change over the years and our physical environment bears witness to this fact. Surprisingly few architectural examples from past generations actually remain. Therefore it is important that we more successfully incorporate our remaining architectural heritage into contemporary use.

Contemporary buildings have given today's cities an undistinctive and mass-produced character. Cultural diversity is hardly enhanced by such treatment. Characteristics of architecture including scale, use of materials, ornament, function, and design are often indistinguishable between new buildings. Standards of quality have also been compromised. The importance of these older structures in part relates to the contrast they provide our cities. The architectural diversity provided by these buildings help to also serve on a broader scale as a form of cultural diversity.

The intrinsic character of old buildings offers a quality rarely obtained from contemporary practices of construction. Amenities commonly associated with rehabilitated buildings include large windows, high ceilings, ornamental woodwork and hardware, wainscoting, large closet and storage spaces, and dramatic public spaces.<sup>7</sup> The distinction and character associated with many of these older structures is often immensely appealing to prospective tenants.

Energy conservation is also a societal benefit of adaptive use. Savings are realized both in the production of materials as well as on the expenditure of energy for the

change over the years and our physical environment bears witness to this fact. Historically few architectural examples from past generations actually remain. Therefore it is important that we more successfully incorporate our remaining architectural heritage into contemporary use.

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Energy conservation is also a societal benefit of adaptive use. Savings are realized both in the production of materials as well as on the expenditure of energy for the

construction processes. The savings of natural resources is further enhanced by a more efficient natural environmental control system. A recent federal adaptive-use study noted that "the thick walls which characterize older structures delay heat loss and gain and conserve energy more effectively than the glass curtain walls and highly fenestrated shells which enclose more modern structures."<sup>8</sup>

The application of adaptive use is not always suitable. Success cannot be guaranteed in either aesthetic or economic terms. Unsympathetic efforts have left many older buildings in a state which approaches the impact of a demolition. Insensitive or disrespectful adaptive use can take away the character and vitality of an older building. From a design standpoint, adaptive use is extremely demanding, possibly more complex than the design of a new structure. Unforeseen conditions and problems give this form of development an inherent degree of risk. On balance, however, adaptive use represents the potential to save part of the past while producing an economically satisfactory use.

Market places are sites with social, economic, cultural, political, and other referents, where buyers and sellers (or perhaps exchangers of other types) meet for the purpose of exchange.

In an attempt to avoid confusion, the use of the term market in this study will always be in reference to the activity unless otherwise qualified (i.e., Pike Place). The term marketplace will refer exclusively to the physical setting.



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Variations of Urban Markets

## CHAPTER III

## URBAN MARKET AS VEHICLE FOR ADAPTIVE USE

Definitions

The term market in our language is somewhat ambiguous as it can imply both an activity and or the physical setting for such an activity. The expression marketplace, on the other hand, refers exclusively to the physical setting.

The definition of market based upon the Oxford English Dictionary is "that exchange of goods or services at an appointed time or place, or the exposure of such items which exchange the intent." Encyclopedia Britannica furthers this definition by limiting it directly to commerce, "...goods are offered not as duty, or for prestige, or out of neighborly kindness but in order to acquire purchasing power." The Oxford definition of marketplace is "the place where a market is held, usually a square or wide open space in a town." According to economist Cyril B. Belshaw,

Market places are sites with social, economic, cultural, political, and other referents, where buyers and sellers (or perhaps exchangers of other types) meet for the purpose of exchange.<sup>9</sup>

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CHAPTER III

THE URBAN MARKET AS VEHICLE FOR ADAPTIVE USE

Definitions

The term market in our language is somewhat ambiguous as it can imply both an activity and or the physical setting for such an activity. The expression marketplace, on the other hand, refers exclusively to the physical setting.

The definition of market passed upon the Oxford English Dictionary is "that exchange of goods or services as an appointed time or place, or the exposure of such items which exchange the interest." Encyclopaedia Britannica further defines the term as "the place where a market is held, usually a square or wide open space in a town." according to economist Cyril B. Deane.

Market places are also with social, economic, cultural, political and other relations where buyers and sellers for various exchange of other (types) meet for the purpose of exchange.

In an attempt to avoid confusion, the use of the term market in this study will always be in reference to the activity unless otherwise qualified (i.e., Place Market). The term marketplace will refer exclusively to the physical setting.

Variations of Urban Markets

There are several different varieties of markets to be found in this country. One type is the municipal market which has the distinction of being fully owned or rented and operated by a local city or other governmental body. Municipal marketplaces have the setting of sites or buildings and are regulated under the authority of municipal supervision. Public markets are another category and differ in that they are not necessarily publically owned. Public markets are otherwise fundamentally structured the same as municipal markets but are typically owned at least in part by the private sector. Another variety of market is the farmer's market. The farmer's market is differentiated by the fact that a good percentage of the merchants are actually farmers or the producers themselves. Ownership of this type of market is again typically spread over both the public and private sector.<sup>10</sup> There has also been established most recently a further variety of market which stands apart from the other types. It is characterized by a situation in which merchandise is sold by retailers. It is set apart from a conventional shopping center as it is placed within the confines of a traditional market setting. The organization and operation of such a facility is generally entirely controlled by the private sector.

Variations of Market Types

There are several different varieties of markets to be found in this country. One type is the municipal market which has the distinction of being fully owned, managed and operated by a local city or other governmental body. Municipal marketplaces have the setting of sites or buildings and are regulated under the authority of municipal supervision. Public markets are another category and differ in that they are not necessarily publicly owned. Public markets are otherwise indiscriminately structured and named as municipal markets but are typically owned at least in part by the private sector. Another variety of market is the farmer's market. The farmer's market is distinguished by the fact that a good percentage of the merchants are actually farmers or the producers themselves. Ownership of this type of market is again typically spread over both the public and private sectors. There has also been established most recently a further variety of market which stands apart from the other types. It is characterized by a situation in which merchandise is sold by retailers. It is set apart from a conventional shopping center as it is placed within the confines of a traditional market setting. The organization and operation of such a facility is generally entirely controlled by the private sector.





Marketplace Forms

There are primarily three basic forms which characterize the marketplaces in this country. They include sheds, arcades, and streets.<sup>11</sup> Often as a market evolved over time, the form of the setting would similarly undergo an evolution or transformation. Most markets originally consisted of nothing more than a designated stretch of roadway or vacant parcel of land. Over the course of time, the need arose for the protection from weather and to meet this need simple but effective overhangs or sheds were often erected. In time many cities outgrew the need for merely a shelter from inclement weather and more dramatic building forms were realized - the arcade. Virtually all of the public markets in this country exhibit at least one or more of these forms. Some markets have retained a form which identifies the stages of evolution. Other markets do not exhibit this quality as they were probably entirely rebuilt. The Cleveland Arcade in Cleveland, Ohio is the largest market arcade in the United States.<sup>12</sup> It would almost appear to be a distant ancestor to the contemporary shopping center. It was comprehensively designed and provided with a sense of grandeur. The Pike Place Markets of Seattle, Washington illustrate a market whose evolution has been preserved. The form is almost piecemeal in fashion as it steps from shed to arcade all within the same structure. An additional variation of form is the result of a rehabilitation or adaptive use in which there was a conversion of an existing non-market structure or structures.



Marketplace Form

There are primarily three basic forms which characterize the marketplace in this country. They include sheds, arcades and streets.<sup>11</sup> Often as a market evolved over time, the form of the building would naturally undergo an evolution in order to meet the needs of the market. Most markets originally consisted of nothing more than a designated stretch of roadway or vacant parcel of land. Over the course of time, the need arose for the protection from weather and to meet this need simple but effective coverings or sheds were often erected. In time many cities across the need for merely a shelter from inclement weather and more dramatic building forms were realized - the arcades. Virtually all of the public markets in this country exhibit at least one or more of these forms. Some markets have retained a form which identifies the stages of evolution. Other markets do not exhibit this quality as they were probably entirely rebuilt. The Cleveland Arcade in Cleveland, Ohio is the largest arcade in the United States.<sup>12</sup> It would almost appear to be a distant ancestor to the contemporary shopping center. It was comprehensively designed and provided with a scope of grandeur. The First Place Market of Seattle, Washington illustrates a market whose evolution has been preserved. The form is almost identical in design as it steps through to include all elements of the same structure. An additional variation of form is the result of a rehabilitation or adaptive use in which there was a conversion of an existing non-market structure to structure.



### Historical Development

The background and development of the urban market in this country largely reflects the English system. The market was very much a part of virtually every community going back to colonial America. In the English tradition these market-places were often combined with meeting halls.

One of this country's earliest open-air markets was established in Boston in 1633. By 1690 many of the other major colonial towns, including Philadelphia, New York, Charles Town, S. C., and Newport, R. I., held weekly markets at a given time and place and under regulated conditions.<sup>13</sup>

These early markets were established for the same reason: the need to supply settlers with cheap and plentiful food. This underlying reason has also led to the creation of more recent markets throughout the U.S. According to Morris Sweet's History of Municipal Markets, the theory behind the market is the avoidance of the middleman. The middleman serves in an unnecessary capacity which results in inflated prices to the customers and small returns for the farmers. By providing these sanitary low rent facilities not only would the cities be encouraging the producers to sell directly, but would also be inviting outside retailers to counter with competitive prices of their own.

Moving from the earliest markets of the seventeenth century into the last century, there have been a number of

Historical Development

The background and development of the urban market in this country largely reflects the English system. The market was very much a part of circulating every commodity being dealt to colonial America. In the English tradition these market places were often combined with regular fairs.

One of this country's earliest open-air markets was established in Boston in 1633 - St. James' Market. Charles major colonial towns, including Philadelphia, New York, Charles Town, E. C., and Newport, E. I., held weekly markets at a given time and place and under regulated conditions.

These early markets were established for the same reasons. The need to supply markets with goods and finished food. This underlying reason has also led to the creation of more recent markets throughout the U. S. According to Morris Jones's History of American Markets, the theory behind the market is the abundance of the market. The standard service is an unnecessary specialty which results in inflated prices to the customer and still returns for the farmer. By providing these markets low cost facilities not only would the cities be encouraged, the producers to sell directly, but would also be having outside resistance to counter with cooperative places of their own.

Starting from the earliest markets of the seventeenth century into the last century, there have been a number of

significant events which have affected the prosperity of the markets in this country. The introduction of the truck made the rapid transport of goods vastly easier and more cost efficient. Unfortunately with the advent of the auto came the suburban flight which left the fate of the urban centers in question. Another significant influence has been the change brought on by war. The Second World War especially brought about a dramatic reduction in agricultural production as countless numbers of family-run operations were lost or abandoned. Industry held the potential for a higher wage and the hours were more favorable to those of a farmer. The Great Depression perhaps marked the peak of the markets as producers and the public alike were desparately dependent upon one another and the market to get them through a difficult time.

The most dramatic influence on the urban public market has been the arrival of the supermarket. For several decades the future of the market was in serious jeopardy as retailers had begun to draw away even the most regular market visitors. Times had changed and the convenience and price of the neighborhood store made the markets nearly obsolete. The past decade, however, has seen a tremendous resurgence of the market. People are once again making the marketplace a vital place to be. Not only is the market a source for inexpensive and quality goods, but it is also a social event for people to experience and enjoy. It is the less tangible qualities,

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 market. People are once again turning to the neighborhood as their  
 place to go. Not only is the market a source for convenience  
 and quality goods, but it is also a social event for people  
 to experience and enjoy. It is the last realistic possibility

those evoking all of the senses simultaneously, which cannot be duplicated in a grocery store or supermarket. These are the qualities which perhaps best define what a market is.

All of the markets in this country have in common the need for sympathetic planning and design. Regardless of whether a facility is publically or privately owned, in the configuration of a shed or an arcade, there will always exist the need to meet contemporary requirements through change - adaptive use. The respectful approach toward these changes is the basis for the development of the hypotheses for this study.

- evolution of the building as provided below:
- a. site and immediate surroundings
  - b. exterior architectural form, surfaces, finishes and details
  - c. circulation
  - d. spatial systems
  - e. structural systems
  - f. fenestration and related details
  - g. environmental control systems
  - h. interior surfaces, finishes, and details



those involving all of the sectors simultaneously, which cannot be duplicated in a grossly static or unbalanced. These are the qualities which perhaps best define what a market is. All of the markets in this country have in common the need for systematic planning and design. Decisions of whether a facility is publicly or privately owned, its configuration as a shed or an island, there will always be let the need to meet contemporary requirements through change - adaptive use. The respectful approach toward these changes is the basis for the development of the program for this study.

... THE EFFECT ...  
 ... ADJUSTMENT ...  
 ... BY ...  
 ...



### Statement of Hypotheses

In adaptive use projects of historic marketplaces it is possible to:

1. support regional and community needs
2. maintain a continuation of function which is sympathetic to the fabric of the market and its facilities.
3. maintain the historic integrity of the building fabric with necessary changes executed in a way that respects and supports that fabric.

A list of some architectural elements requiring sensitivity to the history and evolution of the building is provided below:

- a. site and immediate surroundings
- b. exterior architectural form, surfaces, finishes and details
- c. circulation
- d. spatial systems
- e. structural systems
- f. fenestration and related details
- g. environmental control systems
- h. interior surfaces, finishes, and details

#### Circulation

patterns of movement through a building both horizontal and vertical.

#### Spatial Systems

the basic plan of a building, the relationship and size of rooms, corridors, and other spaces.

#### Structural Systems

that which characterizes the manner in which a building is constructed, supported and organized.

#### Fenestration and Related Details

the arrangement or pattern of windows and doors in a

Statement of Requirements

In addition to the projects of historic masterplans

it is possible to:

1. support regional and community needs
2. maintain a consideration of location with respect to the fabric of the center and its facilities
3. maintain the historic integrity of the building fabric with necessary changes necessary in a way that respects and supports that fabric.

A list of some architectural elements requiring sensitivity to the history and evolution of the building is provided below:

- a. site and immediate surroundings
- b. exterior architectural form, materials, finishes and details
- c. elevation
- d. spatial systems
- e. structural systems
- f. landscaping and related details
- g. environmental control systems
- h. interior systems, finishes, and details

## Proposed Guidelines

It is proposed that the listing of elements from Hypothesis 3 may serve as guidelines for the analysis of other adaptive use projects. These guidelines may be stated as follows:

The architectural alterations necessitated by adaptive use of market buildings (or any other type of historic building) should be sympathetic to the origin and evolution of the building with respect to:

(The above listing of architectural elements from Hypothesis 3.)

In an attempt to further clarify the statement of hypotheses, the following interpretations of terms are offered:

### Site and Surroundings

setting or physical environment immediately beyond the building (landscaping, walkways, other buildings, etc.)

### Exterior Form and Detail

The overall shape, configuration of a building, treatment of facades.

### Circulation

patterns of movement through a building both horizontal and vertical.

### Spatial Systems

the basic plan of a building, the relationship and size of rooms, corridors, and other spaces.

### Structural Systems

that which characterizes the manner in which a building is constructed, supported and organized.

### Fenestration and Related Details

the arrangement or pattern of windows and doors in a

Proposed Guidelines

It is proposed that the listing of elements from Hypothesis 2 may serve as guidelines for the analysis of other adaptive new projects. These guidelines may be stated as follows:

The architectural situations necessitated by adaptive use of former buildings for all other types of buildings should be systematic to the extent and evolution of the building site forms and

(The above listing of architectural elements from Hypothesis 2)

In an attempt to further clarify the statement of hypothesis the following investigations of form are offered:

Site and Surroundings

existing or potential architectural immediately beyond the building (sidewalks, walkways, other buildings, etc.)

Exterior Form and Detail

The overall shape, configuration of a building, treatment of facade

Circulation

patterns of movement through a building both horizontal and vertical

Spatial Systems

The basic plan of a building, the relationship and size of rooms, corridors, and other spaces

Structural Systems

that which characterizes the manner in which a building is constructed, supported and organized

fenestration and Related Details

the arrangement or pattern of windows and doors in a



building; treatment of windows and doors.

#### Environmental Control Systems

the incorporation of heating, ventilation, air conditioning systems; also electrical, plumbing, and fire protection.

#### Interior Detail

material and architectural features which characterize the inside of a building.

#### Historic Integrity

to express or retain a level of honesty and sincerity with regard to the past functions, values, technologies, and processes of a building.

#### Sympathetic

expressing or displaying an affinity or clear understanding.

#### Respectful

to express or display deference, full consideration of; maintain dignity.

This study will examine a number of adaptive use case studies of historic markets in the United States. Analyses will be conducted to determine the various markets' fidelity to the proposed guidelines. Attitudes which have been involved in the decision-making of the projects will be a part of this investigation.

The field trip to Boston's Faneuil Hall Markets took place over a two week period between August and September of



Building Treatment of Windows and Doors

Environmental Control Systems

The incorporation of heating, ventilation, air conditioning systems; also electrical, plumbing and fire protection.

Interior Details

Materials and architectural features which characterize the inside of a building.

Historic Integrity

To express or retain a level of historicity and identity with regard to the past functions, values, technologies and processes of a building.

Sympathetic

Expressing or displaying an attitude of clear regard.

Respectful

To express or display behavior, full consideration of historic dignity.

This study will examine a number of adaptive use case studies of historic markets in the United States. Analysis will be conducted to determine the various markets' ability to the proposed guidelines. Attitudes which have been involved in the decision-making of the projects will be a part of this investigation.



## CHAPTER IV

## PROCEDURE FOR INVESTIGATION

## Description of Methodology

The collection of data and materials supportive of the stated hypotheses can be classified with the following distinction:

1) Those materials gathered at or near the vicinity of the markets themselves (including feasibility studies, photographic accounts, personal interviews, historical summaries, maintenance reports, personal photography and observation, etc...)

2) Those materials gathered from existing literature concerning historic urban markets and adaptive use. Those materials concerning urban markets consisted of criticisms, descriptions, critiques, histories, and other accounts taken primarily from newspapers and magazines. A literature search investigating adaptive use involved primarily books and magazine articles.

## Market Visitations

The topic for this study developed from independent readings on the Faneuil Hall Markets of Boston. In preparation for the following analysis of markets and marketplaces, several visitations were made of the actual sites. The Faneuil Hall Markets and the Pike Place Markets of Seattle, both key examples in this country, represent the two markets visited.

The field trip to Boston's Faneuil Hall Markets took place over a two week period between August and September of

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- 1) Those materials gathered at or near the vicinity of the market themselves including newspaper stories, press graphic accounts, personal interviews, historical summaries, maintenance reports, personal photographs and observation, etc....)
- 2) Those materials gathered from existing literature concerning historic urban markets and obsolete use. These materials concerning urban markets consisted of historical descriptions, critical histories, and other accounts taken primarily from newspapers and magazines. A literature search investigating obsolete use involved primarily books and magazine articles.

Market Visitation

The topic for this study developed from independent readings on the famous Hall Markets of Boston. In preparation for the following analysis of markets and visitations, several visitations were made of the actual sites. The famous Hall Markets and the Pine Markets of Seattle, both key examples in this country, represent the two markets visited.

The field trip to Boston's Faneuil Hall Markets took place over a two week period between August and September of

1982. It is important to note that this research was conducted in advance of the refinement of the hypotheses. As the result, data and materials were collected in relatively general terms.

The investigation of the Pike Place Markets in Seattle involved three different visitations. The first trip amounted to a brief orientation to the marketplace and its surroundings. Two additional visits, each one week in duration, were also made. The investigations took place between September of 1982 and April of the following year.

The nature of the materials gathered during the field trips to the marketplaces were somewhat varied in form. A portion of the time was spent obtaining personal interviews with merchants, patrons, management, architects, and others both directly and indirectly related with the market. In addition to these conversations, efforts were made to collect as much related documentation as was possible. The public libraries in Boston as well as in Seattle proved to be extremely beneficial as were area universities in both cities. The University of Washington provided a great deal of information in Seattle while Harvard University served as a primary source of information concerning the Faneuil Hall Markets. Photographic accounts, historical summaries, maintenance records, as well as feasibility studies and reports were a large portion of the materials gathered. Personal observation and photography were also undertaken during the visits.

1932. It is important to note that this research was conducted in advance of the refinement of the hypothesis. As the result, data and materials were collected in relatively general terms.

The investigation of the Pitts Place Barrens in Seattle involved three different situations. The first trip amounted to a brief orientation to the neighborhood and its surroundings. Two additional visits, each one week in duration, were also made. The investigations took place between September of

1932 and April of the following year.

The nature of the materials gathered during the field trips to the neighborhood were somewhat varied in type. A portion of the time was spent conducting personal interviews with merchants, patrons, managers, architects, and other persons directly and indirectly related with the market. In addition to these conversations, efforts were made to collect as much related documentation as was possible. The public libraries in Boston as well as in Seattle proved to be extremely helpful as were area universities in both cities. The University of Washington provided a great deal of information in Seattle while Harvard University served as a primary source of information concerning the Fenwick Hill Barrens. Historic ethnographic, historical, scientific, ethnographic, economic, as well as faculty studies and reports were a large portion of the materials gathered. Personal observation and photography were also undertaken during the visits.





### Outside Literature

In addition to searching out the markets of Boston and Seattle, this study has also involved a search of literature concerning other historic markets in this country. It was the intent to limit the discussion to markets with origins prior to or just beyond the year 1900. This literature has taken the form of written descriptions, criticisms, historical accounts, etc.

Due to the limited quantity and scope of readily available materials on outside U.S. markets, the level of detail is unevenly concentrated. It was not the intent of the author to present a comprehensive survey of any one particular market. The attempt was rather to draw together from the various markets an overall understanding to provide in a supportive way for the objective hypotheses.

### Scope of Analysis

While none of the markets selected for discussion will be addressed exhaustively, the Pike Place and Faneuil Hall Markets will receive the greatest attention. For the other markets, the extent of the discussion will be limited to the non-physical hypotheses one and two (the support of community needs and the continuation of function).



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 needs and the construction of function.

## CHAPTER V

## ANALYSIS OF HISTORIC URBAN MARKETPLACES:

## DISCUSSION AND EVALUATION

This survey of historic urban markets in the United States will be directed primarily toward those two markets located in Seattle and Boston. Several other historic examples will also be addressed but in a less intensive fashion. Through this analysis there will be a set of attitudes and approaches recorded which support the development of the stated hypotheses.

Central Market

(Lancaster, Pennsylvania)

The city of Lancaster, PA is an example of a community which has successfully continued to support the same marketplace for well over two centuries. Beginning in 1730, King George II designated a parcel of land to be established as an open-air market. Buildings of varying form have served this market since 1750. The structure which presently occupies the site was constructed in the mid 1880s. The facility, referred to as Central Market, is located in the heart of downtown Lancaster. The design of this market building relies upon the Romanesque style of architecture. This structure was also designed to be highly functional as it incorporates a good use of natural lighting, excellent

## CHAPTER V

## ANALYSIS OF HISTORIC URBAN MARKETPLACES

## DISCUSSION AND EVALUATION

This survey of historic urban markets in the United States will be discussed primarily toward those two markets located in Seattle and Tacoma. Several other historic examples will also be presented, but in a less intensive fashion. Through this analysis there will be a set of attitudes and approaches reported which suggest the development of the historic marketplace.

Central Market

(Tacoma, Washington)

The city of Tacoma, WA is an example of a community which has successfully continued to support the same market-place for well over two centuries. Located in 1792, King George II designated a parcel of land to be established as an open-air market. Buildings of varying form have served this market since 1792. The structure which presently occupies the site was constructed in the mid 1890s. The building, referred to as Central Market, is located in the heart of downtown Tacoma. The design of this market building relies upon the European style of architecture. This structure was also designed to be highly functional as it incorporated a good use of natural lighting, excellent

ventilation, and a sound sanitation system. This market building was considered among the best of its period.<sup>14</sup>

During the 1960s the community of Lancaster initiated a campaign to revitalize a then declining market. The facility, falling into a state of disrepair, was losing its appeal. Central Market was deemed to possess the potential to revitalize a stagnant downtown economy as well. The project was given widespread support by the community. The market was viewed by the Mayor of Lancaster, Richard M. Scott, as "...an economic and social magnet requiring renovation and deserving landmark status in an already proposed historic district!"<sup>15</sup>

The job of rehabilitating the ailing but still sound structure was granted to AIA architect S. Dale Kaufman. Kaufman entered the project determined to make only the most essential changes. Those changes included the upgrading of the lighting, heating, ventilation, and sanitary systems.<sup>16</sup> All work was completed with the market still in operation. Merchants representing the market and volunteers from throughout the community donated their time to assist in a portion of the changes.

The eventual result of this continued use (as a form of adaptive use), led to a 1976 HUD design award. Mayor Scott reinforced the notion that the upgraded market had successfully enhanced the downtown, providing "the keystone in the downtown revitalization."<sup>17</sup>

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Central Market of Lancaster illustrates the importance of community involvement and the benefits to be associated with longstanding tradition. The community was willing to become involved and as a result not only did the market benefit but the entire downtown experienced a revitalization as well.

different areas throughout the city to provide the city with ever increasing services. The markets are very clearly providing work for the surrounding neighborhoods and the community, serving as a catalyst agent both economically and socially.

The role these markets play will continue to be illustrated by the activity in the market place over past years. Beginning with a significant decline back to 1988, when the Lexington Market closed to the general public, the merchants and city-wide patrons expressed a strong desire to overcome this adversity. Just a few years after the Lexington Market was destroyed, the Herring Market was completely damaged by fire. In both instances the markets were rebuilt in near record time. Efforts were also made to rebuild the Phillips Market which was rapidly falling into a state of disrepair. Due partially to neglect and to some of the unscrupulous acts of vandalism, this market was completely destroyed. The efforts to stabilize the Phillips Market were done in the spirit of the people of Baltimore. With donations and help were donated by area residents.

THE BALTIMORE UNIVERSITY OF ARCHITECTURE





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System of Markets

(Baltimore, Maryland)

The city of Baltimore has been credited with being the only city in this country to successfully maintain a system of markets. A network of eight separate markets, each located within a different ethnic neighborhood, combine to provide the city with over fifteen hundred stalls. The markets are very clearly providing both for their respective neighborhoods and the community, serving as a valuable asset both economically and socially.<sup>18</sup>

The role these markets serve can perhaps best be illustrated by the actions of the citizens of Baltimore over past years. Beginning with a series of events dating back to 1959, when the Lexington Market burned to the ground, the merchants and city-wide patrons initiated a spirited crusade to overcome this adversity. Just a year after the Lexington Market was destroyed, the Broadway Market was also severely damaged by fire. In both instances the markets were rebuilt in near record time. Still another case involved the Hollins Market which was rapidly falling into a state of disrepair. Due partially to neglect and to years of accumulated acts of vandalism, this market also warranted attention. The efforts to stabilize the Hollins Market were directly the result of the people of Baltimore. Both materials and labor were donated by area residents.

History of Baltimore  
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The role these markets serve can perhaps best be illustrated by the actions of the citizens of Baltimore over past years. Beginning with a series of events dating back to 1850 when the Lexington Market burned to the ground, the markets and city-wide patrons insisted a replicated structure to overcome this adversity. Just a year after the Lexington Market was destroyed, the Broadway Market was also severely damaged by fire. In both instances the markets were rebuilt in near record time. Still another case involved the Hollis Market which was tragically falling into a state of disrepair. Due partially to neglect and to years of accumulated urban vandalism, this market also warranted attention. The efforts to stabilize the Hollis Market were distinctly the result of the people of Baltimore. Both materials and labor were donated by area residents.

Over recent years the city of Baltimore has slated more than four million dollars for the physical maintenance of the eight markets. At the same time the city has established three million additional dollars to assist private building owners in neighborhoods adjacent the markets. This assistance, in the form of low interest (seven percent) twenty year loans, was made available to encourage the stabilization and maintenance of buildings within the market neighborhoods.<sup>19</sup>

A spirit of community involvement has kept the city's system of markets intact over the years. Times of adversity for the markets of Baltimore have only emphasized this dedication. Local government has also played an active role providing the financial assistance.

The rough edges which had grown to become a part of the buildings were frequently removed during the restoration. Even the most institutional fixtures of the market were in some instances dramatically affected by the changes. The longstanding Morning Call Coffee Shop, though still retained, had lost its owners. The proprietors who had run the business for several generations sold out primarily out of disgust over the improvements and extent of the change.<sup>20</sup>

Financial success does not in itself distinguish the overall success of a project. The French Market demonstrates the negative affect a restoration can have. A market is more than a group of buildings; it is more generally char-

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French Markets

(New Orleans, Louisiana)

The city of New Orleans in the early 1970s decided its French Markets should be restored. The commission for the project was given to Samuel Wilson, Jr., who at the time was said to be one of this country's most prominent and respected historical architects. After two years the project was completed as three of the market buildings were very painstakingly restored to their original form.<sup>20</sup>

The results of these efforts were seen very favorably by the paying customers, primarily tourists, but the attempt to revitalize had also adversely affected the market. In place of an old fish market were added several new boutiques. The rough edges which had grown to become a part of the buildings were frequently removed during the restoration. Even the most institutional fixtures of the market were in some instances dramatically affected by the changes. The longstanding Morning Call Coffee Shop, though still retained, had lost its owners. The proprietors who had run the business for several generations sold out primarily out of disgust over the improvements and extent of the change.<sup>21</sup>

Financial success does not in itself distinguish the overall success of a project. The French Markets demonstrate the negative effect a restoration can have. A market is much more than a group of buildings; it is more accurately char-



French Markets  
(New Orleans, Louisiana)

The city of New Orleans in the early 1970s decided the French Markets should be restored. The Commission for the project was given to Samuel Hinson, Jr., who at the time was said to be one of this country's best planners and respected historical architects. After two years the project was completed as three of the market buildings were very painstakingly restored to their original form.

The results of these efforts were most impressive by the public consensus, primarily tourists, but the strategy to revitalize had also inadvertently affected the market. In place of an old time market were added several new buildings. The rough edges which had given a part of the buildings were frequently removed during the restoration. Even the most traditional features of the market were in some instances dramatically affected by the changes. The longstanding Morning Call Coffee Shop, though still retained, had lost its owners. The proprietors who had run the business for several generations sold out primarily out of disgust over the improvements and extent of the changes.

Financial success does not in itself distinguish the overall success of a project. The French Markets demonstrate the negative effect a restoration can have. A market is more than a group of buildings; it is more accurately con-

acterized by the traditions of people and activities within those buildings. To fully restore a building is to deny the natural evolution of change.

The Market was built in 1853 as a two story market house. In 1906, by an official act of Congress, the Georgetown Market was established as an historic landmark. Under the provisions of this action the city was mandated to maintain and preserve the site as a public market. The order was issued as the result of the rapid decline and destruction of several other area markets.<sup>22</sup>

In 1977 John D. Zimmerman, Jr., developer, put forth plans for his proposed development of the Georgetown Market. His plan called for 350,000 dollars in improvements. The proposal was well received by the city and in return the city promised a waiver of all rent on the property. Zimmerman was also granted 700,000 dollars in rehabilitation funds from the U.S. Economic Development Administration. The project was completed with the market undergoing a rather dramatic transformation in character.

The traditional market image which had prevailed since the very earliest days of the Georgetown Market was not in keeping with Zimmerman's plans. As a former manager of a California supermarket, Zimmerman's priorities were not with retrieving images from the past. According to the developer Zimmerman, "Some people think that a market had to have little old ladies from Damascus with bonnets on their heads, selling

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The building is a living organism, and its life is a continuous process of change. It is not a static object, but a dynamic entity that evolves over time. The architect's role is not to create a final, immutable form, but to provide a framework that allows the building to grow and adapt to its environment. This process is often referred to as organic architecture, where the building is seen as a natural outgrowth of its site and community. The architect must be sensitive to the existing conditions and the needs of the people who will inhabit the space. This involves a deep understanding of the building's history and the cultural context in which it exists. The goal is to create a space that is both functional and meaningful, one that reflects the values and aspirations of the community it serves. The building is not just a shelter, but a place where life is lived and memories are made. It is a testament to the human spirit and the power of the built environment to shape our lives.



Georgetown Market

(Washington, D.C.)

Washington D.C.'s Georgetown Market was built in 1865 as a two story market house. In 1966, by an official act of Congress, the Georgetown Market was established as an historic landmark. Under the provisions of this action the city was mandated to maintain and preserve the site as a public market. The order was issued as the result of the rapid decline and destruction of several other area markets.<sup>22</sup>

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Georgetown Market  
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Washington, D.C.'s Georgetown Market was built in 1883 as a two-story market house. In 1961, by an act of Congress, the Georgetown Market was established as an historic landmark. Under the provisions of this act, the city was mandated to maintain and preserve the site as a public market. The order was issued as the result of the rapid decline and destruction of several other area markets. In 1977 John D. Zimmerman, Jr., developer, put forth his plan for the proposed development of the Georgetown Market. His plan called for 350,000 dollars in improvements. The proposal was well received by the city and in return the city promised a waiver of all rent on the property. Zimmerman was also granted 700,000 dollars in rehabilitation funds from the U.S. Economic Development Administration. The project was completed with the market undergoing a rather drastic transformation in character. The traditional market image which had prevailed since the very earliest days of the Georgetown Market was not in keeping with Zimmerman's plans. As a former manager of a California supermarket, Zimmerman's priorities were not with retaining images from the past. According to the developer Zimmerman, "Some people think that a market has to have little old ladies from Damascus with baskets on their heads, selling

dirty carrots. I say to them that we can always bring back typhoid too. We plan quite a different operation."<sup>23</sup>

According to Padraic Burke, an author on the subject of markets and the recipient of a grant by the National Endowment for the Arts for related research, Zimmerman has failed to honor the 1966 mandate. "A carefully orchestrated hoax," reasoned Burke, "is being launched at the Old Georgetown Market on M Street in Georgetown." In his article for the Washington Post, "A 'Camouflage' for Old Georgetown Market," Burke carefully analyses the actions of Zimmerman. "As soon as the original proposal was approved, he (Zimmerman) began to shift the expense of rehabilitation to the public," observed Burke.<sup>24</sup>

The so-called rehabilitation for which Zimmerman received the Economic Development Administration funds provided the historic market with stylized booths and decorator gas lamps. The lacquered floorboards separating the stalls certainly do not get bogged down with the 'outdated' images of a traditional public market. The earliest tenants included a French cooking school, a linen shop, a pots-and-pans outlet, and a crepe shop. This version of a public market has a farmer's row but the location is outside and well removed from the facility. The farmers are allowed to use the site two days of each week while on other days the space has been provided for antique dealers, flea marketers, and a variety of other nonfarmer vendors.<sup>25</sup>



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Few if any of the alternations implemented by Zimmerman were a surprise to the local government. It would appear as though the city of Washington has simply chosen to interpret its 1966 mandate rather loosely. What once was a true public market has been willfully transformed into an assembly of boutiques.

According to an 1890 issue of Illustrated Washington, an early Washington D.C. publication, "The many markets of the city were a true source of pride for its residents." Unfortunately over time these markets were allowed to deteriorate and one by one were either demolished or totally abandoned. These facilities were spaciously designed and in one instance represented a pioneering in structural achievement. With the arrival of the forties and the fifties, these public marketplaces were increasingly looked upon as a nuisance and a threat to the well-being of the community.<sup>26</sup> This attitude would appear to have little changed going into the seventies.

The Georgetown Market serves well to demonstrate the need for more appropriate control measures. Despite the existence of an act of Congress, the market was allowed to be transformed into the contemporary boutique atmosphere which now exists. The developer lacked sensitivity and failed to maintain the integrity of the Old Georgetown Market both in physical and functional terms.

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Faneuil Hall Markets

(Boston, Mass.)

Boston's Faneuil Hall Markets are an example of adaptive use in which there has actually been a change of use. The original function served by this facility was as a municipal wholesale market while today it exists as a retail center. Another distinguishing characteristic of the Faneuil Hall Markets, synonymous with the name Quincy Markets, is the fact that a private corporation owns and operates the facility.

The Faneuil Hall Markets are a composite of three separate market buildings in addition to the Faneuil Hall itself. These three buildings include the Quincy, the North, and the South Markets. The buildings are all situated in close proximity with Faneuil Hall (Fig. 10). The Quincy Market runs on an axis longitudinally from the Faneuil Hall and is flanked on either side by the North and South Markets. As this project focused primarily on the three adjacent market structures, all references to the Faneuil Hall Markets will be specifically directed to these three buildings unless otherwise stated.

The three market structures were the 1826 design of Alexander Parris. These buildings strongly exhibit the Classical Greek Revival style of architecture and also involved several highly significant technological advances.<sup>27</sup> The function of the Quincy Market was originally mixed between its first and second floor. The ground level served as a

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The three market structures were the 1852 design of Alexander Parker. These buildings strongly reflect the classical Greek Revival style of architecture and also involved several highly significant technological advances. The function of the Quincy Market was originally mixed between its first and second floors. The ground level served as a



wholesale market while the upper level contained meeting room facilities (Fig. 5). The North and South Markets were established as warehouses with the uppermost level utilized as office space. These warehouses were designed with four floors and an additional loft space. The warehouses, constructed immediately after the Quincy Market, were erected in segments similar to a development of row houses (Fig.s 6, 7). Prior to construction the city sold rights to the facilities in order to minimize the capital expenditures.<sup>28</sup>

There is also a great deal of history to be associated with Faneuil Hall. Faneuil Hall, constructed in 1742, was the design of painter John Smibert. Smibert relied heavily upon his knowledge of English markets for the design. Boston's earliest markets were open-air until 1658 when the first enclosures were constructed. Faneuil Hall was the gracious donation of Peter Faneuil, a successful French merchant of the period. In 1805 Faneuil Hall was enlarged by Charles Bulfinch (Fig. 1). Serving as a market on the lower floor and as a meeting house above, this structure was Boston's first truly substantial market building.<sup>29</sup>

The location of this complex of market structures is two blocks away from the city hall and directly adjacent to the heart of Boston (Fig. 12). The site is amidst what already has been a massive redevelopment campaign. The three market facilities, designed to a length of 535 feet, originally extended to a point immediately adjacent to the harbor (Fig. 2).



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Over time there have been several land reclamation efforts which have resulted in a separation of three blocks between the markets and the present waterfront. The immediate surroundings have been greatly reduced by the actions of urban renewal. What had been a vital area dense with warehouses, shipyard structures, and other water related industry, has been taken over with an elevated freeway, an expressway tunnel, several parking lots, and acres of vacant land.

As a wholesale headquarters the Faneuil Hall Markets thrived until the arrival of the 1960s. Many factors contributed to the decline of this facility. First of all, there was growing pressure from the merchants to relocate to a site outside of the central city. There was also an overwhelming belief that the Faneuil Markets were becoming obsolete and no longer provided properly for the needs of the merchants. The facility had been sorely neglected over the years and was in desperate need of repairs and a proper maintenance program which had halted for lack of funding.

Eventually, the decision to relocate was made final and the move was completed, abandoning the ailing facilities. Immediately there was discussion as to the ultimate fate of the site and its historic structures. There were growing number of people who wanted to see the site cleared and newly developed with high rise commercial buildings. There also existed a substantial body of people who realized the vital historical significance represented by the existing site.

Over time there have been several land reclamation efforts which have resulted in a separation of these blocks between the markets and the present waterfront. The immediate surroundings have been greatly reduced by the actions of urban renewal. What had been a vital area dense with houses, neighborhood characteristics, and other water related industry has been taken over with an elevated roadway, an expressway tunnel, several parking lots, and acres of vacant land.

As a waterfront headquarters the Federal Hall Market survived until the arrival of the 1960s. Many factors contributed to the decline of this facility. First of all, there was growing pressure from the merchants to relocate to a site outside of the central city. There was also an overwhelming belief that the Federal Market was becoming obsolete and no longer provided property for the needs of the merchants. The facility had been severely neglected over the years and was in desperate need of repairs and a proper maintenance program which had failed for lack of funding.

Eventually, the decision to relocate was made final and the move was completed, abandoning the aging facilities. Immediately there was discussion as to the historic fate of the site and the historic structures. There were growing numbers of people who wanted to see the site cleared and newly developed with high rise commercial buildings. There also existed a substantial body of people who realized the vital historical significance represented by the existing site.

The struggle culminated in 1968 with a one million dollar feasibility study concentrating on the market. This comprehensive study was undertaken to obtain the historical background, the urban design along with architectural and engineering issues, a complete set of measured drawings, specifications and cost estimates, and finally a marketing and development strategy. The team for the study was composed of architects, planners, engineers and historians all representing area firms and organizations.<sup>30</sup>

The study immediately led to the granting of two million dollars in Department of Housing and Urban Design funds to underwrite the costs of exterior building restoration. The work was actually undertaken in 1972. While the restoration work was in the planning stages the Boston Redevelopment Authority had already proceeded to designate an architect-developer team. The team was eventually forced to withdraw as attempts to finance the project failed. Again in May of 1972 a new team was selected for the project.<sup>31</sup>

The architect, Benjamin Thompson, operated a broad and diversified Boston based practice handling rehabilitations to large-scale commercial developments to comprehensive urban plans.<sup>32</sup> He, along with Walter Gropius, was instrumental in the founding of the Architects Collaborative in 1945. Thompson also served as the chairman of the architecture department at Harvard from 1963-1967. Thompson's developer partner was the Rouse Corporation, one of the largest and most

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The architect, Richard Thompson, operated a small and diversified Boston based practice handling residential as well as large-scale commercial developments in comprehensive urban planning. He, along with Walter Gropius, was instrumental in the founding of the Architects Collaborative in 1947. Thompson also served as the chair of the Architectural Department at Harvard from 1967-1977. Thompson's developer partner was the House Corporation, one of the largest and most



successful real estate developers in this country.<sup>33</sup> While the developer was newly selected, the architect Thompson was already a part of the original team chosen for the project. Thompson had been involved with the market throughout the entire struggle to save it from demolition. Financing for the new development was negotiated over a two year period with the total package set at thirty million dollars. Thompson's failure to secure the funds the first time bears witness to the local community's reluctance to invest in this project. The developer, Rouse, was eventually able to gain the confidence of the area banks but it was several large New York firms who were the first to enter the financial picture.

Thompson put forth three major theories as part of the rationale for his design decisions. The first suggested that it is difficult if not impossible to improve on history as history is richer in time than any one period or style. According to Thompson, "Buildings, like people, cannot be asked to stand still at perfect 21 like a blushing beauty in a wax museum, or an aging movie star restored to youth by plastic surgery." Another issue put forth by Thompson concerned the connections resulting from the new being placed into the old. He was in favor of marketing the distinction with strong and obvious contrast so no one can possibly be fooled. A third theory of Thompson's is that valid continuity, or the joining of successive styles in elegant and compatible ways, can enhance both the new and the old. According to



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Thompson, the overall goal for the project was to obtain genuineness and authenticity.<sup>34</sup>

The Faneuil Hall Markets have caused a stir over the years for the city of Boston. As soon as the first of the markets was opened in 1976 there were accusations made that the market was designed primarily for tourists and only white middle-class tourists. Its form was designated to be preservation-style architecture. Perhaps the most commonly used description referred to it as Boston's "Upper of Cranbury."<sup>35</sup>

All of these claims do involve at least partial truth. The market is actually a recreation of urban life as it no longer and perhaps never did exist. The market site is almost characteristic of a full-scale theater. There has been an analogy made with Olmsted's parks. Olmsted created artificial settings portraying natural rural settings for people to escape to.<sup>36</sup> In the case of the market it is the lost sense of urbanity which people are attracted to.

The market has created the city of Boston to a financial success. Well over a million dollars in tax revenues are generated annually by this group of facilities. None of this particular type of development could have been possible without heavy subsidies. Private funding reached thirty million dollars while city, state, and federal money accounted for an additional ten million dollars.

Standing on its own, this historic retail merchandising center is successively sold. Placed in tandem with the nearby

Therefore, the overall goal for the project was to obtain  
qualitative and quantitative data.

The first step in the process was to identify the  
research objectives and to develop a research design  
that would allow for the collection of data that would  
enable the researcher to answer the research questions.  
The next step was to identify the population of interest  
and to select a sample of individuals from that population.  
The data collection process involved the use of  
interviews and questionnaires. The data were then  
analyzed using statistical techniques. The results  
of the analysis were then used to answer the research  
questions and to draw conclusions about the population  
of interest. The final step in the process was to  
write a report that would summarize the findings of the  
study and provide recommendations for future research.



open-1. Support of Regional & Community Needs : Redevelop-  
ment. It serves as an appropriate type of action to save an  
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I. Support of Regional & Community Needs

The Fenwick Hall Market has caused a stir over the years for the city of Boston. As soon as the lines of the market was opened in 1972 there were indications that the market was designed primarily for tourists and only white middle-class tourists. The form was designed to be preservation-style architecture. Perhaps the most commonly used description referred to it as Boston's "Upper of Urbanity". All of these signs do involve an inner partial truth. The market is actually a recreation of urban life as it no longer and perhaps never did exist. The market site is characteristic of a full-scale theater. There has been an analogy made with Olmsted's park. Olmsted created artificial settings portraying natural (what) settings for people to escape to.<sup>36</sup> In the case of the market it is the loss of urbanity which people are attracted to. The market has treated the city of Boston to a liberal success. Well over a million dollars in tax revenues are generated annually by this group of facilities. Some of this particular type of development could have been possible without heavy subsidies. Private funding reached thirty million dollars while city, state, and federal money accounted for an additional ten million dollars.

Standing on its own. This historic fossil merchandising center is excessively bold. Placed in tandem with the nearby



open-air Haymarket and the rest of the Waterfront Redevelopment, it serves as an appropriate type of action to save an ailing historic site.

While the market has lost a great deal of the traditional qualities associated with a typical municipal market, the Faneuil Hall Markets are not an ordinary market. An important connection must be made between the Faneuil Markets and the Haymarket, which does serve under the guise of the more traditional urban market. The Haymarket two blocks away provides for the 'traditional' market needs of the local people. Low cost vegetables, fruits, meats, fish, and bakery goods are made available through this open-air outlet. While the Faneuil Hall Markets possess a limited number of produce and meat vendors, this type of service is atypical. The Faneuil Markets actually serve as a modern, intense retail merchandising center. <sup>37</sup> There is greater respect and acknowledgement between the two different markets than there is serious competition. They each provide a particular service which is both unique to the area and also is in great demand.

The Quincy Market reopened just in time for the 1876 Bicentennial. Of the businesses to open at that time, thirteen were holdovers from the earlier wholesale market. This time, however, the merchants sold at retail rather than wholesale. The businesses included a wide range of restaurants, ethnic food counters, fresh fruit stands, yogurt and other specialty





## 2. Continuation of Function

The transition from wholesale market to retail facility was a natural shift. While the market has lost a great deal of the traditional qualities associated with a typical municipal market, the Faneuil Hall Markets are not an ordinary market. An important connection must be made between the Faneuil Markets and the Haymarket, which does serve under the guise of the more traditional urban market. The Haymarket two blocks away, provides for the 'traditional' market needs of the local people. Low cost vegetables, fruits, meats, fish, and bakery goods are made available through this open-air outlet. While the Faneuil Hall Markets possess a limited number of produce and meat vendors, this type of service is atypical. The Faneuil Markets actually serve as a modern, intense retail merchandising center.<sup>37</sup> There is greater respect and acknowledgement between the two different markets than there is serious competition. They each provide a particular service which is both unique to the area and also is in great demand.

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3. Comparison of Markets

The transition from wholesale market to retail facility was a natural shift. While the market was just a great deal of the traditional business associated with a typical municipal market, the Yonell Hall Markets are not an ordinary market. An important connection must be made between the Yonell Markets and the Department, which does serve under the guise of the more traditional urban market. The Department two blocks away provides for the 'traditional' market needs of the local people. Low cost vegetables, fruits, meats, fish and bakery goods are made available through this open-air outlet. While the Yonell Hall Markets possess a limited number of produce and meat vendors, this type of service is atypical. The Yonell Markets actually serve as a modern intense retail merchandising center. There is greater respect and acknowledgment between the two different markets than there is between competitors. They each provide a particular service which is both unique to the area and also in great demand.

The Quincy Market reopened just in time for the 1978 Bicentennial. Of the businesses to open at that time, restaurants were holdovers from the earlier wholesale market. This time, however, the merchants sold at retail rather than wholesale. The businesses included a wide range of restaurants, ethnic food counters, fresh fruit stands, yogurt and other specialties



food items, fresh baked goods, etc. There were also a number of merchants selling non-food items such as paintings, drawings, leather goods, pottery, etc. The upper floor also provided a large meeting room facility. A system of outdoor carts was established for small scale ventures. There is an opportunity for these cart merchants to eventually gain a placement within the market itself.

In 1978 the remaining markets were completed and an entirely new variety of shops were opened. These shops were more specialized dealing in clothing, stuffed animals, smoking supplies etc., and could be best described as boutiques. These markets also provided a substantial amount of premium commercial space.

The market shops are under no circumstance part of any multiple chain of stores. Thompson selected the various shops and merchants to be in some way unique. In the six years of operation since Thompson's rehabilitation, the Quincy Market has maintained a stable group of merchants. Turnover has been very slight especially over the past three years. The North and South facilities have experienced a slightly larger degree of change among their shops. Shops selling non-food items have proven to be at a disadvantage in terms of their overall success rate. In general the market has been able to draw a very stable patronage. Going into the 1980s there has developed a sense of community among the variety of market people.<sup>38</sup>

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The conversion from wholesale to retail facility necessarily involved extensive changes. The Faneuil Hall Markets still retain some degree of association with the earlier wholesale facilities however imaginary it might be. The range of new businesses though overpriced and directed toward the upper middle-class, have succeeded in providing a viable service. The function of the Faneuil Hall Markets continues as a selling place (or market) but the nature of the supplies and patrons have totally changed.

is that same tradition spanning nearly 150 years of un-interrupted service.

#### a. Site and Immediate Surroundings

The Faneuil Hall Markets are very strategically located with respect to their ability to draw people. The historic site successfully links the downtown with the waterfront (Figs 10,12). By doing so the market is drawing off the past successes of the Boston Redevelopment Authority with its 135 million dollar Waterfront Redevelopment Project and Government Complex expending over 230 million dollars.<sup>30</sup> The location is in easy walking distance of a population of over twenty thousand residents. The market is also available to tens of thousands of downtown workers on a daily basis.

The immediate surroundings of the market reflect the results as a rather thorough urban renewal era as indicated by the amount of vacant land. Today only a small fraction





### 3. Historic Integrity of Building Fabric

The Faneuil Hall Markets very clearly exhibit the confrontation between new and the old. The character of the markets has been quite dramatically affected by the results of Thompson's development. While Parris' powerful architecture has been given a new lease on life, what have been the ultimate costs? The site dating back to 1742 is rich in history. The meeting rooms of Faneuil Hall served as a political forum for the Revolutionary War. The Parris buildings of 1826 continued in that same tradition spanning nearly 150 years of uninterrupted service.

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The location is in easy walking distance of a population of over twenty thousand residents. The market is also available to tens of thousands of downtown workers on a daily basis.

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3. Historic Interest of Building Materials

The Federal Hill Market very clearly exhibits the  
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of these structures remain. The dignity of the site is tarnished by a freeway overpass which runs directly across the street from the markets (Fig. 15). This overpass also serves to cut off all visible ties between the markets and existing waterfront. Just a block away in yet another direction is a tunnel which serves as a ramp for a nearby expressway.

The Faneuil Hall Markets are also very near to the site of the Haymarket. Located just two blocks away, the Haymarket is an open-air event which provides the area with low cost vegetables, fruit, meats, fish, bakery, etc. The Haymarket has a longstanding tradition and its proximity serves as an asset for the Faneuil Hall Markets.

The immediate site has been dramatically altered from its original state. In earlier days the North and South Markets were separated from the Quincy Market by streets. Thompson has transformed these areas into plazas. Within these almost park-like settings are a wide variety of plants, seating, and lighting (Fig.s 10, 18).

The site and surroundings of the Faneuil Hall Markets have not successfully retained the historic integrity of this historic setting. The adjacent elevated freeway is the most obvious sign of this failure. Within the site the changes have been so dramatic as to take away from the configuration and location of the various market buildings.

of these structures remain. The deposit of the site is  
 established by a freestone structure which runs directly across  
 the street from the building (Fig. 12). This structure also  
 serves to cut off all visible view between the building and  
 existing waterways. Just a block west of the structure  
 is a tunnel which serves as a trap for a nearby stream-  
 way.

The Jacobell Hill Station was also very near to the site  
 of the Hyattsville. Located just two blocks west, the Sta-  
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The site and surroundings of the Jacobell Hill Station  
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#### b. Exterior Form and Detail

At the time the feasibility studies were being conducted the general consensus was that the markets should be saved, intact if possible. Shortly thereafter with the Department of Housing and Urban Development monies in hand to do the exterior restoration of the markets, the view changed. Suddenly the decision was made to reconstruct the original 1826 facades. The ultimate result of this decision was a literal scraping off of all evidence of passing time. The once uniform roof-line and facades had undergone change over nearly a century and a half of service (Fig.s 8, 11). The (BRA) Boston Redevelopment Authority decided a pristine uniformity was more appropriate.<sup>40</sup> Just as Williamsburg is a picture perfect rendition of a single moment in time, so too was the impact of the exterior restoration freezing the year 1826. Thompson was vehemently against the notion and fought at all levels to maintain at least a portion of the effects of time.<sup>41</sup>

The project, for Thompson, began with the facades complete. Thompson's design called for several architectural elements which quite dramatically affected the exterior of the market buildings. Most obvious was the use of the glass canopy as an extension off the Quincy Market (Fig.s 22, 25). These canopies, in the form of a lean-to, project the entire length of the Quincy Market and can also be found off the ends of the North and South buildings closest Faneuil Hall. The glass enclosures extend approximately twenty feet from the



At the time the feasibility studies were being conducted the general consensus was that the market should be served in a particular manner. Shortly thereafter with the Department of Housing and Urban Development looking to build to do the restoration of the market, the plan changed. Suddenly the decision was made to reconstruct the original 1930 facade. The ultimate result of this decision was a literal copying of all of the evidence of passing time. The once hollowed-out lines and facades had undergone change over nearly a century and a half of service (Fig. 8, 11). The (H&U) Housing Development Authority decided a historic authenticity was more appropriate. Just as Williamson is a picture-perfect restoration of a single moment in time, so too was the impact of the exterior restoration freezing the year 1930. Thompson was somewhat surprised the notion and fought at all levels in order to avoid a portion of the effects of time.

The project for Thompson began with the facade complete. Thompson's design called for several architectural elements which had been historically related to the exterior of the earlier building. Most obvious was the use of the glass canopy as an expression of the original market (Fig. 12, 13). These canopies, in the form of a tent-like structure, project the entire length of the canopy market and can also be found off the ends of the North and South Building adjacent Powell Hall. The glass enclosure extend approximately twenty feet from the



granite walls, serving to break down the transition between the actual market and the park-like plazas separating the buildings. These glass canopies, according to Thompson, suggest the form of the original canvas awnings (Fig.s 8, 9).

Color is very much a part of the atmosphere created outside the market. Thompson displays a wide range of intensive shades of color. Canvas awnings, the shading elements for the glass canopies, banners, signs, peddlers carts, virtually all elements of the market are in some way given color. The color is so extensive and the hues are so intense that the overall feeling is almost one of a false or artificial festival setting.<sup>42</sup> The historic structures lose a great deal of emphasis from it all.

The major fault lies in the fact that the BRA had the exteriors rigidly restored to the original specifications of the architect, Parris. Thompson's incorporation of the lean-to was an appropriate addition to the markets. His use of color throughout the project, including the exteriors, is seemingly excessive. The treatment of the exteriors of the Faneuil Hall Markets have only partially respected the integrity of these buildings.

#### c. Circulation

Thompson's scheme took advantage of an exterior zone connecting the neighboring market structures. What were streets during the days of the wholesale markets are now

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### e. Circulation

Thompson's scheme took advantage of an existing zone  
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park-like settings serving as extentions or overflows for the exceedingly narrow market interiors (Fig.s 13, 18). The entire arrangement works well to provide for large numbers of people, however it does not properly address the flow of people between the various locations on the site. Linearity is an inherent quality of the Quincy Market as it is extremely narrow in comparison to a 535 foot length (Fig. 4). Being at the center of all the activity, the Quincy Market generally has the greatest concentration of people. The flow of people through this structure is primarily longitudinal. While there are side entrances they are not clear trancepts.<sup>43</sup>

The result is that large masses of people create even larger pockets of congestion. Thompson failed to realize the impact of a limited lateral flow and bottlenecks are the consequence.

Within the North and South Markets the circulation flow is limited by the arrangement of shops around a central corridor. The circulation flow is almost exclusively lateral. Here the greater importance stems with the separation between public and private zones. Thompson successfully dealt with this situation by installing limited access elevators leading up to the upper office levels. Stairways are handled in a similar manner.

The exterior zones between the markets are well defined as habitable spaces. Elements including cobblestones, quarried tile, benches, landscaping, etc. provide the visual cues for the pedestrians. The space between the flanking markets is

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sixty feet to the south facility and nearly double that distance to the north building. Emergency access to the market site is provided by the wider of the two plazas.

Access to the markets for delivery has been uniquely provided for with a series of underground streets which have been enlarged to link up the entire market site. The North and South Markets lie directly adjacent to side streets which provide access into the subsurface passages.

The circulation patterns established by the recent market scheme follow closely those associated with the earlier wholesale markets. The use of the streets has provided an easy passage between the various buildings. However, the congestion within the markets, especially the Quincy Market, appears to be a flaw in the design. Lacking proper lateral movement, the linear flow of people through the Quincy Market is often grossly overcrowded and an obvious burden to the visitor. The patterns of circulation have respected the integrity of the market structures.

#### d. Spatial Systems

Alexander Parris designed the market buildings to possess a straightforward direct relationship between exterior form and the internal organization. Recent alternations have retained this clarity basically intact.<sup>44</sup>

The Quincy Market is quite easily distinguished spatially from the North and South Markets. In the Quincy building



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the sense of linearity is made evident as a colonnade runs for virtually the entire 535 foot length of the market (Fig. 4). It is these columns which define the bounds of both public and private space. The scale of this structure is characterized by the generous floor to ceiling heights. While the lower level is predominantly taken over by the individual merchants and is broken up with large numbers of interior partitions (which correspond to the system of bays defined by columns), the upper level is much more open. The presence of a dome which divides the Quincy Market in half provides a powerful visual link between the two floors (Fig. 17). The upper level with its restaurant and meeting rooms is much less rigidly organized. Thompson's newly added lean-to canopies provide an additional set of spaces which extend the overall width of the lower market floor. By removing the actual windows and doors, leaving only their corresponding rough openings, there has been a stronger sense of attachment created with the lean-to space. This volume is climatically controlled and can easily be opened to provide an outdoor quality. The transition from the lower level of the Quincy Market into the lean-to space involves not only a physical stepping down three steps, but also a reduction of scale as the tubular framed glass canopy slopes down to the ground.

The North and South buildings are far less linear. Formed by a series of individual units stacked end to end,

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there is a far greater sense of depth. The lower public floors are organized with walled-in shops located around a central hallway.

Aside from the attachment of transparent partitions and the addition of necessary vertical circulation, the lower commercial levels of the warehouse buildings have retained much of their original spatial character.

The private upper level commercial offices are different in that they conform less to the boundaries of the original warehouse units. Walls above are more frequently penetrated to create larger spatial arrangements. The shops below tend to more often conform within the designated units.

The spatial character of the markets are largely unchanged from the days of the wholesale markets. The greatest changes revolve around the newly created glass canopy covered spaces and the formation of commercial offices on the upper levels of the North and South Markets. Overall the adaptive use of the Faneuil Hall Markets has sympathetically retained the spatial integrity of the market structures.

#### e. Structural Systems

Of all the genuine qualities displayed by the markets, the sense of structural detail has been carefully retained. Parris employed several highly significant technological advances in the design of these facilities. Among them were the use of cast iron columns, iron tension rods, laminated wood

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3. Structural System

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ribs (used to form the copper covered dome in Quincy Market), and of greatest significance was the large scale use of granite in a virtual post-and-beam technique.<sup>45</sup> Parris' use of granite in this manner at such a massive scale was the first of its type. Few other examples have been recorded in this country. The overwhelming benefit of such a system is the freedom it allows to penetrate with large and frequent window openings. This would not be possible with a conventional bearing wall assembly.

The sympathetic attention toward the original structural systems was displayed during the restoration of the facades and was demonstrated by Thompson. Thompson very painstakingly restored the Quincy dome in accordance with Parris' specifications.<sup>46</sup> This structural element had been covered over for several decades (Fig.s 17, 25). Reinforcing and replacing of structural joints was also done with the help of Parris' original specifications. The attempt was made to leave existing structural systems exposed whenever possible. The use of modern technologies was kept to a minimum with respect to structural repairs.

The majority of the new construction centered around the building of interior partitions for the range of shops and merchants. Other concentrations of construction focused around the new elevator cores and stairwells.

The integrity of the structural systems was respected.





Much of the repair and replacement Followed as closely as possible the original building specifications.

f. Fenestration and Related Details

Of all the changes affecting the exteriors of the historic market structures, Thompson's decision concerning the windows has drawn the most critical attention. The restoration of the market exteriors provided only for the replacement of the window frames. When faced with the question of what to place within these window openings, Thompson fought to have single paned glass panels replace what had historically been multiple lights with fourteen-over-twelve (Fig.s 7, 18). The action was rationalized by Thompson as having been a move Parris himself would make had the opportunity presented itself. It was claimed that the larger panes would place greater emphasis on the more important architectural elements of the building.<sup>47</sup> Merchants were also said to benefit by the new windows as their patrons would be given a clearer and unobstructed view of their shops and merchandise. There was even a financial savings suggested by the move away from multiple paned windows, a savings of well over one million dollars.

Thompson encountered opposition to his window proposal from many directions. The city was primarily concerned that the single paned glass would make an inappropriate deviation away from the fully restored facades. There was concern that the change might go unnoticed to an unknowing visitor. These windows were leading the way to confusion over just

Much of the report and explanation followed as closely as possible the original building specifications.

1. Ventilation and Related Details

Of all the changes affecting the exterior of the historic market structure, Thompson's decision concerning the windows has drawn the most critical attention. The restoration of the market exterior provided only for the replacement of the window frames. When faced with the question of what to place within these window openings, Thompson sought to have single paneled glass panels replace what had historically been multiple lights with louvers-over-twelve (12 x 4 ft.). The action was rationalized by Thompson as having been a move which himself would make had the opportunity presented itself. It was claimed that the larger panes would place greater emphasis on the more important architectural elements of the building. Architects were also said to be of the view that windows as their patrons would be given a clearer and unobstructed view of their shops and residences. There was even a financial savings suggested by the move away from multiple paneled windows, a savings of well over one million dollars.

Thompson encountered opposition to his window proposal from many directions. The city was primarily concerned that the single paneled glass would make an inappropriate decision away from the fully restored facade. There was concern that the change might be unnoticed to an unobservant visitor. These windows were leading the way to conclusion over just

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what was authentic.<sup>48</sup> The decision ended with Thompson flexing his political muscle. The change was clearly unpopular and to this day is to be seriously questioned.

Other alterations resulting from Thompson's scheme included the addition of skylights penetrating the North and South Markets (Fig. 15). The skylights were sympathetically placed above the loft spaces so there was virtually no impact on the elevations.

The glass canopies serving as lean-tos off the Quincy Market do have a marked effect on the fenestration (Fig. 25). This was a design decision which was highly motivated by a functional need and has proven to be an appropriate action. Unfortunately, the lowest bank of windows and doors is covered over on both sides of the Quincy Market but the transparent quality of the addition helps to lessen the impact.

Another action sometimes questioned involves the manner in which canvas awning were added to the facades. Although the awnings are historically accurate insofar as they appear throughout the history of the markets, the awnings today are radically different (Fig. 9). Composed in a wide variety of colors, these elements take on several different forms. Overall they tend to take on too much emphasis as they overpower the granite backdrop of the market facades.

The use of large paned windows serves as the largest contradiction in this project. Otherwise the changes have maintained the integrity of the fenestration.

what was authentic. The decision ended with Thompson flexing his political muscles. The change was clearly unpopular and to this day is to be ardently questioned.

Other alterations resulting from Thompson's scheme included the addition of skylights penetrating the roof and South Markets (Fig. 12). The skylights were sympathetically placed above the left gable so there was virtually no impact on the elevations.

The glass canopies serving as awnings off the Gable Market do have a marked effect on the elevations (Fig. 13). This was a design decision which was rightly criticized by a functional need and has proved to be an appropriate solution. Unfortunately, the lower part of windows and doors is covered over on both sides of the Gable Market for the treatment quality of the addition helps to lessen the impact.

Another which sometimes questioned involves the manner in which canopy awnings were added to the facade. Although the awnings are historically accurate insofar as they appear throughout the history of the market, the awnings today are radically different (Fig. 14). Compared to a wide variety of colors, these awnings take on several different forms. Overall they tend to take on the same emphasis as they exist over the granite backdrop of the market facade.

The use of large paneled windows serves as the largest contradiction in this project. Originally the changes have maintained the integrity of the facade.

Architectural Record, New York, N.Y., 1930, p. 100





g. Environmental Control Systems

Throughout the market there is evidence of mechanical systems. The ceilings are lined with heating and ventilation ducts as well as electrical lines and sprinkler pipes. The attempt to minimize the intrusion of these mechanical elements was successful. Fortunately there exists an underground network of passageways beneath the markets which has accommodated a good portion of the mechanical systems.

The visible presence of environmental control systems does not appear to violate the integrity of the structures. The placement of these elements has left them fairly inconspicuous.

h. Interior Surfaces, Finishes, Details

The extent of the change incurred by the interiors of the markets was substantial. The first floor of the Quincy Market was thoroughly transformed into a clean and ordered space filled with carefully worked graphics and an abundance of contrasting colors. The central colonnade is painted white providing high contrast to the merchant areas (Figs 23, 24). The merchants were allowed the freedom to design their own spaces subject to a set of regulations and guidelines established by Thompson. The design standards were an attempt to ensure the proper use of quality materials.<sup>49</sup> The result of this action provided the merchants with a feeling of individuality but yet Thompson maintained control



Environmental Control Systems

Throughout the entire time in matters of mechanical systems. The ceiling was fixed with heating and ventilation ducts as well as electrical lines and other pipes. The attempt to minimize the intrusion of these mechanical elements was successful. Fortunately there exists an underground network of passageways beneath the market which has accommodated a good portion of the mechanical systems.

The visible presence of environmental control systems does not appear to violate the integrity of the structure. The placement of these elements has felt that fairly inconspicuous.

Interior Surface, Material Details

The extent of the damage incurred by the interior of the market was substantial. The first floor of the Quincy Market was thoroughly transformed into a clean and ordered space filled with carefully selected stonies and an abundance of contrasting colors. The central colonnade is painted white providing high contrast to the verdant green (Fig. 23, 24). The materials were chosen for their own sake and subject to a set of regulations and guidelines established by Thompson. The design standards were an attempt to insure the proper use of quality materials. The result of this action provided the market with a feeling of individuality but yet Thompson maintained control

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virtually to the extent that it appeared as if he himself had done the designing.

The general feeling of the marketplace interior is best characterized by exposed timbers, sandblasted masonry, and an abundance of oak. Thompson was fairly consistent with the practice of his view that 'new' should butt 'old' without trim or other sense of transition.<sup>50</sup> This condition of new onto old is common throughout the markets but is most dramatic in two areas. Perhaps the best illustration of this is made by the manner in which the glass canopy frames join the granite facades (Fig. 21). The other concentration of this distinctive condition is most apparent on the upper levels of the North and South Markets. Here Thompson has created a harsh contrast formed by the roughness of interior details and finishes set against the plush carpeting, contemporary furniture, massive quantities of plate glass, and track lighting (Fig. 19).

Thompson's concern for the integrity of the interior was not always found to agree with his principles. The deliberate exposure of rough masonry is the best example of this. The masonry surface was often acquired by the removal of plaster. The plaster was removed in such a way as to leave no indication of its presence as an original finish.<sup>51</sup> This condition is common on the second level of the Quincy Market and throughout the North and South Markets (Fig.s 17, 19).

virtually to the extent that it appeared as if he himself had done the designing.

The general feeling of the masterpiece interior is best characterized by exposed timber, unadorned masonry, and an abundance of oak. Thompson was rarely dissatisfied with the practice of his wife that oak should be used without trim or other sense of decoration.

His condition of oak was in common throughout the estate but in most dramatic is two areas. Perhaps the best illustration of this is made by the manner in which the glass canopy leads from the granite landing (Fig. 17). The other generalization of this distinctive condition is most apparent at the upper levels of the North and South Wings. Here Thompson has created a sharp contrast between the roughness of timber details and finishes set against the plain carpentry, consistency furniture, massive quantities of plain glass, and simple lighting (Fig. 18).

Thompson's concern for the integrity of the interior was not always found in agree with his principles. The deliberate exposure of rough masonry in the best example of this. The masonry surface was often concealed by the removal of plaster. The plaster was removed in such a way as to leave an indication of its presence as an original finish. This condition is common on the second level of the dining room and throughout the North and South Wings (Fig. 19).

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The interiors of the market buildings are characterized by the juxtaposing of new onto old. The atmosphere which has been created is thoroughly contemporary. Thompson's combined use of existing materials, exposed structural elements, along with an array of metals, glass, and large amounts of color, tend to be almost distracting. While added on materials have been clearly distinguished, the definition of original finishes is unclear. As a result a visitor is not always provided with a clear understanding of just what has been changed. This inconsistent treatment of the interiors has only marginally respected the historic integrity of the Faneuil Hall Markets.

It is the duty of the historic commission to insure that the market remains as stable as possible and undergoes a minimum of inappropriate or disruptive changes. As the market is located within the boundaries of a declared historic district, all renters, owners and merchants are subject to the provisions of the Pike Place Market Historical District Ordinance. The rationale behind such a document is the attempt to provide for the continuation of all those groups forming the historic seven-acre district.

The market is surrounded by a seven-acre historic district which is located to the northwest of Seattle's business district core. The Pike Place Historic District is part of an even larger designated urban renewal area (Fig. 33).

The history of the market holds the same position as the history of the market for the same goods. The atmosphere which has been created is thoroughly contemporary. The market's success has been due to its use of existing materials, exposed structural elements, along with an array of certain, glass, and large amounts of color. The result is almost distracting. While added on materials have been clearly distinguished, the distinction of original finishes is unclear. As a result a visitor is not always provided with a clear understanding of just what has been changed. This important treatment of the interior has only marginally respected the historic integrity of the facade. (Wall Market)

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Pike Place Markets  
(Seattle, Washington)

The Pike Place Markets of Seattle are by definition a public market. It is under the ownership and administration of the Pike Place Market Preservation Development Authority (PDA), a public nonprofit corporation. All physical changes are also regulated under the authority of an appointed historical commission. The commission contains a body of members representing: the market merchants, residents of the district, property owners within the district, the organization Friends of the Market, the Association of American Architects, and the University of Washington School of Allied Arts. It is the duty of the historic commission to insure that the market remains as stable as possible and undergoes a minimum of inappropriate or disruptive changes.<sup>52</sup> As the market is located within the boundaries of a declared historic district, all renters, owners and merchants are subject to the provisions of the Pike Place Market Historical District Ordinance. The rationale behind such a document is the attempt to provide for the continuation of all those groups forming the historic seven-acre district.

The market is surrounded by a seven-acre historic district which is located to the northwest of Seattle's business district core. The Pike Place Historic District is part of an even larger designated urban renewal area (Fig. 33).





Perhaps the most dramatic characteristic of this location is the physical setting contributed to by the extreme topography and adjacent proximity with Elliot Bay off the Puget Sound. As the market is located at the base of one hillside and is actually set into the side of another, the facility affords some captivating vistas of Puget Sound, the neighboring mountains, and of downtown Seattle.

Adjacent to the market is a waterfront park and an aquarium which provide alternative settings for market patrons while also serving to link the market to the waterfront. Within the bounds of the historic district beyond the market can be found older residential hotels, office buildings, warehouses, cafes, taverns and secondhand stores, as well as adult book stores and theaters.

The Pike Place Markets are unique not only to the city of Seattle and the Pacific Northwest, but also to the entire United States. Throughout the years of the market, during the lean times as well as the prosperous, the market has both represented and pioneered an emphasis on preservation. Out of the longstanding tradition have come some particularly novel definitions of use and of architecture as it relates to public markets.

The Pike Place Markets were formed around the farmer and under the insistence of the same. In 1907 the Seattle City Council established the market under the terms of the original market ordinance.<sup>53</sup> Initially the market site was

perhaps the most dramatic characteristic of this location is  
the physical setting described as for the eastern boundary  
and adjacent proximity with Elliot Bay off the Paper House  
in the market is located at the base of one hillside and is  
normally set into the side of another. The facility always  
some capitalizing views of Paper House, the neighborhood  
constitutes, and of downtown Seattle.

Adjacent to the market is a waterfront park and an  
aquarium which provide alternative activities for market visitors  
while also serving to link the market to the waterfront.  
Within the bounds of the historic district beyond the market  
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of the long-standing tradition have come many participants  
whose dedication of time and of available resources to its maintenance  
is public markets.

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and under the leadership of the market. In 1907 the Seattle  
City Council established the market under the terms of the  
original market ordinance. Initially the market site was

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no more than an unpaved street specified to be the location whereby the sale of farm products was to be transacted by the farmer (Fig. 27). Prior to the establishment of the market, the sale of fresh farm products was handled exclusively through commission houses which served the role of wholesaler. As a wholesaler, these houses would primarily deal with small retail stores and door-to-door peddlers. The results of this practice were inflated prices to the public and small economic returns to the farmers. Corruption was not an uncommon practice among the commission houses which even worsened the situation.

After the market had operated for several months, the market site was provided with a row of covered stalls (Fig. 28). Frank Goodwin, a member of a major Seattle real estate company and owner of extensive property adjacent to the markets, was responsible for the action.<sup>54</sup> The action was seen both as a business venture as well as a response to a public need.

The first ten-year period of the Pike Place Market realized a great deal of new construction (Fig.s 29, 30). The incremental growth gave the market a labyrinth-like feeling as different people were responsible for the various additions. Lacking any particular comprehensive development strategy, this type of growth was inevitable especially given the highly irregular nature of the site. Since its earliest days the market has been held Monday through Saturday opening at 5 A.M. each morning.

no more than an unproved street speculation to be the location  
 whereby the sale of last products was to be transmitted by  
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 public need.

The first two-year period of the Park Place Market  
 realized a great deal of new construction (Fig. 29, 30).  
 The phenomenal growth gave the market a landmark-like  
 feeling as different people were responsible for the various  
 additions. Lacking any particular comprehensive development  
 strategy, this type of growth was haphazardly opportunistic even  
 the highly speculative nature of the site. Since the market  
 days the market has been held together through careful planning  
 at 2 A.M. each morning.

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Over the period of the twenties and thirties, the number of farmers represented in the market reached an all-time high. Demand for the stalls was so great that the merchants were subject to a rotational arrangement. The products made available during this period included those offered by farmers, bakeries, and restaurants, while additional services were provided by a dance hall, post office, movie theater, and a hotel. The Depression years were without question the peak times for the market.<sup>55</sup> Pike Place served as an important food center and was relied upon by people throughout the city (Fig. 31).

The following decade marked a noticeable decline for the market. During the forties political and social happenings marked the way for dramatic change. The Japanese, representing from sixty to eighty percent of the market's farmers, were forced into relocation centers during the war.<sup>56</sup> Other farmers sought work in defense related industry. The younger generation was drafted and upon their return were taken on to new employment opportunities with greater promise than what farming held.

The fifties represented a continued decline in the prosperity of the market. Societal change in the direction of technological developments and land use patterns marked this period. Suburbanization was becoming common practice, resulting in the relocation of new and larger shopping centers and supermarkets. Advancements in technology meant larger



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55  
56



and more efficient food production warranting cold storage warehouses. The small-scale truck farmer was virtually out-moded. Agricultural lands were simultaneously being swallowed up by the increasing demands of new and expanding industries. As the role of the market diminished so too did the state of its physical condition. The necessary funding for maintenance was no longer available.

The sixties saw the introduction of a new group of merchants to the market. As the farmers were drastically reduced in number, there was a great deal of space made available. The newest merchants were primarily involved with the sale of handmade craft items. These merchants were to a large extent of the counter culture generation of this decade. The market, though shifting away from its earliest traditions, was given a renewed color and vibrancy. During this period more than seventy new businesses were added to the market.<sup>57</sup>

The controversy and struggle which consumed the market began in the late 1960s when an urban renewal plan called for the destruction of the market site. The proposed changes would give the property to the development of luxury condominiums, convention facilities, parking garages, and other large-scale uses (Fig. 32). On one side of the fight were downtown businesses, municipal government, and the media. Those opposing the new development, on the other side of the struggle, were a band of Seattle citizens proclaimed as the

and more efficient food production strategies could be introduced. The small-scale food market was virtually non-existent. Agricultural lands were almost exclusively being swallowed up by the increasing demands of the industrial sector. As the role of the market diminished so too did the state of the physical condition. The necessary funding for maintenance was no longer available.

The market was the introduction of a new form of merchandise to the market. As the market was drastically reduced in number, there was a great deal of space made available. The market structure was primarily involved with the sale of household goods. These structures were to a large extent of the common culture generation of this decade. The market, though selling away from its original traditions, was given a renewed color and vibrancy. During this period more than twenty new businesses were added to the market.

The controversy and struggle which surrounded the market began in the late 1960s when an urban renewal plan called for the destruction of the market site. The proposed changes would give the property to the development of luxury condominiums, conventional facilities, parking garages, and other large-scale uses (Fig. 25). On one side of the line were downtown businessmen, municipal government, and the media. Those opposing the new development, on the other side of the struggle, were a band of Seattle citizens proclaimed as the

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'Friends of the Market' (Fig. 34). The campaign waged against the new development was led by Victor Steinbrueck, a professor of architecture at the University of Washington. His leadership helped to provide the city of Seattle with a greater awareness of the historical, social, and economic value of the market. A great deal of the opposition was also directed on the adverse affect the proposed changes would make on the surrounding areas.

The ultimate result of the market supporter's actions was the passage of an initiative measure to focus economic assistance on the existing market. The initiative to save the market won as the citizens voted by a margin of seven to five to cease plans for the new development of the market site.<sup>58</sup> The vote also instituted a new market ordinance which designated the surrounding seven-acre historic district.

The Pike Place Ordinance specifically addresses issues concerning the improvement and preservation of the market facilities. Under its provisions, all physical and use changes must be fully approved by the Pike Place Market Commission. Uniquely the emphasis of these guidelines is on the continuation of use, providing protection for the farmers and small independent businesses.<sup>59</sup>

The Pike Place Markets are a landmark and symbol for the city of Seattle. Few cities can make claim to having such a facility.

The Pike Place Markets represent a very strong sense





### 1. Support of Regional & Community Needs

Since the Pike Place Market District was granted 'historic' status and placed on the National Register of Historic Places, the city has made dramatic shifts regarding its attitudes toward the market. Early in the struggle to save the markets when 'Friends of the Market' was actively pursuing the popular support of the public, the city and its municipal officers were all but ready to initiate the demolition. The market had become undesirable and was becoming a 'scape goat' for the city. The battle to win back the markets was very much politically overshadowed. Upon word that the voters of Seattle had actually passed the initiative, the public officials were swayed into an entirely different outlook.

As it stands the Pike Place Markets along with Pioneer Square serve as two of Seattle's greatest attractions. While not intended as a tourist attraction, the markets do actually generate a great deal of tourist industry. Unquestionably the area surrounding the market has benefited enormously.

Perhaps most importantly, the market continues to provide for the needs of the people as it was originally intended. The Pike Place Markets are a landmark and symbol for the city of Seattle. Few cities can make claim to having such a facility.

The Pike Place Markets represent a very strong sense



1. Report of National & Community Health

Since the Pike Place Market District was created  
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 Historic Places, the city has made dramatic efforts regarding  
 its attitudes toward the market. Part of the strategy to  
 save the market was 'Friends of the Market' was actively  
 pursuing the people of the market, the city and the  
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 tion. The market had become unmanageable and was becoming a  
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The Pike Place Market represents a very strong sense

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of tradition. The manner in which this community has boldly upheld and preserved this tradition has been emulated by other markets throughout this country and beyond. The city of Seattle clearly demonstrates that a market can significantly benefit a community.

This distinction is made evident in the market ordinance.

There have been major shifts taking place with regard to the varieties of merchants and businesses occupying the market. Unmistakably, the most dramatic changes occurred in the sixties as the market was made available to craft merchants. The move was so more than an attempt to keep the market in existence as there were an evergrowing number of vacant spaces throughout the market. Nonetheless, the action did provide the market with a redirected character. The impact has in the eyes of many, meant an improvement overall, others are not so quick to form a judgement. Regardless of their impact, this group of merchants did help the market to weather some difficult times. In their present numbers the craft people are very visible but at the same time, they do not dominate the market.

Looking at the rest of the market, specifically at the permanent businesses, there have also been noticeable levels of transition. The changes, inevitable to any market, have

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## 2. Continuation of Function

Any thorough discussion of the Pike Place Markets is required to address the issue of function. Unique to this market is the fact that preservation efforts have been directed first toward the maintenance of existing function or use, and second at the preservation of the actual physical structures.<sup>60</sup> This distinction is made evident in the market ordinance.

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Any thorough discussion of the Five Basic Markets is required to address the issue of location. It is in this market in the last that preservation efforts have been directed first toward the maintenance of existing locations or use, and second at the preservation of the actual historical structures. This distinction is made evident in the earlier ordinance.

There have been great difficulties facing place with regard to the varieties of merchants and businesses occupying the market. Unmistakably, the most dramatic changes occurred in the sixties as the market was made systematic to retail merchants. The move was no more than an attempt to keep the market in existence as there were an ever-growing number of vacant spaces throughout the market. Nevertheless, the action did provide the market with a protected character. The impact has in the eyes of many, meant an improvement overall, others are not so quick to form a judgment. However, less of their input, this group of merchants did help the market to weather some difficult times. In their present numbers the state people are very visible but at the same time, they do not dominate the market. Looking at the face of the market, specifically at the permanent businesses, there have also been noticeable levels of transition. The changes, inevitable to any market, have

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fortunately been very gradual and subtle. It was the 'Friends of the Market' who not only wanted to save the facilities but to maintain them as they were. Many of the market supporters associate the lack of stability over the years with the near extinction of the Pike Place Markets.

The period immediately preceding the passage of the Pike Place Initiative was unquestionably a low point for the market. Despite the presence of the craft merchants, there was still a major portion of the market that lay vacant. There was also a dramatic turnaround of the existing businesses. A short time after the market's future had been secured, the renovation campaign was begun. Bartholic had begun work on the core markets by the mid-seventies.

Near to this time the market released a phone directory for the permanent or leased businesses within the market. The list was published in May 1976 and included some eighty businesses from throughout the market confines. Making a comparison with a May 1980 market directory indicated that fifty of the eighty businesses from 1976 still remained. This same 1980 directory contained some 215 entries including those remaining from 1976. Consequently in the four year period from 1976 to 1980, thirty out of eighty businesses or 37.5% failed to survive. There was also an increase of 165 new businesses.

This analysis was taken a step further by utilizing a November 1982 market directory. This directory indicated a





total listing of 227 businesses. Cross-referencing those businesses from the 1980 directory showed that of the 215 listings, the 1982 directory listed all but twenty-four. This reduction of twenty-four against the 215 1980 listings represents a failure of just over eleven percent. Taking into account this loss indicates that over the two year period thirty-six new businesses were added to the market. Just as the businesses are realizing a higher success rate, so too is the market once again prospering. The influx of new business has placed the market at or near capacity for almost the past two years.

While the stability would appear to be re-emerging the nature of the businesses has also continued to shift. Today according to Victor Steinbrueck, the force behind 'Friends of the Market,' "New shops selling imported foods and tourist items are changing the market's personality."<sup>61</sup> Although a fair number of these emerging changes have added to the success and color of the market, care must be taken not to carry them too far (Fig. 34). Traditionally the markets have catered primarily to the people of the community, especially those people immediately surrounding the market. Today the tourist is seemingly playing too large a role in the planning process.

Although a good number of the old standby merchants still remain including Pike Place Fish, Don and Joes Meats, Manzo's, Collelo's, Three Sister's Bakery, etc., there has been a visible trend giving way to antique dealers and perhaps



The first part of the document is a letter from the Secretary of the  
 Board of Education to the Board of Trustees of the University of  
 the State of New York. The letter is dated January 10, 1911, and  
 is addressed to the Board of Trustees of the University of the  
 State of New York. The letter is signed by the Secretary of the  
 Board of Education, and is dated January 10, 1911. The letter  
 discusses the proposed changes in the curriculum of the University  
 of the State of New York, and the Board of Trustees of the  
 University of the State of New York. The letter is a copy of the  
 original letter, and is dated January 10, 1911. The letter is  
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 the Board of Trustees of the University of the State of New York.

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too many craft merchants. "Businesses in general have undergone an upward economic trend," according to Steinbrueck, "tending to serve middle class patrons with gourmet tasks rather than filling low income needs."<sup>62</sup>

The actions of the PDA have at times seemed almost too weighted toward the financial success of the market. The historic commission exists to provide a check on the proposed actions of the PDA. The historic commission is to a large degree reappointed annually therefore the group's ability to work together as an efficient body is constantly disrupted by the changes of personnel. The PDA has been known in the past to have taken advantage of a weak commission. The situation has yet to be realized as a major problem. Some minor changes in the structuring of the historic commission would be a positive move for the market.

The Pike Place Market Ordinance emphasizes the notion of the preservation of function. There would appear to be the proper channels in existence to provide the necessary control.

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### 3. Historic Integrity of Building Fabric

In terms of architectural elements, the Pike Place Markets demonstrate a truly unique sense of quality and character. Words commonly used to describe this market include simple, austere, humble, anonymous, straightforward, and functional. A clear look at the market would suggest these adjectives as the market buildings are actually constructed of plain, inexpensive, unfashionable, and durable materials. Constructed of simple forms without frills and ornament and in an easily assembled manner, this market was built primarily to fulfill needs of shelter and security.

#### a. Site and Immediate Surroundings

Among the greatest threats facing the market today is the wholesale development of property immediately adjacent to the market district. Since the popularity of the market has regenerated the area, providing economic recovery, there is an increasing threat of further development. High-rise commercial and residential development is being proposed immediately adjacent to the historic district boundaries.<sup>63</sup> Already to the west across Western Avenue there has been the creation of the Pike Place Hillclimb which not only helps to link up the market district with the waterfront but also is very successfully capitalizing off the market's success (Fig. 35.) The hillside development includes a conversion of a warehouse into market shops. Opposite from the multi-





level shops are newly constructed luxury condominiums.

The economic recovery of the district has led to highly inflated market values over the past years. Property to the east of the market district across First Avenue has been bought or is in the process of being secured by some large investment corporations. The intention is to erect large-scale buildings which would be totally inappropriate to the scale of the surrounding area (Fig. 36). Thus far all new developments have sympathetically respected the scale of the two-story height limitation of the area. If this development is not prevented the market district will suffer immeasurably. There is discussion of extending the boundaries of the historic district to include the controversial property. The area is all part of a much larger urban renewal zone. The acquisition of this extension will be a difficult struggle as the plans are already being developed for the new commercial development. By whatever means available, the city of Seattle needs to prevent the large-scale development of this property.

The Pike Place Markets demonstrate how it is possible to maintain the historic integrity of the marketplace with regard to the site and immediate surroundings. This success would have to be attributed primarily to the citizens of Seattle for the designation of the historic market district. Both the PDA and the historic commission have also been

level above the level concerned during construction.

The economic recovery of the district has led to highly inflated market values over the past years. Property to the east of the Market district between First Avenue and been bought or is in the process of being bought by some large investment corporations. The strength of the large-scale building market would be greatly responsible to the scale of the surrounding area (1931-1932). Thus far all new developments have systematically respected the scale of the two-story height limitation of the area.

If this development is not provided for Market district will suffer immeasurably. There is discussion of exceeding the boundaries of the historic district to include the controversial property. The area is all part of a much larger urban renewal zone. The regulation of this extension will be a difficult struggle as the plans are already being developed for the new commercial development. It whatever means available, the city of Seattle needs to prevent the large-scale development of this property.

The Pike Place Market documents for it is possible to maintain the historic integrity of the neighborhood with regard to the site and immediate surroundings. This means would have to be attributed primarily to the extent of Seattle for the designation of the historic Market district. Both the BOI and the historic commission have also been

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instrumental in this success.

#### b. Exterior Form and Detail

The Pike Place Ordinance proclaims the market to be "...particularly unique in form." While the form of the market expresses a truly unique image, it is not in terms of any single style of architecture (Fig. 36). All of the different market buildings share an industrial-like use of materials. The exterior form incorporates both sheds and arcades (Fig.s 26, 50). The evolution of the marketplace is to an extent recorded and preserved in the building forms. Each of the different structures exhibit a unique range of details. The Corner Market is associated with its arched windows and brick coursework. The Triangular Building is distinguished by its triangular shape. The Main Arcade is best characterized by its unique horizontal band of windows along the Pike Place. The quality which unifies all of the various buildings is an overall sense of function and simplicity.<sup>64</sup> The exterior form in all cases is characterized as a design suited to a given need -- form follows function. The form is also very much an outgrowth on the highly irregular hillside topography (Fig. 44).

The market structures are straightforward in every respect. They are predominantly constructed of the most basic and maintenance-free materials including concrete, brick, stone, and wood. These buildings utilize industrial sash windows and in every case display only a very basic



The first thing I noticed when I stepped  
 out of the car was the smell of  
 fresh air. It was a relief after  
 being stuck in traffic for hours.  
 The sun was shining brightly, and  
 the birds were singing. I felt  
 like I was in a new world. The  
 colors were so vibrant, and the  
 sounds were so clear. I had never  
 felt this way before. It was  
 like a dream. I had been told  
 that the weather was perfect, and  
 now I knew why. It was indeed  
 perfect. I had found a new home.  
 I was so happy. I had found  
 what I had been looking for. I  
 was finally home.

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level of exterior articulation. The use of more extensive ornamental relief would not only be inappropriate but would also be deceptive.<sup>65</sup>

The exterior forms, finishes and details all follow the functional character of the marketplace. Virtually unadorned, the market facades serve as an appropriate backdrop to the market activities. Structural reinforcement and building stabilization efforts have left some visible changes but they are minimal in extent. The Pike Place Markets demonstrate that it is possible to maintain historic integrity with regard to exterior form.

#### c. Circulation

The flow of pedestrians throughout the market and surrounding district has always been a concern for the city and especially the market officials. With upwards of fifty to sixty thousand people frequenting the markets on an average summer day, there are bound to be problems linked with congestion.

Within the central core markets the unfamiliar visitor may be slightly consumed by the maze of ramps and stairs leading to the series of different levels (Fig.s 42, 45, 46). The hallways occur in such a fashion that only the most long-standing regulars could totally claim a familiarity with them. Over the years additional staircases have been secured and ramps have been widened but the overall system of paths



level of exterior activities. The use of more extensive  
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The exterior forms, finishes and details all follow the  
functional character of the structure. Visually unobtrusive,  
the market facade serves as an appropriate backdrop to the  
market activities. Structural relationships and building  
stabilization efforts have left some visible changes but they  
are minimal in extent. The Pine Bluff Market demonstrates  
that it is possible to maintain historic identity with  
regard to exterior form.

### C. Circulation

The flow of pedestrians throughout the market and  
surrounding district has always been a concern for the city  
and especially the market officials. With upward of thirty  
to sixty thousand people frequenting the market on an average  
summer day, there are bound to be problems linked with  
congestion.

Within the central core market the pedestrian visitor  
may be slightly confused by the maze of ramps and stairs  
leading to the series of different levels (Fig. 43, 45, 46).  
The railways occur in such a fashion that only the most long-  
standing regulars could possibly claim a familiarity with them.  
Over the years additional stairways have been received and  
ramps have been widened but the overall system of paths

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throughout the market is otherwise unchanged.<sup>66</sup> The familiarity of the different levels is achieved with the help of landmarks located throughout the markets. These landmarks consist of not only physical objects but also of unique smells and sounds. For those new to the market the PDA provides a market newspaper which maps out the location of each business. Tours are also provided on a daily basis.

The flow of people between the various buildings is sometimes hampered by excessive vehicular traffic especially along Pike Place Street and Pike Place. Parking facilities have been provided nearby but the dilemma over parking is yet unsolved. Actually the burden is primarily on the autos as the pedestrians generally are able to walk freely through the backed up traffic (Fig. 50.) While the parking immediately adjacent to the market is at a premium, there is unlimited space if one is willing to walk two or three blocks down to the waterfront. The congestion is something that can be assumed normal as deliveries, tourists, etc. will always be present.

The passage of people through the market is a great deal of what makes it attractive. The market is given an excitement and a sense of being alive by the thousands present at any given moment. The existing patterns of circulation are both adequate in terms of contemporary needs and highly respectful of the historic integrity of the marketplace. This example indicates that it is possible to execute change while still

throughout the market is observed unchanged. The facilities  
of the different levels is achieved with the help of land-  
marks located throughout the market. These landmarks  
consist of not only physical objects but also of signs, walls  
and sounds. For instance, in the market, the TV provider's  
market newspaper which hangs out the location of each business.  
Tours are also provided on a daily basis.

The flow of people between the various buildings is  
sometimes hampered by inadequate vertical traffic especially  
along Pine Street and Pine Place. Parking facilities  
have been provided nearby but the dishes over parking is  
yet unresolved. Actually the burden is primarily on the auto  
as the pedestrian generally are able to walk freely through  
the packed up streets (Fig. 50). While the parking immediately  
adjacent to the market is a greater than is realized space  
it one is willing to walk far or those places close to the  
market. The congestion is something that can be removed  
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retaining a sensitivity for the building fabric.

d. Spatial Systems

The Pike Place Markets are constantly undergoing physical changes of one kind or another. The magnitude of these changes is regulated to minimize the amount of dramatic alterations or additions. The spatial organization comprising the market is a very intricate network but at the same time it is also very simplistic. Due to the rigid physical constraints of the site and the functional nature of the market's overall development, the Pike Place Markets have evolved into a series of interconnected zones.<sup>67</sup> Spatially the market is characterized by a series of typically irregularly shaped rooms, corridors, and cul-de-sacs (Figs 45-48). The interior is often incongruous with the exterior as the typography, street levels, exterior walls, floors, ceilings, interior partitions, ramps, stairs, and wall openings combine to help create this ambiguity. The average space within the market is best described as being highly irregular. These spaces are asymmetrical, often involve slanting floor levels, are penetrated with structural columns, and are often generously provided with natural lighting.

The different zones within the core market are distinctly unique. At the street level the spatial character is exemplified by high ceilings, generously dimensioned arcades, open shop areas, and the presense of mezzanines (Fig. 41). This upper level possesses a sense of linearity but it is

retaining a sensitivity for the building fabric.

4. Spatial Systems

The Fine Space Networks are constantly developing physical changes of one kind or another. The magnitude of these changes is regulated to maintain the amount of dynamic interaction of additions. The spatial organization comprises the market is a very intricate network but at the same time it is also very simplified, due to the rigid physical constraints of the site and the traditional nature of the market's overall development. The Fine Space Networks have evolved into a series of interconnected nodes. Spatially the market is characterized by a series of typologically irregularly shaped rooms, corridors, and (p. 45-46) The interior is often incongruous with the exterior as the irregularly shaped levels, exterior walls, floors, ceilings, interior partitions, ramps, stairs, and wall openings combine to both create this ambiguity. The average space within the market is best described as being highly irregular. These spaces are somewhat irregular, often involve slanting floor levels, are penetrated with structural columns, and are often acoustically treated with natural lighting.

The different nodes within the core market are distinctly unique. At the street level the spatial character is well defined by high ceilings, acoustically insulated windows, open shop areas, and the presence of mezzanines (p. 47). This upper level possesses a sense of linearity but it is

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not fully predominant as there also exist smaller node-like spaces. Variety is established with the corridor passage-ways and halls which twist and turn, ascend and descend, and narrow and widen (Fig. 42). Some zones, lacking true partitions, are reliant upon other architectural and non-architectural elements to establish the different merchant's boundaries. Other areas especially in the lower levels of the market, are very clearly defined by way of closed shop fronts.

It is the irregularity which greatly adds to the visual interest for the visitor.<sup>68</sup> There is nearly always a glimpse or at least a suggestion of another space just around the corner. Such a quality as this could not be obtained from a series of highly symmetrical and rigidly geometric spaces.

The spatial qualities of the Pike Place Markets are uniquely distinctive. The manner in which it was formed over time is visibly evident. The building is in effect a living history of the development of the market. While the interiors of the various market buildings are straightforward and functional in character, they are appropriately so. The haphazard spatial organization is clearly a positive element which the market has been able to preserve.

#### e. Structural Systems

Structurally the Pike Place Markets reflect the local building technologies from the turn of the century. The



not fully predominant as there also exist smaller node-like spaces. Variety is established with the variation of passage ways and walls which twist and turn, ascend and descend and narrow and widen (Fig. 42). Some doors, leading into partitions, are placed upon other architectural and non-architectural elements to establish the different character boundaries. Other areas especially in the lower levels of the market, are very clearly defined by way of closed space treatments.

It is the irregularity which usually sets the visual interest for the visitor. There is nearly always a glimpse or at least a suggestion of another space just around the corner. Such a quality as this could not be obtained from a series of rigidly symmetrical and rigidly geometric spaces.

The spatial qualities of the Five Five Market are uniquely distinctive. The market in which it was formed over time is vitally evident. The building in its effect is living history of the development of the market. While the interiors of the various market buildings are standardized and functional in character, they are interpreted so that backward spatial organization is clearly a positive element which the market has been able to preserve.

Structural Systems

Structurally the Five Five Market reflects the local building technologies from the time of its creation. The

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structural systems employed utilized the various forms of masonry and wood. While there are some remnants of sections entirely framed in wood, the majority of the market buildings utilize masonry perimeter walls which serve as bearing walls. The interiors are most often composed of wood. Columns formed from rough timbers can be seen sporadically throughout the main arcade (Fig. 42). The use of masonry was in part a fire preventative measure. The market was involved in several fires during its lifespan.<sup>69</sup> By the end of the market's second decade nearly all of the present buildings were in place.

Shortly after the passage of the Pike Place Market Initiative in 1971, a feasibility study was conducted with respect to the market. A fair portion of this survey focused on the structural integrity of the facilities as they existed. Architect George Bartholic was commissioned to stabilize the core markets. This was the earliest of a multiple stage stabilization encompassing the entire market.

Bartholic was responsible for the first set of as-built drawings ever made for the core market area. Searching out the foundations, locating pillars and piers, tracking beams, and literally uncovering the entire substructure of the market were all among the architect's duties. This investigation led to the discovery of unsupported pillars, severely sagging walls, as well as loosely propped beams.<sup>70</sup> Descriptions of Bartholic's actual structural rebuilding proclaimed his actions

structural systems employed utilized the various forms of masonry and wood. While there are many examples of masonry masonry framed in wood, the majority of the masonry buildings utilize masonry partition walls which serve as bearing walls. The partitions are most often composed of wood. Columns formed from rough timbers can be seen sporadically throughout the main arcade (Fig. 43). The use of masonry was in part a fire preventative measure. The masonry was involved in several fires during its life span. By the end of the masonry's second decade nearly all of the present buildings were in place.

Shortly after the passage of the Fire Alarm Law initiative in 1871, a feasibility study was conducted with respect to the market. A fair portion of this survey focused on the structural integrity of the facilities as they existed. Architect George Bartholic was commissioned to establish the core masonry. This was the earliest of a multiple stage stabilization encompassing the entire market. Bartholic was responsible for the first set of drawings ever made for the core market area. Starting out the foundations, locating pillars and plate, tracing beams and literally reconstructing the entire superstructure of the market were all among the architect's duties. This investigation led to the discovery of unsupported pillars, severely sagging walls, as well as loosely propped beams.<sup>70</sup> Descriptions of Bartholic's actual structural remedying provided his actions

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to be 'deft and light.'<sup>71</sup> His primary concern was to keep the visible changes to the market to an absolute minimum. Despite an extensive amount of structural reinforcing, Bartholic was able to complete the improvements without dramatically altering the physical presence of the market. His efforts were seen favorably by the market officials as well as by the local architectural community. Bartholic found the use of old photographs to be useful especially to regain details which were either unclear or somehow lost altogether over the course of time. One example involved the canopy along the Pike Street facade.<sup>72</sup> During World War II both the canopy and supporting pillars were removed for scrap iron by a Japanese steel company. The canopy has since been reconstructed along with the pillars in accordance to the originals on the photographs (Fig.s 26, 31).

Later stabilization efforts have been completed over the past seven years. Each of the major structures has undergone at least a limited amount of improvement. The work was completed by a host of Seattle architects. The work finished earlier by Bartholic set the standards for these later efforts. Now that the work has been made complete, the historic district has a more dignified feeling to it. No longer are there dilapidated corners of buildings or crumbling ceilings to detract from ones appreciation of the market. The latest efforts have, for the most part, been done sympathetically and in keeping with the quality of the

to be built and fitted. The present concern was to keep  
the visible changes to the extent to an absolute minimum.  
Despite an extensive amount of structural reinforcing throughout  
was able to complete the improvements without necessarily  
altering the physical presence of the market. The efforts  
were seen favorably by the other officials as well as by the  
local architectural community. Detailed plans for the  
old photographs to be used especially to retain details  
which were either omitted or somewhat lost altogether over the  
course of time. One example involved the canopy along the  
First Street facade. During World War II both the canopy  
and supporting pillars were removed for cover from a  
Japanese steel company. The canopy has since been reconstructed  
along with the pillars in accordance to the original  
on the photographs (Pls. 20, 21).

Later stabilization efforts have been completed over  
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crumbling walls to detract from the appearance of the  
market. The latest efforts have, for the most part, been  
done systematically and in keeping with the quality of the

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earliest work. The majority of the few criticisms concerned the questionable use of materials. At the time the Sanitary Market was undergoing renovation, a stairway was rebuilt and an oak railing was installed to replace what had been a lower grade of wood.<sup>73</sup> The oak, selected for its durability, was said to be aesthetically inappropriate for the market. The railings have yet to be changed.

The structural stabilization which took place has retained the original qualities of the market. The work was done with a great deal of sympathy. The changes which have resulted from these efforts have not in any way diminished the integrity of the market buildings.

#### f. Fenestration and Related Details

Fenestration on the market structures does well to exemplify the functional nature of the Pike Place Markets. The windows are a means of marking the evolution of the various market buildings. Windows are without exception located in such a way as to maximize daylighting potential. Industrial sash windows along with unadorned doors and gates are typical throughout the marketplace. Operable windows provide for natural ventilation.

Much of the original sash has been retained along the sides of the market oriented toward Pike Place and Pike Street (Fig. 50). Replaced materials have closely matched the original conditions. The most extensive concentration



The majority of the low airflows measured  
 the questionable use of materials. At the time the building  
 started was undergoing renovation, a strategy was devised  
 and an old railing was installed to replace what had been a  
 lower grade of wood. The old railing was selected for its durability  
 was said to be aesthetically inappropriate for the market.  
 The railing was not to be changed.

The structural steelwork which took place has  
 retained the original position of the market. The work  
 was done with a grade steel of superior. The structure which  
 have resulted from these efforts have not in any way  
 diminished the integrity of the market building.

1. Renovation and Related Details

Investigation on the market structure does will to  
 reestablish the historical nature of the First Floor Market.  
 The windows are a series of varying the evolution of the  
 various market buildings. Windows are without exception  
 located in such a way as to maintain existing historical  
 industrial area windows along with modernized doors and gates  
 are typical throughout the marketplace. Operable windows  
 provide for natural ventilation.

None of the original work has been retained along  
 the sides of the market oriented toward First Floor and the  
 Street (Fig. 20). Original materials have closely matched  
 the original conditions. The most extensive concentration

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of replacement occurred along the back side of the core market adjacent Western Avenue (Fig. 36). The placement of doors and windows on recent additions have been patterned to conform with the existing market conditions<sup>74</sup> (Fig. 43),

The fenestration patterns throughout the marketplace help to trace the historical development of the market. The treatment of the fenestration has shown that it is possible to encounter change and still retain the integrity of the buildings sympathetically.

#### g. Environmental Control Systems

The visual presence of environmental control systems is obvious throughout the various market buildings. Noting the highly functional nature of the Pike Place Markets would suggest that this treatment of the systems is appropriate. There has been no obvious attempt to falsely conceal any of the vents, pipes, etc., which line the ceilings of the market buildings.

The visible presence of the environmental control systems does not appear to violate the integrity of the market structures. The Pike Place Markets demonstrate that it is possible to incorporate the various systems sympathetically.

#### h. Interior Surfaces, Finishes, Details

The interiors of the various market buildings forming

Department of Environmental Health

of replacement occurred along the back side of the zone  
market adjacent Western Avenue (Fig. 10). The placement  
of doors and windows on recent additions have been determined  
to conform with the existing market conditions (Fig. 10).

The immediate pattern throughout the market  
help to trace the historical development of the market.  
The treatment of the lot/structure has shown that it is  
possible to regenerate single and multi-unit structures  
of the building substantially.

### 3. Environmental Control System

The visual evidence of environmental control systems  
is obvious throughout the various market buildings. Market  
the highly functional nature of the Five Place Market would  
suggest that the treatment of the system is appropriate.  
There has been no obvious attempt to reduce energy use  
of the vents, pipes, etc., which find the ceiling of the  
market buildings.

The visible presence of the environmental control  
systems does not appear to violate the integrity of the  
market structure. The Five Place Market demonstrates that  
it is possible to incorporate the various systems success-  
fully.

### 4. Interior Buildings, Details, Details

The interiors of the various market buildings provide



the Pike Place Markets are to a large extent unchanged from their original form. The interior of the market is characterized as utilizing durable materials and with only a minimal amount of ornament. Typical flooring in the market includes wood tongue-and-groove or poured concrete surfaces. Ceilings almost always expose structural elements providing glimpses of the various utility lines and wiring conduits. Walls are characteristically smooth and painted. The principle materials being horizontal wood paneling, masonry, and plaster. Surfaces are painted primarily market greens and white although there is also limited use of grey, beige, and brown. Windows are frequent.

The presence of ornamental relief is limited. The primary example of this detail can be seen in the form of decorative column capitals (Fig.s 39, 41). These capitals were originally constructed of either stamped metal or plaster. They can be found in the core market and primarily at the street level. Painted either green or white depending on the location, many of these capitals were reconstructed during the earliest stages of the market renovation.<sup>75</sup> Plaster was used as the replacement material.

Visual relief within the marketplace is also provided by a variety of functional elements. The vast array of signs is one example of this (Fig. 37). Over the years there has been an evolution of the signs within the markets. The earliest type involved no more than painted letters. Soon

The Pine Place houses are in a large extent unchanged from their original form. The exterior of the houses is characterized as utilitarian durable materials and with only a minimal amount of ornament. Typical flooring in the houses includes wood tongue-and-groove or poured concrete surfaces. Ceilings almost always expose structural elements providing glimpses of the various utility lines and wiring conduits. Walls are characteristically smooth and painted. The principal materials being horizontal wood paneling, masonry, and plaster. Surfaces are painted primarily dark greens and white although there is also limited use of grey, beige, and brown. Windows are leaded. The presence of ornamental relief is limited. The primary example of this detail can be seen in the form of decorative column capitals (Fig. 32, 41). These capitals were originally constructed of either shaped metal or plaster. They can be found in the core market and primarily at the street level. Painted either green or white depend- ing on the location, many of these capitals were reconstructed during the earliest stages of the market renovation. Plaster was used as the replacement material.

Visual relief within the marketplace is also provided by a variety of functional elements. The vast array of signs is one example of this (Fig. 37). Over the years there has been an evolution of the signs within the market. The earliest type involved no more than painted letters. Some

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after incandescent lamps were added to the outlines of the letters and figures. Eventually in the late twenties the neon light was introduced to the marketplace.<sup>76</sup> Today there remain remnants of all three of these varieties (Fig.s 45, 46). Light fixtures throughout the markets are another example of this relief (Fig. 41). Both fluorescent and incandescent lighting are to be found. Bare bulbs and industrial metal trough fixtures are most common.

The interiors of the Pike Place Markets have been allowed to change over the years but this change has been most gradual. Though very basic and ordinary the interior qualities which characterize the marketplace have satisfactorily accommodated the needs of the market. Renovation efforts have retained the interiors in their evolved state. The integrity of the interior architecture throughout the Pike Place Markets has been sympathetically retained.

3. maintain the historic integrity of the building fabric with necessary changes executed in a way that respects and supports that fabric.

A list of key architectural elements requiring sensitivity to the history and evolution of the building is provided below:

- a. site and immediate surroundings
- b. exterior architectural form, surfaces, finishes and details
- c. circulation
- d. spatial systems
- e. structural systems
- f. fenestrations and related details



After incandescent lamps were added to the outlines of the  
 letters and figures. Essentially in the late twenties the  
 neon light was introduced to the marketplace. <sup>75</sup> Today, there  
 remain remnants of all three of these fixtures (Fig. 48).  
 (48) Light fixtures throughout the exhibits are another  
 example of this period (Fig. 49). Both fluorescent and  
 incandescent lighting are to be found. Some lamps and  
 industrial metal stocks fixtures are most common.

The fixtures of the Five Place exhibits have been  
 allowed to remain over the years and this change has been  
 most gradual. Though very basic and ordinary the fixtures  
 qualities which characterize the exhibits have remained  
 fairly unaccommodated the needs of the exhibit. Innovation  
 efforts have retained the fixtures in their evolved state.  
 The integrity of the exhibit architecture throughout the  
 Five Place exhibits has been systematically retained.

University of Illinois at Urbana-Champaign  
 Department of Architecture  
 1975



## CHAPTER 6

## CONCLUSIONS AND SUMMARY

The historic urban marketplace and market as considered by this study, define an entire range of procedures and attitudes in regard to the implementation of change. Of primary concern was the matter of markets emphasizing tradition (vs. contemporary appeal, commercial viability.)

## Hypotheses Restated

In adaptive use projects of historic markets it is possible to:

1. support regional and community needs.
2. maintain a continuation of function which is sympathetic to the fabric of the market and its facilities.
3. maintain the historic integrity of the building fabric with necessary changes executed in a way that respects and supports that fabric.

A list of some architectural elements requiring sensitivity to the history and evolution of the building is provided below:

- a. site and immediate surroundings
- b. exterior architectural form, surfaces, finishes and details
- c. circulation
- d. spatial systems
- e. structural systems
- f. fenestration and related details

CHAPTER 4

CONCLUSIONS AND SUMMARY

The historic urban landscape and market as considered by this study, define an active range of purposes and activities in terms of the implementation of change. Of primary concern was the matter of market emphasizing tradition (vs. contemporary spatial, commercial viability).

Hypotheses Tested

- In descriptive case studies of historic markets it is possible to:
1. support regional and community needs.
  2. maintain a continuation of historic values in response to the fabric of the market and its facilities.
  3. maintain the historic identity of the building form with necessary changes caused in a way that respects and supports that fabric.

A list of some architectural elements requiring sensitivity to the history and character of the building is provided below:

1. form and volume
2. exterior architectural form, materials, color and details
3. circulation
4. spatial systems
5. structural systems
6. ornamentation and related details

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- g. environmental control systems
- h. interior surfaces, finishes, and details.

The primary focus of this analysis has been on the Faneuil Hall and Pike Place Markets which are two distinctly unique situations. The Faneuil Hall Markets are a product of the nineteenth century Classical Greek Revival and thus are to be associated with a style of architecture which is characteristically a closed ended system. The Pike Place Markets reflect the idioms of the early twentieth century. The industrial-like forms of the Seattle marketplace represent an open ended system with regard to the adaptation of physical change.

Another major difference between the Boston and Seattle examples involves the application of the term adaptive use. The Faneuil Hall Markets apply the more commonly accepted definition of adaptive use. Referring to the definitions in Chapter II (p. 5), the first definition of adaptive use reads "that process by which structurally sound older buildings are developed for economically viable new uses." The Pike Place Markets are more accurately described by the second definition of adaptive use (p. 5), or "that process whereby buildings are simply modified to meet contemporary needs."

The nature of the conversion from wholesale to retail facility along with the architectural circumstance have

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are to be associated with a style of architecture which is  
characteristically a closed ended system. The Kansai Hall  
systems reflect the ideas of the early twentieth century.  
The industrial-like form of the Kansai Hall systems  
represented as open ended systems with regard to the situa-  
tion of physical design.

Another major difference between the Kansai Hall  
systems involves the adaptation of the form  
adaptive use. The Kansai Hall systems show the more  
commonly accepted definition of adaptive use. Relating  
to the definition in Chapter II (p. 2), the first defini-  
tion of adaptive use reads "that process by which architectural  
resources are developed for nonconventional or  
new uses". The Kansai Hall systems are more accurately  
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of "that process whereby buildings are simply modified to  
meet contemporary needs".  
The nature of the conversion from wholesale to retail  
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given the Faneuil Hall Markets a greater complexity and a more extensive range of design constraints. The highly functional quality of the Pike Place Markets has conversely rendered it noticeably less difficult to adapt.

extent to which a certain... community is also... market-reflexive...

The Central... illustrate the... relation to the... the markets is... from the... residents. It... realized in terms of...

The adaptive... an advantage to... on the part of... the market is... one million dollars... has through... its more significant... have been extended... toward the upper... has retained the...

The Pike Place... strength of...





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Given the limited field history a greater complexity and a  
more extensive range of design constraints. The design  
functional quality of the Rice Space Station has consistently  
remained its notably less difficult to adapt.



### 1. Support of Regional & Community Needs

The value of an urban market extends beyond its ability to merely function as an exchange of goods. The extent to which a marketplace provides for and enhances a community is also important. The image portrayed by a market reflects upon the image of the community as well.

The Central Market of Lancaster, PA does well to illustrate the importance of community involvement in relation to the success of a market. In the same way, the markets in Baltimore have also substantially benefited from the involvement of both local government and area residents. In both of these instances the market was realized in terms of both aesthetic and economic benefits.

The adaptive use of the Faneuil Hall Markets has been an advantage to the city of Boston. Despite a reluctance on the part of the financial community to fund the project, the market is presently earning the city in excess of one million dollars annually. More importantly, the city has through this project been able to preserve one of its more significant historic sites. While the alternations have been extensive and the marketplace does cater more toward the upper class, the fact remains that the project has retained the facility and again made it viable.

The Pike Place Markets serve to demonstrate the strength of citizen involvement at a larger scale. The

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The adaptive use of the Woodall Hill Market has been an advantage to the city of Boston. Despite a relocation on the part of the financial community to fund the project the market is presently serving the city in excess of one million dollars annually. More importantly, the city has through this project been able to preserve one of its more significant historic sites. While the alterations have been extensive and the marketplace does cater more toward the upper class, the fact remains that the project has retained the facility and again made it viable.

The Pike Place Market serves to demonstrate the strength of citizen involvement as a larger scale. The

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threat of demolition was overcome by an organized and spirited campaign. Although the market has experienced marked change over its seventy-five years of existence, the facility has represented stability for the people of Seattle. The facility provides an important landmark and serves as a major attraction.

The role of the community has been shown to contribute significantly to the well-being and strength of an urban market. The longstanding traditions associated with a marketplace are the direct result of the people and their activities. While the presence of tourists can enhance a marketplace, it is the support of the local people which will ultimately determine the fate of a market. Community support is a necessary element for a truly successful market.

## 2. Continuation of Function

The patterns of use associated with a market are inevitably always changing. In no instance is it possible for a market to be completely functionally static. The intricate balance of the fabric of an urban marketplace is very much affected by the functional nature of its market facilities.

The French Markets of New Orleans demonstrate the importance of retaining a more traditional sense of function. In this instance the changes of function which resulted from the restoration of the market facilities were sufficient

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enough to dramatically alter the character of the market.

The Faneuil Hall Markets function as a contemporary retail merchandising center. The range of boutiques, high priced restaurants and other shops suggest the question of whether the facility should be called a marketplace. While the Faneuil Hall Markets are not pretending to be anything more than what they actually are, the only real associations with a traditional urban market are purely historical.

The Pike Place Markets represent a market which has been able to minimize the degree of functional change over time. Organized efforts are constantly looking to measure both the short term and long term consequences of use changes. According to V. Steinbrueck there is however, an increasing emphasis being placed on the tourist which is shifting the traditional nature of the market away from the local residents.

The reasons for the changing patterns of use suggest a topic for further research. In the specific case of Seattle's Pike Place Markets, many different reasons would appear to be attributable (i.e., shifting residential concentrations, changes in shopping patterns, shifts in farming and fishing practices, etc.). All of these possibilities suggest that change has occurred and inevitably so.

has proved to be a valuable asset to the marketplace. While the immediate surroundings are very much respecting the marketplace, there looms the threat for large-scale development just beyond the protected district. Fortunately,





### 3. Historic Integrity of Building Fabric

#### a. Site and Surroundings

The context of a building, whether it be the immediate site or the surrounding vicinity, can both enhance and detract from the quality of that building. While a building's immediate site can generally be controlled, the architectural environment surrounding a building is something which is often far less controllable.

The Faneuil Hall Markets are both advantaged and disadvantaged by their existing surroundings. On the positive side the site serves to link up the downtown with the waterfront. The site also takes advantage of the proximity with the Haymarket. The disadvantages include the visual intrusion of an expressway overpass immediately adjacent to the property. The area has also fallen victim to the effects of urban renewal hence there is an abundance of vacant land in the area. The site has been transformed from a series of two streets into a network of plazas. Overall the context has detracted from the quality of the marketplace.

The Pike Place Markets are greatly enhanced by the historic district which surrounds it. This protected zone has proved to be a valuable asset to the marketplace. While the immediate surroundings are very much respecting the marketplace, there looms the threat for large-scale development just beyond the protected district. Fortunately,

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The Fenwick Hall Market was both enhanced and disadvantaged by their existing surroundings. On the positive side the site serves to link up the downtown with the waterfront. The site also takes advantage of the proximity with the waterfront. The disadvantages include the visual intrusion of an expressway overpass immediately adjacent to the property. The area has also fallen victim to the effects of urban renewal because there is an abundance of vacant land in the area. The site has been transferred from a series of two streets into a network of plazas. Overall the context has detracted from the quality of the marketplace.

The Pike Place Market area greatly enhanced by the historic district which surrounds it. This protected zone has proved to be a valuable asset to the marketplace. While the immediate surroundings are very much responsible for the marketplace, there is also the threat for large-scale development just beyond the protected district. Fortunately,

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this threat has yet to materialize.

b. Exterior Form

Retaining the distinctive qualities of a building's exterior is especially important. The image portrayed by the facade is speaking for an entire building. Replacement building materials should duplicate the original in terms of color, texture, and composition. Characteristics which distinguish craftsmanship or style should be retained at all cost. Changes marking the evolution of a building are also a valuable quality.

The actions of the Boston Redevelopment Authority toward the exterior restoration of the Faneuil Hall Markets were deemed to be bordering on insensitive. The result was the restoration and partial reconstruction of the market facades to duplicate their original 1826 form. In doing so, the marketplace was systematically stripped of all historical alterations marking the development of these Classical Greek Revival structures over time. The Boston Redevelopment Authority had over the course of a few years decided; first to demolish the facility, then to save the market by preserving it, and finally to restore and reconstruct it to its original form. Other issues concerning the exterior treatment of the Faneuil Hall Markets include the glass canopies which have been used to extend the volumes of the three markets. While the rationale for the

This threat has yet to materialize.

B. Exterior Form

Notwithstanding the distinctive position of a building's exterior is especially important. The image portrayed by the facade is speaking for an entire building. Nothing more building materials should duplicate the original in terms of color, texture, and composition. Characteristics which distinguish characteristics or style should be retained at all cost. Changes marking the evolution of a building are also a valuable quality.

The action of the Boston Redevelopment Authority toward the exterior restoration of the Federal Hall building were deemed to be satisfactory or insensitively. The results was the restoration and partial reconstruction of the earlier facade to duplicate their original 1828 form. In going so, the reconstruction was tactically stripped of all historical characteristics marking the development of these Classical Greek Revival structures over time. The Boston Redevelopment Authority had over the course of a few years decided; first to demolish the facility, then to have the market by preserving it and finally to restore and re-construct it to its original form. Other issues concerning the exterior treatment of the Federal Hall building include the glass canopies which have been used to extend the volumes of the three pavilions. While the rationale for the

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form of the glass canopies is to be questioned, the canopy addition is clearly defined by the contrast of the glass and steel system resting against the granite market facades.

The Pike Place Markets are difficult to associate with a particular style as they are more accurately a collection of styles. The highly functional industrial-like exteriors of this facility reflect the historical development of the marketplace with both the major additions and the minor alterations which have taken place. While the Pike Place Markets can be reasoned to be respectful with regard for the treatment of exterior facades, it is important to reemphasize the easily adapted architectural form of the facility.

#### c. Circulation

The respectful treatment of circulation within an older building generally involves some degree of conflict. Often the conflict is centered between the desire to retain much of an existing system and the need to comply with mandatory codes and restrictions.

The Faneuil Hall Markets rely on a circulation scheme which largely reflects the original system. However, in the instance of the Quincy Market the efficiency of pedestrian flow appears to have been compromised in the attempt to retain too much of the original. The Quincy Market was designed for longitudinal movement of moderate volumes of traffic with minimal provision for transverse



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 The Pine Place Market was designed to accommodate  
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 and the minor elevations which have taken place. While the  
 Pine Place Market can be assumed to be respectful with  
 regard for the treatment of exterior facade, it is important  
 to reemphasize the facility's shared architectural form of  
 the facility.

6. Circulation

The respectful treatment of circulation within an  
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passage. With the tens of thousands of daily visitors, the lack of adequate lateral flow serves to create a problem for the marketplace.

The Pike Place Markets have faithfully retained a uniquely characteristic arrangement of corridors, ramps, and stairs. Other than the addition of a stairwell, the changes have been minimal.

#### d. Spatial Systems

A necessary element in the rehabilitation of an historically significant structure is the respectful treatment of existing spatial systems. Changes should be made so as to deviate as little as possible from the original building plan. The relation and size of rooms, corridors, and other spaces are all critical to the development of the spatial organization.

The Faneuil Hall Markets have retained to a large extent the spatial clarity with which they were originally designed. The conversion from wholesale to retail facility did involve a substantial amount of spatial change. Fortunately, it has not dramatically affected the overall organization of the market buildings. The Quincy Market has retained its central colonnade and system of defined bays located immediately adjacent to the lower central aisle. The node-like dome and rotunda space have also been reinstated within the spatial system by the removal of

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passage. With the loss of thousands of daily visitors  
 the lack of adequate internal fire exits to handle a  
 problem for the corporation.

The First Floor Market has definitely retained  
 a uniquely characteristic arrangement of corridors, shops  
 and stairs. Other than the addition of a staircase, the  
 changes have been minimal.

4. Spatial Systems

A necessary element in the rehabilitation of an  
 historically significant structure is the reorganization  
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Fortunately, it has not drastically altered the overall  
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 has retained its central colonnade and system of defined  
 ways located immediately adjacent to the lower central  
 aisle. The under-line zone and outside space have also been  
 maintained with the spatial system by the removal of



a heavy ceiling which had concealed this feature of the interior space for several decades. The self-contained nature of the individual units forming the North and South Markets had been retained as spatial change has generally been limited to the confines of each unit.

The Pike Place Markets display a spatial organization which experienced a very gradual and sensitive evolution. Characterized by an organic, almost haphazard system of arrangement, the changes to the different market structures have been taking place throughout the lifespan of the marketplace. This irregular nature has continued and evolving changes have been sympathetic to the historic integrity of the facility.

#### e. Structural Systems

The structural stabilization of an historic building should, if possible, utilize the original technologies employed. With regard to the original structural elements, replacement should be undertaken only if repair is not feasible. Immediate stabilization of known problems is vital in order to prevent the development of a more serious condition.

The Faneuil Hall Markets required extensive structural stabilization at the time the market building facades were restored. This stabilization was highly respectful as it was undertaken to follow the original technologies.





These efforts were highlighted by the retention of the granite post-and-beam structural system and the restoration of the Quincy dome. New structural systems, concentrated primarily around the vertical circulation cores, are easily distinguished from the historic.

The Pike Place Market required structural stabilization encompassing virtually the entire facility. This work, which was done in phases over a number of years, was done sympathetically with regard for the original building fabric. Original masonry bearing walls and timber columns are still apparent throughout the various market buildings.

#### f. Fenestration

As the fenestration is very much a determinate of the scale and proportion of the exterior of a building, it is important to minimize changes. Retaining existing window and door openings including original sash, lintels, sills, and hardware is desirable. If replacement is necessary than duplicating the original is suggested.

The Faneuil Hall Markets demonstrate a major inconsistency with regard to the treatment of fenestration, specifically in relation to the windows. In spite of an otherwise fully restored facade, the architect inappropriately introduced single paned windows in replacement of what had been originally fourteen over twelve multiple paned lights. One rationale for the decision was that the original architect,



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### 1. Restoration

As the restoration is very much a derivative of  
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 One rationale for the decision was that the original architect

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Parris, would have done the same had the technology been available to him. Otherwise, the usage of boldly colored canvas awnings tends to be distracting.

The Pike Place Markets have evolved over time and fenestration appropriately reflects this change. The various additions to the market reflect the application of slightly different windows. They all, however, reflect the same functional industrial nature.

#### g. Environmental Control Systems

The changes associated with the addition of environmental control systems should be minimized. Intrusion of interior spaces and resulting physical alterations need to be carefully monitored. Existing systems should be utilized as much as possible. Concealing the systems is undesirable if it must be at the expense of dramatic alterations to the spatial quality of an interior (i.e., dropped ceilings).

The Faneuil Hall Markets incorporated the necessary environmental control systems with a minimum amount of intrusion. The use of an underground network of spaces highlighted this effort. Physical alterations to the interior were minimal.

The Pike Place Markets handled the addition of environmental control systems so as to minimize both the intrusion and alteration of interior spaces.

Paris would have had the technology then available to him. Otherwise, the usage of local control systems tends to be disastrous.

The Five Place Markers have evolved over time and concentration appropriately reflect this change. The various additions to the marker reflect the realization of slightly different standards. The all, however, reflect the same functional industrial nature.

2. Environmental Control Systems

The changes associated with the addition of environmental control systems should be minimized. In view of the fact that the existing physical situation need to be carefully monitored. Existing systems should be utilized as much as possible. Concealing the system is undesirable if it must be at the expense of desirable alterations to the spatial quality of an interior (e.g. dropped ceilings).

The General Hall Markers incorporated the necessary environmental control systems with a minimum amount of intrusion. The use of an underground network of spaces highlighted this effort. Physical alterations to the interior were minimal.

The Five Place Markers needed the addition of environmental control systems so as to minimize both the intrusion and alteration of interior spaces.

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#### h. Interior Surfaces, Finishes, Detail

The respectful treatment of an interior requires special attention toward both the material and architectural features. Material features include such concerns as paint colors, wallpapers, use of plaster, and other finishes. Architectural features include such things as ornamental columns, stairs, balusters and handrails, cornices, baseboards, etc.

The Faneuil Hall Markets encountered a substantial degree of change with the conversion to retail facility. The handling of interior details suggest some inconsistencies. While the architect has in most instances properly designated entirely new elements, original finishes are not distinguished from those which have only recently been exposed (i.e., sandblasted brick which had been covered over in plaster.) As the result the marketplace displays a somewhat confused array of new and old interior finishes.

The Pike Place Markets have been shown to retain original interior features quite consistently. Elements which have historically characterized the facility, including ornamental columns and the array of signs, and lighting, still serve in this same way. The very basic and ordinary qualities have been maintained throughout, including the most recent additions.

The respectful treatment of an interior requires special attention toward both the material and architectural features. Material features include such concerns as color, wallpaper, use of plaster, and other finishes. Architectural features include such things as ornamental columns, stairs, balustrade and handrails, cornices, baseboards, etc.

The Federal Hill Hotel encountered a substantial degree of change with the conversion to retail facilities. The handling of interior details suggest some inconsistencies. While the architect has in most instances properly designated entirely new elements, original finishes are not distinguished from those which have only recently been exposed (i.e., oxidized brick which had been covered over in plaster). In the result the marketplace displays a somewhat confused array of new and old interior finishes.

The Pike Place Market has been known to retain original interior features with considerable discretion which have historically characterized the facility, including ornamental columns and the array of signs and labeling. This still serve in this case very. The very basic and primary details have been retained throughout, including the most recent additions.

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### Summary of Conclusions

From the analysis of the historic urban marketplace the following have been determined. With regard to the application of the stated hypotheses (1, 2, 3), it has been demonstrated that it is possible to:

1. support regional and community needs
2. maintain a degree of function which is sympathetic to the fabric of the market and its facilities.
3. maintain the historic integrity of the building fabric with necessary changes executed in a way that respects and supports that fabric.
  - a. site and immediate surroundings
  - b. exterior architectural form, surfaces, finishes and details
  - c. circulation
  - d. spatial systems
  - e. structural systems
  - f. fenestration and related details
  - g. environmental control systems
  - h. interior surfaces, finishes, and details.

In reference to hypothesis 3, the relative applications of the range of architectural concerns was highly variable.

It has been shown that all of the architectural elements described in hypothesis 3 can be sensitively treated to reveal historic integrity although no single market was found in which this invariably occurred. Since hypothesis 3 has been shown through this study to be true, the corresponding architectural guidelines are possible to achieve. The degree to which a particular market respects its historic architectural integrity can therefore be



From the analysis of the historic design marketplace the following have been determined. With regard to the application of the stated hypotheses (1, 2, 3), it has been demonstrated that it is possible to:

1. support technical and commodity needs
  2. maintain a degree of historic integrity in the fabric of the market and the facilities
  3. maintain the historic integrity of the building fabric with necessary changes effected in a way that supports and improves that fabric.
- a. site and immediate surroundings
  - b. exterior architectural form, materials, finishes and details
  - c. circulation
  - d. spatial systems
  - e. structural systems
  - f. fenestration and related details
  - g. environmental control systems
  - h. interior finishes, fixtures, and details

In reference to hypothesis 2, the relative application of the range of architectural concepts was highly variable.

It has been shown that all of the architectural elements described in hypothesis 3 can be sensitively treated to reveal historic integrity although no single market was found in which this inevitably occurred. Since hypothesis 3 has been shown through this study to be true, the corresponding architectural guidelines are possible to achieve. The degree to which a particular market responds to the historic architectural integrity can therefore be

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evaluated against the proposed guidelines. The issues which have developed from this study could be useful in the analysis of other historic markets.

Adaptive use serves as a viable means of maintaining historic architecture. To enable accurate interpretation of our architectural heritage, older buildings must not be radically altered. Changes, inevitable as they are, need to be implemented sympathetically and with true regard for historic integrity. The practitioners of adaptive use, the builders, developers, and architects, need to be more extensively trained with regard to the field of architectural history. Just as adaptive use holds the potential for economic savings, it more importantly represents the means to provide for and protect the aesthetic as a portion of our cultural heritage.

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economic savings, it more importantly represents the means  
to provide for and protect the heritage as a portion of our  
cultural heritage.

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## ILLUSTRATIONS

FIG. 1. FINEST VIEW OF THE BAY.

FIG. 1. FINEST VIEW OF THE BAY, WITH OLD BAYVIEW HOUSE IN THE DISTANCE.  
(Source: *Early History of Boston*)

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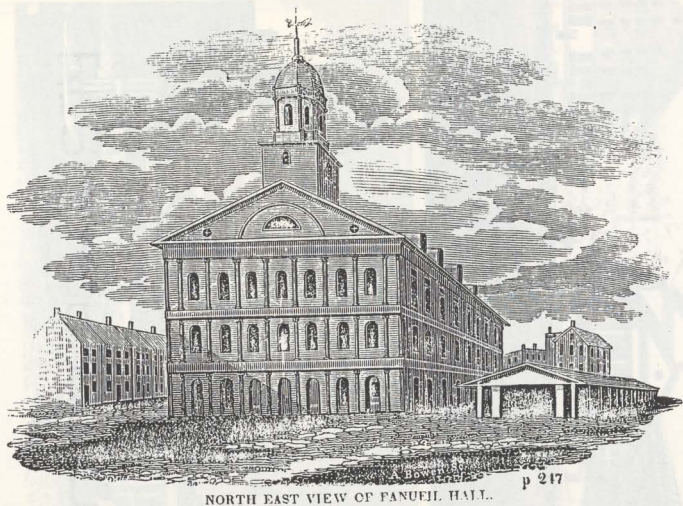


Fig. 1. Faneuil Hall, With Old Market Shed At Right, 1825.  
(Source: Caleb Snow's History of Boston.)





NORTH EAST VIEW OF TOWN HALL  
P. 212

(Source: John Snow's History of London, Vol. 1, Plate II, facing 107, with Old Market Road at Right, 1828.)

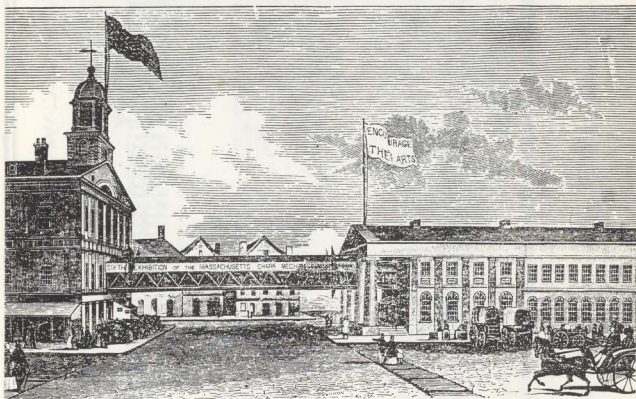


Fig.s 2, 3. Faneuil Hall Markets, 1825.  
 (Source: Caleb Snow's History of Boston.)



Fig. 2. S. J. Taylor's Mill, Boston, 1835  
(Source: Calvin Snow's History of Boston)

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*Quincy Market, Boston, Mass. U. S. A.*

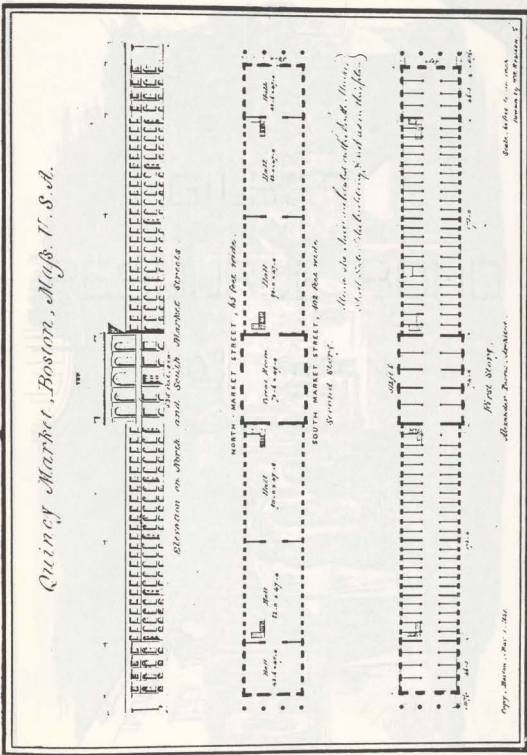


Fig. 4. Floor Plan of Quincy Market As Drawn By W. Rowson, 1841. (Source: Old State House.)





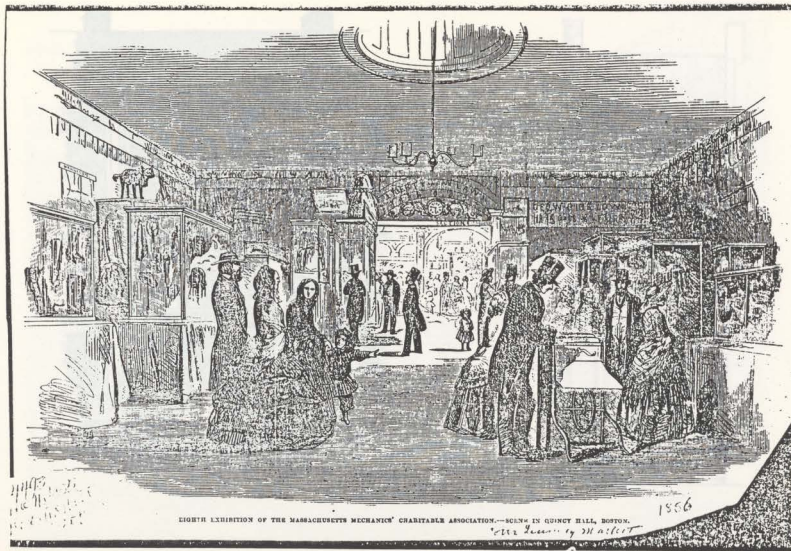


Fig. 5. Second Floor Meeting Room, Quincy Market Building. Eighth Annual Mechanic's Fair, 1856. (Source: Boston Athenaeum.)



Several attempts have been made to identify the person or persons who were the authors of the above mentioned articles. It is believed that the person or persons who were the authors of the above mentioned articles were the same as the person or persons who were the authors of the above mentioned articles.



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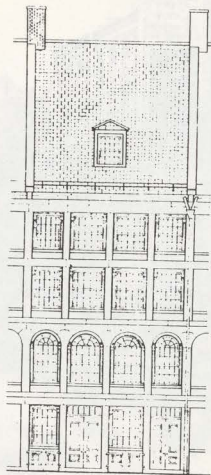
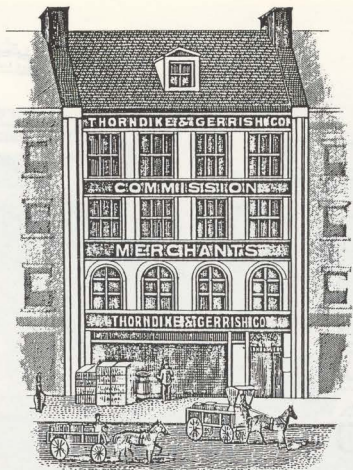


Fig.s 6, 7. North Market Elevation (right) 1825. Letterhead, c. 1923.  
(Source: Historical Survey, 1968 Feasibility Report.)

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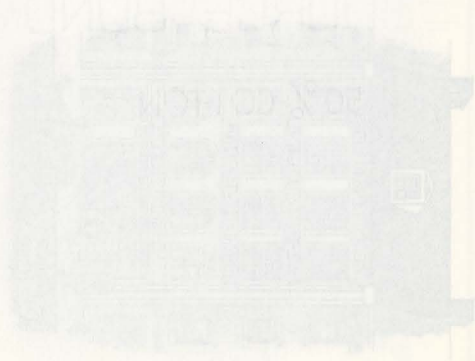
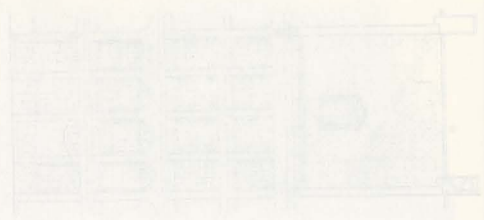




Fig. 8. South Market Street, Looking East, c. 1880.  
(Source: Historical Survey of 1968 Feasibility Report.)

FIGURE 1. HISTORICAL MAPS OF THE PORTLAND AREA, 1800-1850.  
FOR A MORE DETAILED MAP, SEE APPENDIX B, PAGE 100.





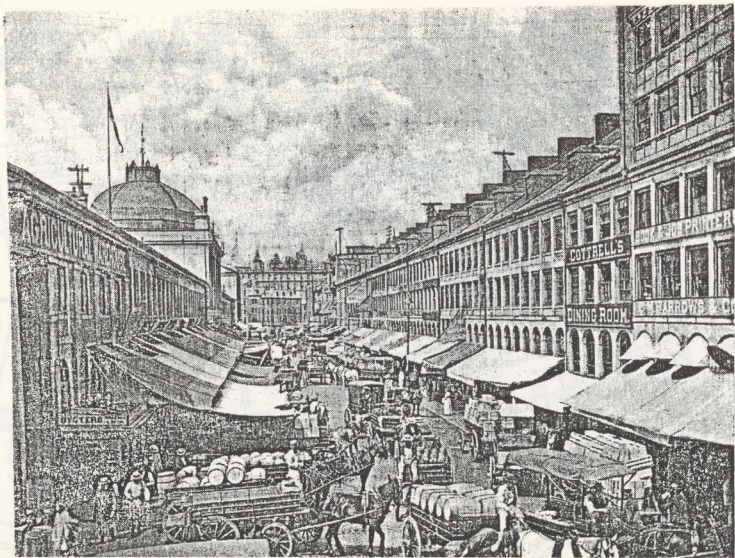


Fig. 9. North Market Street, Looking West, c. 1892.  
(Source: Historical Survey, 1968 Feasibility Report.)



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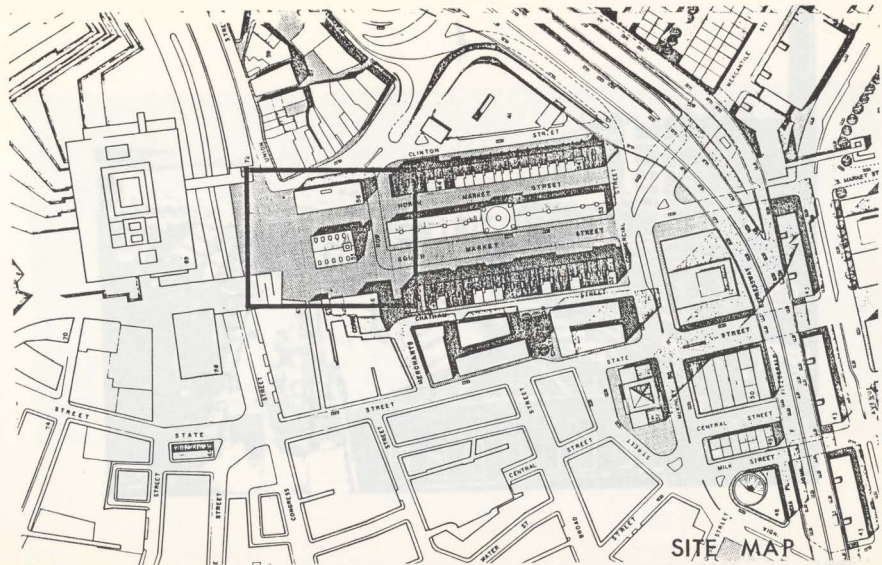


Fig. 10. Site Plan of Faneuil Hall Markets, 1968.  
(Source: 1968 Feasibility Report.)

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Fig. 11. Faneuil Hall Marketplace, Looking From Mayor's Office, c. 1970.  
(Source: Benjamin Thompson and Assoc.)

1910  
Aerial view of the city of London, showing the River Thames and the surrounding buildings.



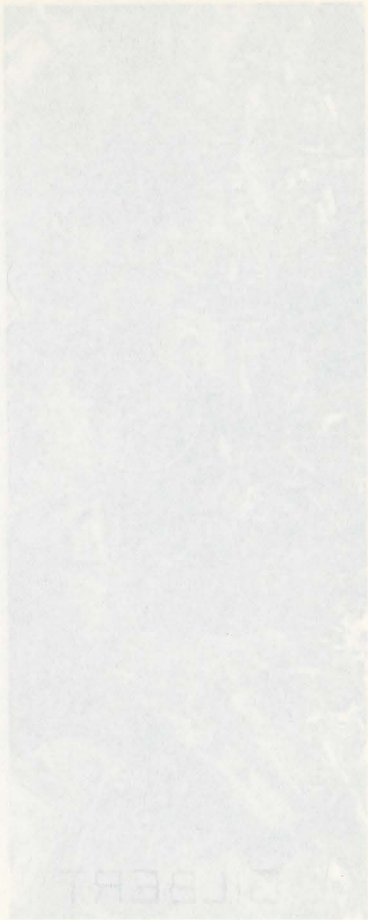




Fig. 12. Aerial Photograph of Market, n.d.  
(Source: Benjamin Thompson and Assoc.)



Continued from page 100



ALBERT

ALBERT



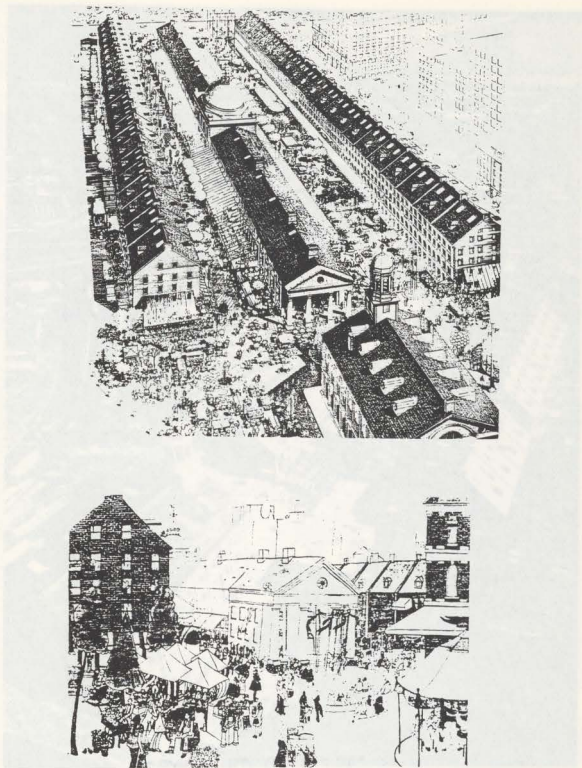


Fig.s 13, 14. Design Proposals; Sketch By J. Maiewski and Aerial Perspective. (Source: Benjamin Thompson and Assoc.)



Fig. 11. 12. Aerial photographs of the school buildings in the city of Moscow, U.S.S.R. (left) and the school building in the city of Moscow, U.S.S.R. (right).





Fig. 15. Faneuil Hall Markets Against Waterfront, 1979. (Source: Photograph By R. Petton, Benjamin Thompson and Assoc.)





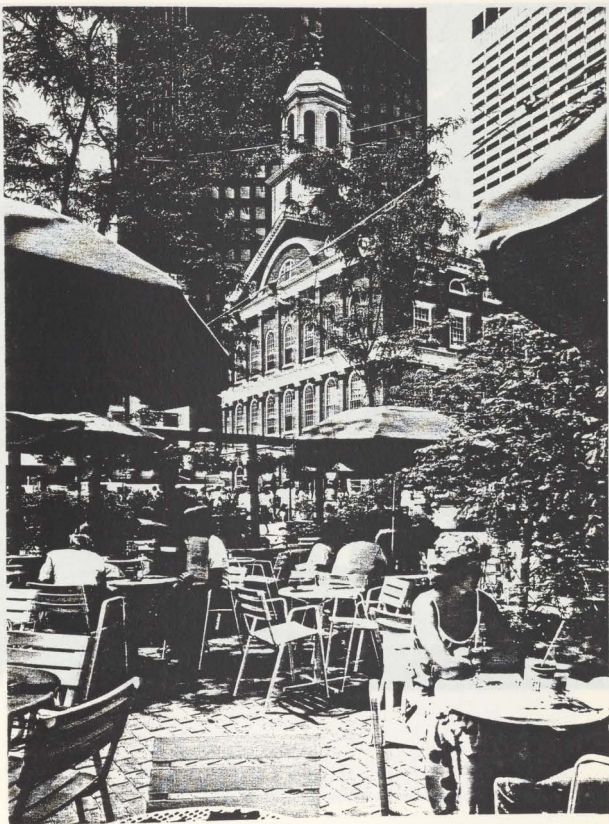


Fig. 16. Looking Toward Faneuil Hall From Outside  
Cafe Extending From North Market, 1981. (Source: Photograph  
By S. Rosenthal, Benjamin Thompson and Assoc.)





Fig. 16. Looking North from Hill Top  
 Cafe Extending from North Market, 1941. (Source: Photograph  
 by S. Rosenthal, Benjamin Thompson and James.)

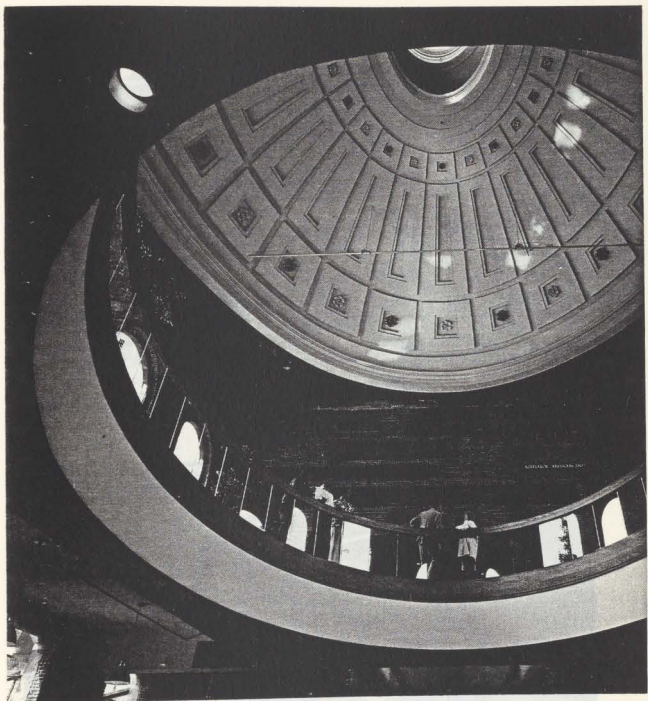


Fig. 17. Quincy Market, Looking Toward Dome Ceiling, 1981. (Source: Photograph By S. Rosenthal, Benjamin Thompson and Assoc.)



Fig. 17. Quince Harvest, Looking Toward Lower Ceiling.  
 1981. (Source: Photograph by S. Rosenblatt, January  
 Thompson and Assoc.)



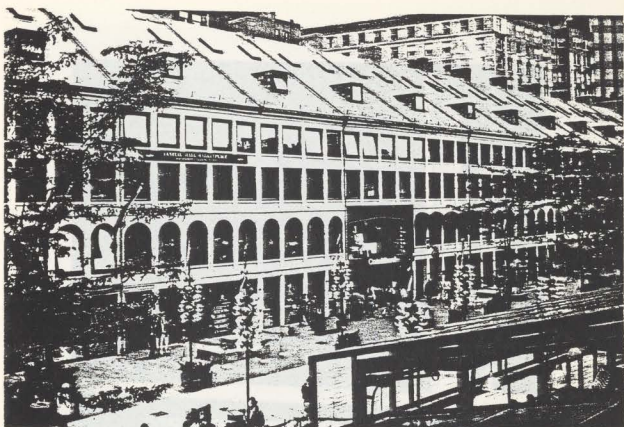
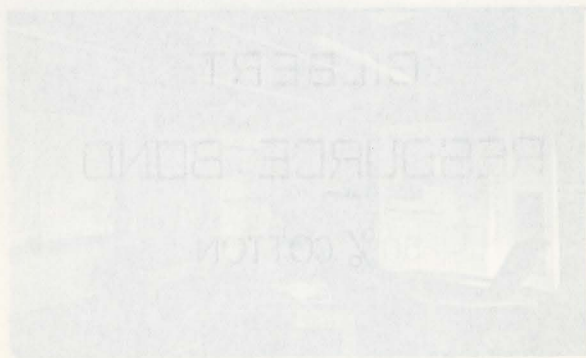


Fig.s 18, 19. South Market From Across Plaza, 1981.  
Inside Upper Level Office Space, 1979. (Source: Photographs  
By S. Rosenthal (top), and R. Petton, Benjamin Thompson and  
Assoc.)



View of the building from the street, 1947.  
 Inside Upper Level Office Room, 1947 (Source: Photographs  
 by S. Rosenthal (1947), and S. Pictor, Benjamin Franklin and  
 Assoc.)





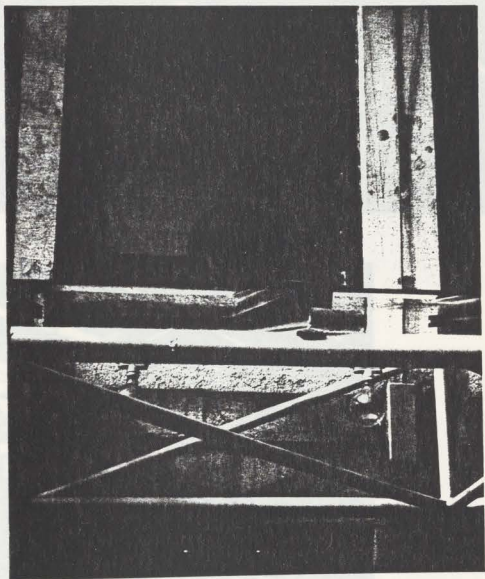


Fig. 20. Faneuil Hall Markets, North Market showing  
Detail of Steel Frame, 1982. (Source: Photograph By P.A.  
Holtz.)



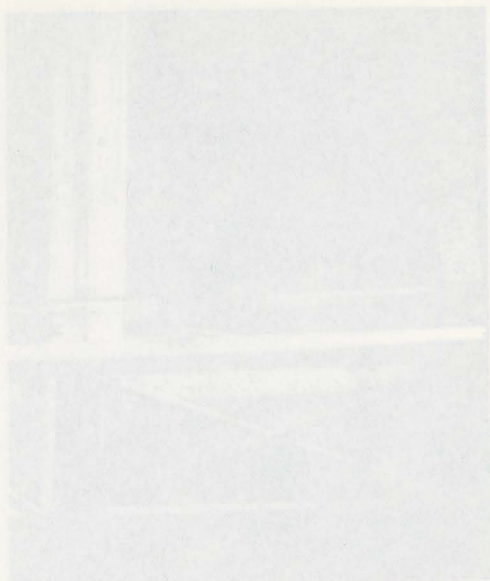


Fig. 20. Fenwick Hall, Boston, North Harbor, showing  
Detail of steel frame. 1923. (Source: Photographs by N. A.  
Holzer.)





Fig.s 21, 22. Quincy Market From Within Canopy  
Additions Looking West, 1981 (top), Looking Southwest 1977.  
(Source: Photographs By R. Petton (top), and S. Rosenthal,  
Benjamin Thompson and Assoc.)



Fig. 11. 22. Quincy Harbor, Iowa, Illinois Canyon  
 Additional Looking West, 1951 (top), Looking Southeast, 1977  
 (Source: Photographs by E. Patton (top), and A. Rosenfeld,  
 Benjamin Thompson and Assoc.)





Fig.s 23, 24. Quincy Market, Looking Down Lower Main Aisle. Historic n.d. and Present, 1981. (Source: Photographs By R. Petton (top) and B. Thompson, Benjamin Thompson and Assoc.)



Fig. 20, 21. Quilts made by the same maker, located near Lower Falls, Alaska. Historic N.S. and present. 1981. (Source: Thompson, H. B. Patten (top) and S. Thompson, Benjamin Thompson and Assoc.)



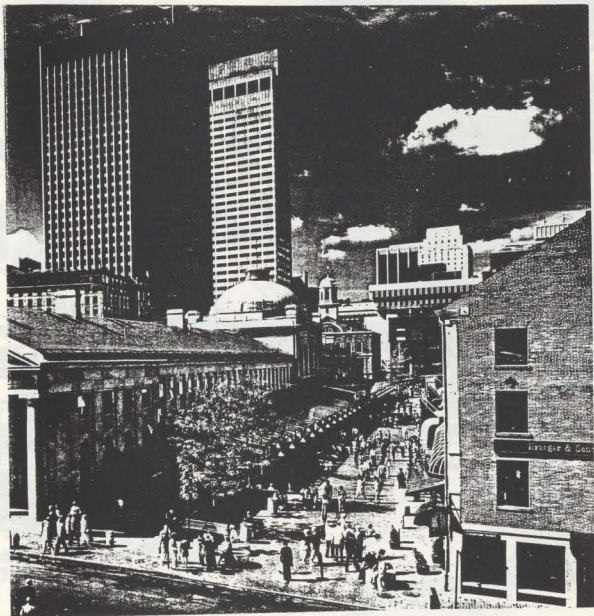


Fig. 25. Faneuil Hall Markets, Looking West Toward City Hall, 1981. (Source: Photograph By S. Rosenthal, Benjamin Thompson and Assoc.)





Fig. 12. Grand Central Station, New York City.  
 City Hall, 1941. (Source: Thompson and Dawson.)  
 Benjamin Thompson and Dawson.



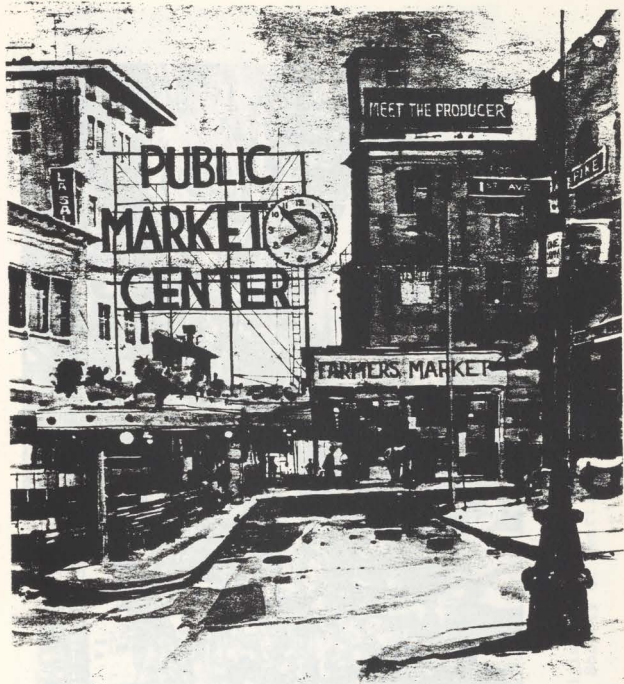


Fig. 26. Pike Place Market, Watercolor By R. A. Benson, 1982. (Source: Pike Place Market Merchant's Assoc.)

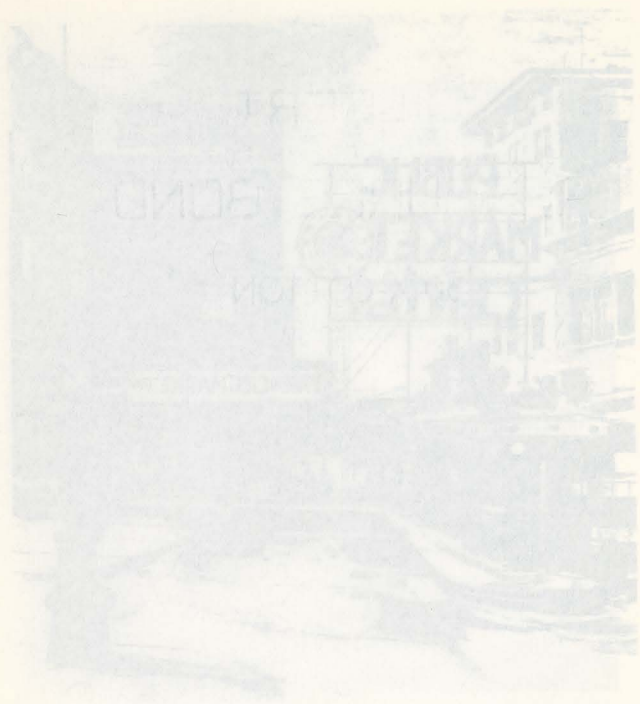


Fig. 20. View of the Market, Westchester St. N. Y. (Source: The View of Westchester St. N. Y. (Source: The View of Westchester St. N. Y. (Source: The View of Westchester St. N. Y.))





Fig. 27. Original Market Day At Pike Place, August 1907.  
(Source: Historical Society of Seattle.)

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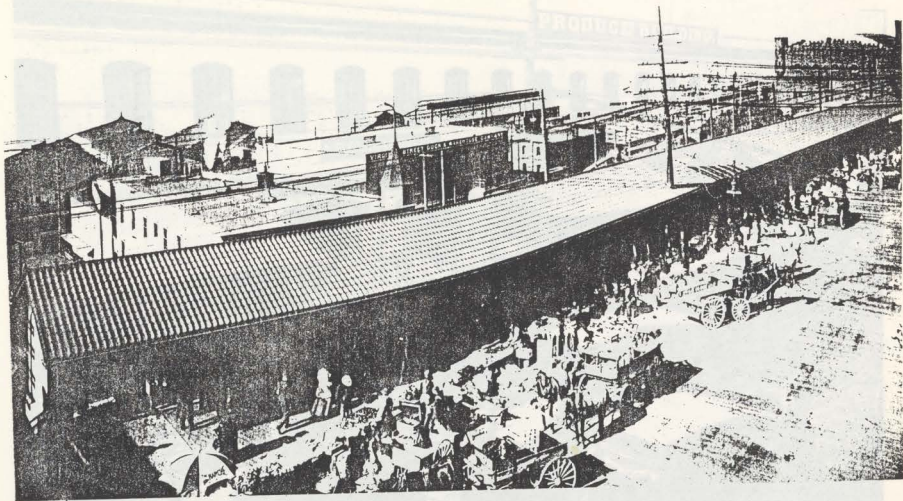


Fig. 28. Pike Place Market, Looking At Early Stalls, 1911.  
(Source: Historical Photo Collection, U.W. Library.)





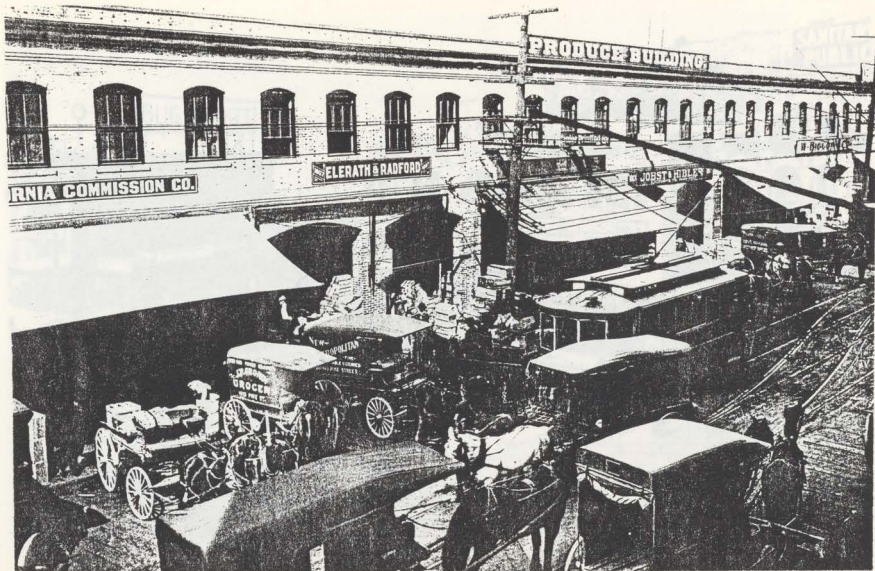


Fig. 29. Pike Place Market, n.d. (Source: Photograph By Asahel Curtis, Historical Collection, U.W. Library.)





Fig. 30. Pike Place Market, Looking From the Intersection of First Avenue and Pike Street, c. 1915. (Source: Photograph By Asahel Curtis, Washington State Historical Society.)





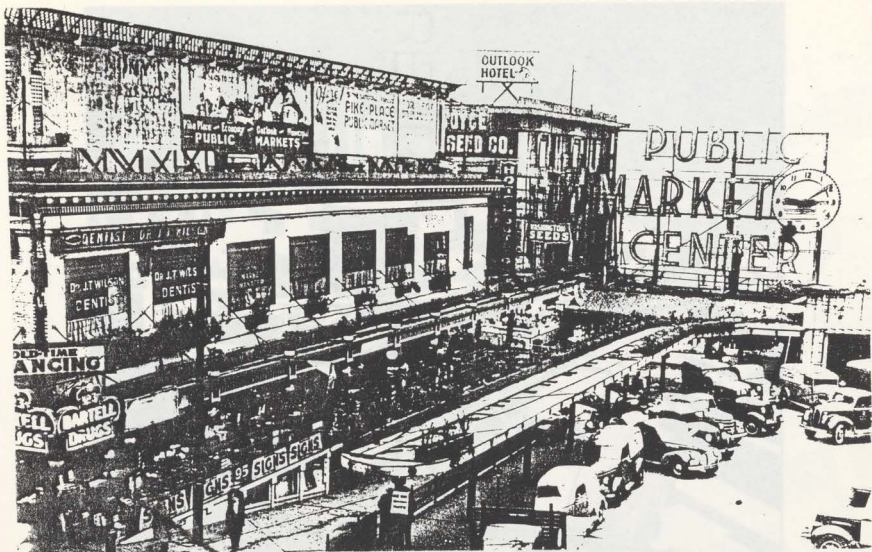
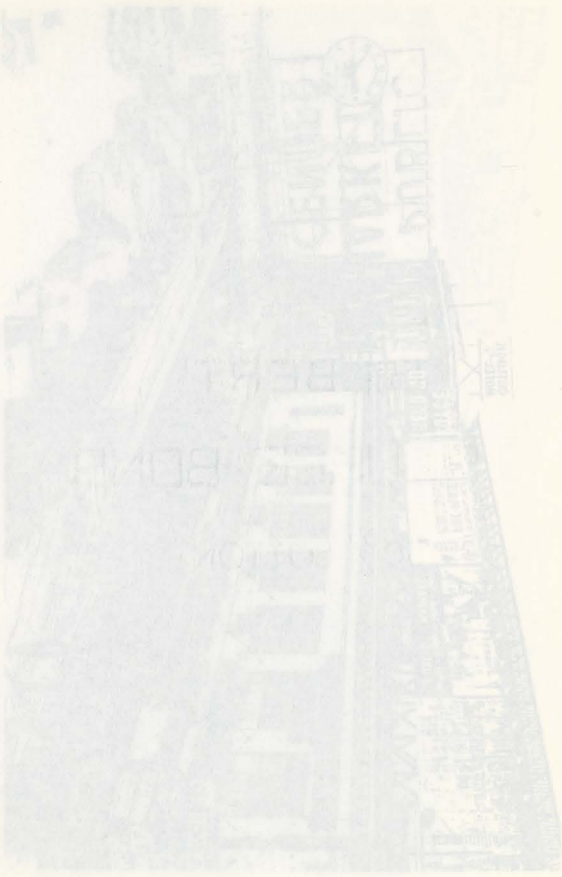


Fig. 31. Pike Place Market, Looking Toward the Economy Building 1939.  
(Source: The Seattle Times.)



Fig. 1. The building of the ...  
... ..



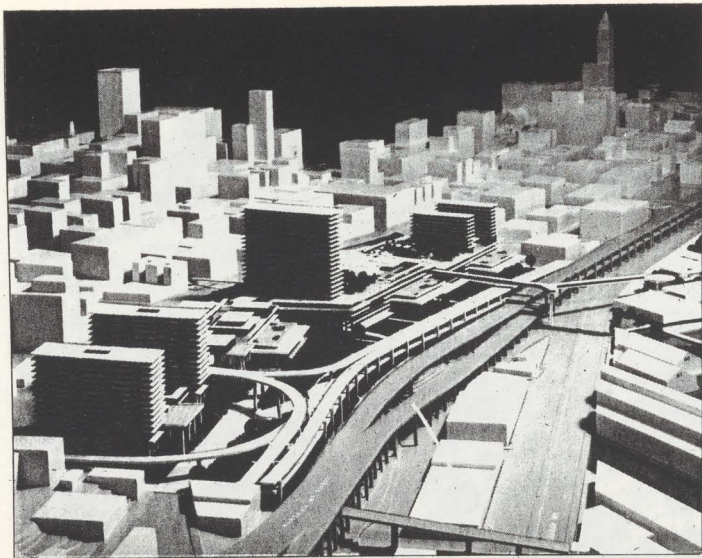


Fig. 32. Scheme for the Pike Plaza Project (Scheme 23).  
(Source: The Seattle Times.)

(Continued from page 378) *See page 378 for details.*  
 The above information is for the information of the reader.



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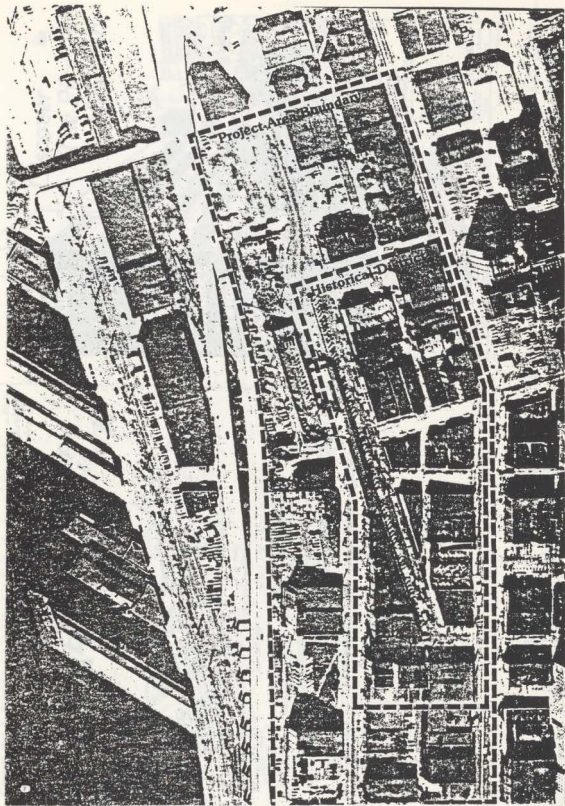


Fig. 33. Pike Place Historic District (Piers to the  
Left). (Source: Pike Place Design Report, City of Seattle,  
1974.)



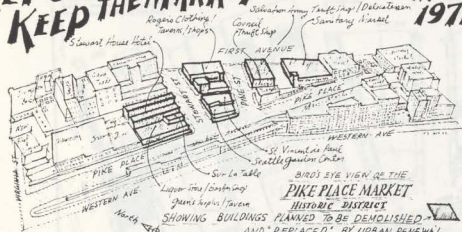
Left) - 714. 22. Blue Print Historic District (Plans to the  
 (Center) Blue Print Historic District, City of Seattle,  
 1974.)





Urban Renewal and the Market Preservation & Development Authority are changing the Market that the people voted to keep six years ago. If present plans for demolition and "replacement" with new structures including parking in lot are not modified, the Market will be so drastically altered that it might as well be gone. "REHABILITATION" of the Market is required to be given direct priority by law but there will not take place unless those responsible are forced to do so. Environmental impacts are being ignored, as well! The Market still needs your help.

# LET'S KEEP THE MARKET THAT WE VOTED FOR IN 1971



PLEASE SIGN this and MAIL in a PROTEST to  
City Council President SAM SMITH  
3rd Flr Municipal Bldg., 311 Alie & F104

PLEASE CALL FOR A PUBLIC REVIEW OF URBAN RENEWAL PLANS

## FIX-MADORE BUILDING

PIKE HILLCLIMB AT 10114 WESTERN

### LEVEL 4 PROCOPIO HABITAT

EXPERIMENTAL FUNCTIONAL CONTEMPORARY  
FURNITURE AND DECORATION

### LEVEL 3 PROCOPIO GALERIA

EXPERIMENTAL FUNCTIONAL CONTEMPORARY  
FURNITURE AND DECORATION

### LEVEL 2 OLD JOE CLARK'S

ANTIQUE PHOTO STUDIO  
EXCLUSIVE PRINTS, 100% FINE ARTS

### CITY KITES

A FINE COLLECTION OF BOOKS  
EXCLUSIVE PRINTS, 100% FINE ARTS

### FIX-MADORE BOOK COMPANY

A FINE COLLECTION OF BOOKS  
EXCLUSIVE PRINTS, 100% FINE ARTS

### LEVEL 1 BATIK GALLERY IMPORTS

EXCLUSIVE PRINTS, 100% FINE ARTS



COME AND EXPLORE THE FINE SHOPS AND RESTAURANTS IN THE FIX MADORE BUILDING ON THE PIKE HILLCLIMB BETWEEN THE PIKE PLACE MARKET AND THE SEATTLE PUBLIC AQUARIUM. PARKING AVAILABLE UNDER THE ALASKAN WAY VIADUCT AT PIKE STREET AND ALONG WESTERN AVENUE.

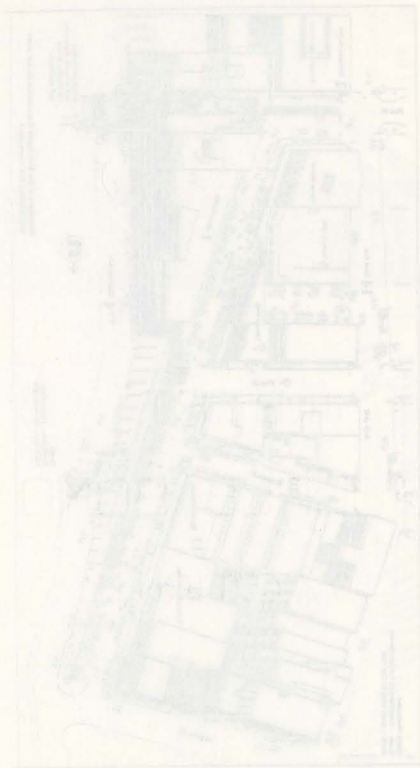
<p>Batik Gallery Imports PHONE IN 426 SALE 426-1000 426-1000</p>	<p>FIX MADORE BOOK COMPANY PHONE 426-1000 426-1000</p>	<p>City Kites PHONE 426-1000 426-1000</p>	<p>Procopio Galeria PHONE 426-1000 426-1000</p>	<p>habitat PHONE 426-1000 426-1000</p>
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Fig.s 34, 35. A Handbill Urging for the Preservation of the Market; Advertising Promoting the Adjacent Hillclimb Development, 1981. (Source: Victor Steinbrueck (left), Pike Place Market News.)





Fig. 1. Plan of the site of the city of Jericho, showing the city wall and the surrounding area. The plan is based on the excavations of the British Expedition to Jericho, 1907-1910.



The plan shows the city wall and the surrounding area. The wall is shown as a thick line with several towers or bastions. The buildings inside the wall are shown as rectangles of various sizes. The streets and courtyards are shown as thin lines and open spaces. The plan is based on the excavations of the British Expedition to Jericho, 1907-1910.



Fig. 37. Pike Place Market, Looking Down the Economy Market.  
(Source: Photograph By C. B. Ellis, Ellis Post Card Co.)



Figure 21. 30% cotton bonded paper and fluorescent probe.



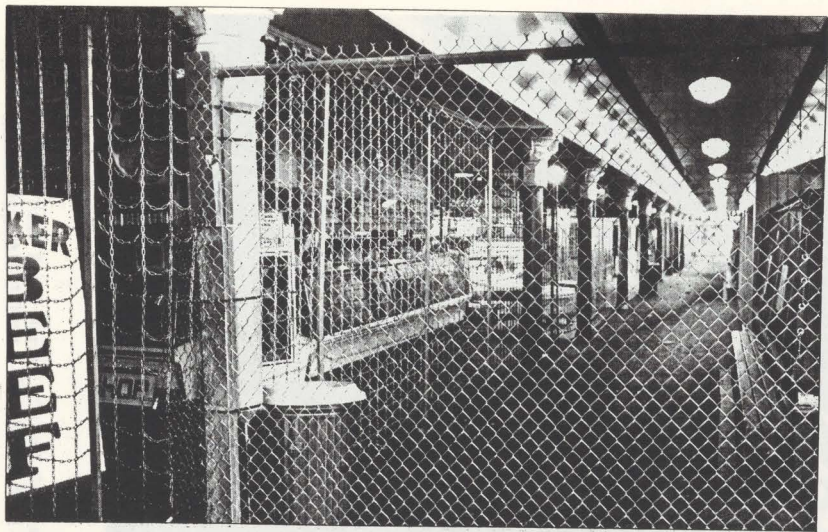


Fig. 38. Pike Place Market, Main Arcade, c. 1980.  
(Source: Pike Place Market News, Photograph By N. Jahn.)

Location: Tokyo, Japan, near the Imperial Palace, 1945. The building is the former residence of the Emperor of Japan, now the Imperial Palace. The photograph was taken from the Imperial Palace grounds.





Fig. 39. Pike Place Market, Column Capitals, n.d.  
(Source: Pike Place Market News, Photograph By N. Jahn.)



(Source: Five Place Market News, (copyright © W. John),  
 The 20. Five Place Market News, Chicago, Ill., 1914.







Fig. 40. Pike Place Markets, Looking West at Section of Main Arcade, 1982. (Source: Photograph By P.A. Holtz.)



Fig. 45. Side Glass Entrance, Looking West at Section of Main Arcade, 1982. (Source: Photograph by S. A. Haines.)





Fig. 41. Pike Place Markets, Looking North Within North Arcade, 1982.  
(Source: Photograph By P.A. Holtz.)

Fig. 1. Schematic diagram of the apparatus for the study of the effect of the concentration of the solution on the rate of the reaction.





Fig. 42. Pike Place Markets, Lower Level Corridor of Core Market, 1982.  
(Source: Photograph By P.A. Holtz.)



Common, lowland of the ...  
left: the ... right: the ...



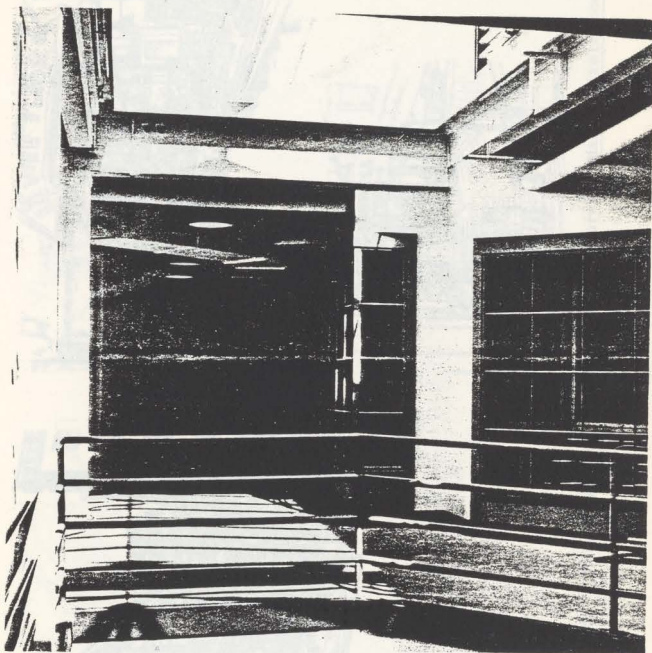


Fig. 43. Pike Place Market, Reopening of Sanitary Market 1981. (Source: Pike Place Market News, Photograph By N. Jahn.)



INDUSTRIAL BOND

Market 1981. (Source: Time Magazine News Photographs  
 By S. John.) -Yip, 43, Pasa Pasa Market, Department of Health





Fig.s 44, 45, 46. Pike Place Market Sketches. (Source: Market Sketchbook, Drawn By Victor Steinbrueck.)

1890-1891. The first sketch of the building, showing the general form and the arrangement of the windows.

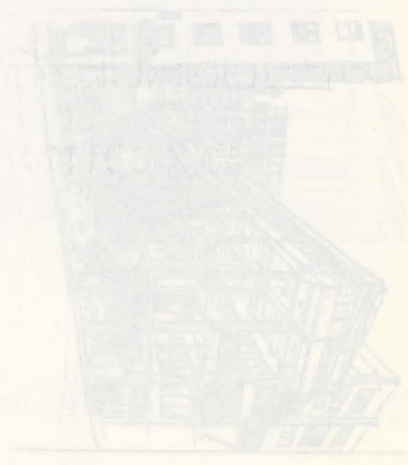






Fig.s 47, 48, 49. Pike Place Market Sketches. (Source: Market Sketchbook,  
Drawn By Victor Steinbrueck.)

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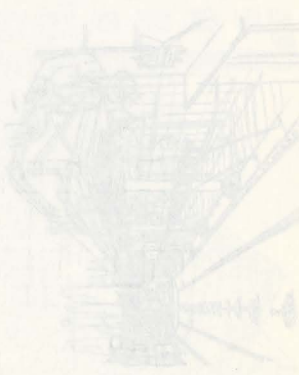
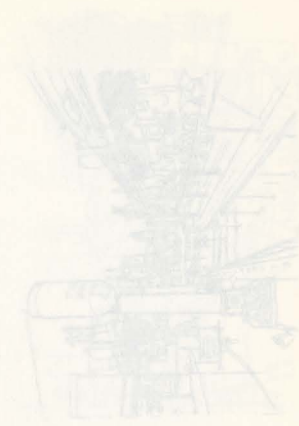




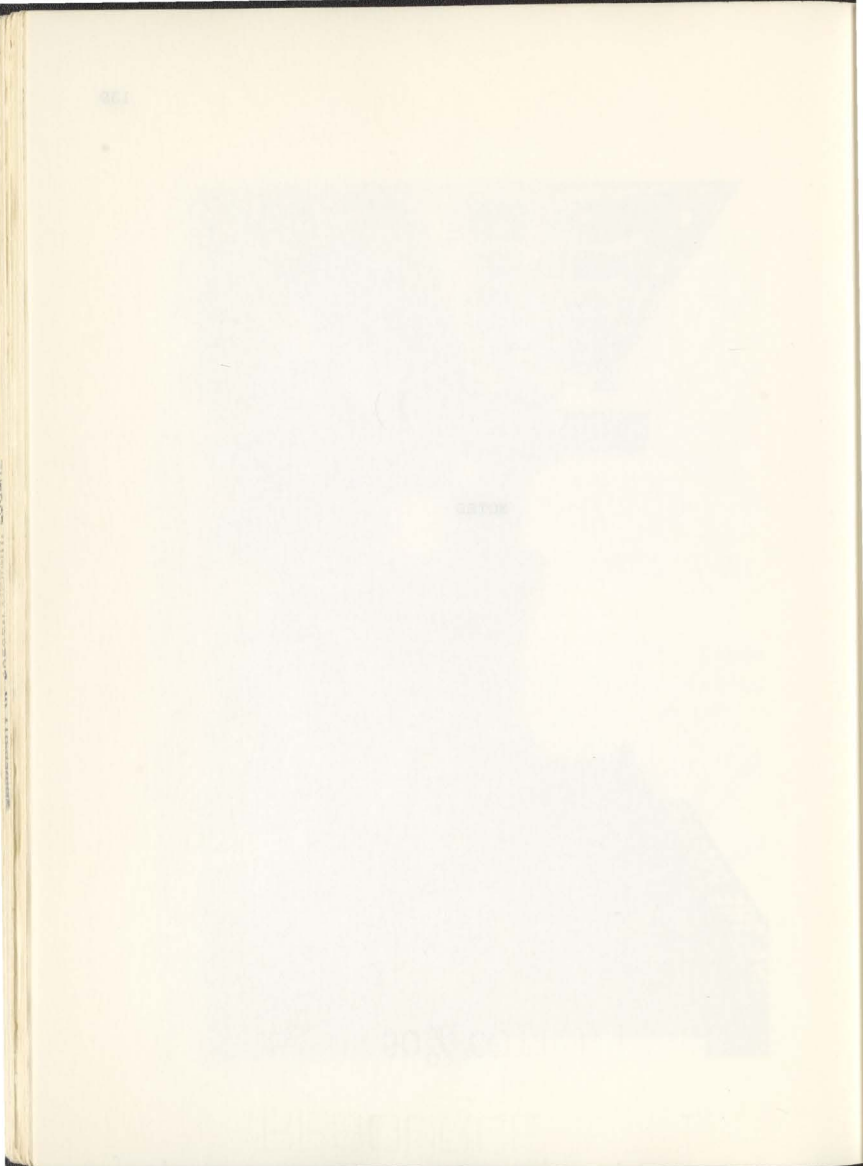
Fig. 50. Pike Place Market, Looking Down Pike Pl., c. 1982. (Source: Alice Shorette's The Pike Place Market, Photograph By Mary Randlett.)



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## NOTES





## NOTES

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The following table shows the results of the experiments conducted on the effect of temperature on the rate of reaction between hydrogen peroxide and potassium iodide. The reaction is catalyzed by the presence of a small amount of potassium iodide. The rate of reaction was measured by the volume of oxygen gas evolved in a given time.

Temperature (°C)	Volume of O <sub>2</sub> (ml)
10	10
20	20
30	30
40	40
50	50

The results show that the rate of reaction increases with increasing temperature. This is due to the fact that the molecules of hydrogen peroxide and potassium iodide have more energy at higher temperatures and are therefore more likely to collide with sufficient energy to overcome the activation energy barrier and undergo a chemical reaction.



