



The City of Seattle

## Pike Place Market Historical Commission

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

MHC 99/16

Wednesday, June 29, 2016

4:30 p.m.

PDA Meeting Room, 93 Pike Street, Room 307

### COMMISSIONERS

Murad Habibi

Bob Hale

John Ogliore

Jerrold Stafford

Christine Vaughan, Vice Chair

Anais Winant

### Staff

Heather McAuliffe

Melinda Bloom

### Absent

Frank Albanese, Chair

David Guthrie

Rachael Kitagawa

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

She introduced two new members who were sitting in the audience – Lauren Rudeck and Michael Hammond.

### Commission Briefing – Victor Steinbrueck Park

Peter Steinbrueck, FAIA, Peggy Gaynor

Briefing on background information related to the existing design of the park, including Urban Renewal Plan, original design process, and 1986 expansion of the Pike Place Market Historical District.

Peter Steinbrueck presented via PowerPoint (detailed PowerPoint in DON file) and explained the history of the site from when the Armory was torn down in 1968 to present.

- 1968 Washington Armory (1909) torn down

Administered by the Historic Preservation Program Seattle Department of Neighborhoods

“Printed on Recycled Paper”

- 1971 Market Initiative Passes
- 1973 Pike Project Urban Renewal Plan Amended
- 1982 Market Park Completed (almost!)
- 1985 Market Park renamed Victor Steinbrueck
- 1986 Market Historic District Expanded
- 1987 Peter Steinbrueck PC-1 North Design Thesis
- 2016 Market Front Project –Last Market Infill

He cited the 1968 Market Sketchbook: "One of the grandest downtown lookout places is at Western Avenue where it meets Pike Place and Virginia Street. It has been neglected by the city and its possibilities for enjoyment are ignored except by a few habitués and passing pedestrians."

He went over Urban Design Objectives:

- Preserve and Improve Historic District in accordance with District Guidelines
- Plan residential areas to promote sense of community and social well-being
- Achieve compatible relationships between new structures and rehabilitated buildings
- Provide transitional areas around the Market
- Preserve linear qualities of market as organizing element
- Preserve western views
- Provide continuum of spaces responding to social habits, functionally with surrounding activities to enhance public enjoyment
- Develop areas with distinctive identities, contrasting characters

He said that Victor wanted the Market district to include the other side of First Avenue.

Peggy Gaynor was introduced by Mr. Steinbrueck as his father's assistant who did a lot of the drawings for Victor Steinbrueck Park. She brought 1982 park drawings and explained that much of the work was conducted in Rich Haag's office. She said that Kenichi Nakano and Dale \_\_\_ may have been involved as well. She showed an early sketch/rendering of the park which she said was a labor of love for Victor and was a gift to the Market he helped to save. She said the park was built for under \$200,000. She said that everything was custom, including the furniture and totem poles. She said the totem poles were commissioned by Victor for the Market. She said he prioritized areas. She said the garage came in later. The original design of the park would have stepped down the bluff to the viaduct but with the garage it was possible to keep the park at one level on a platform – it helped with views and noise. She said the removal of the viaduct will change the park a lot – there will be less noise.

She said that Victor designed the park as a living room for the Market and that it was "back and off to the side" was his only regret. She said he hoped the park would be a more visible connection to the Market as it metamorphed down the hill. She said they named the park Market Park as an homage to the Market. She said he had strong feelings – he loved the Market; he wanted to save viewpoints for everyone – not just rich people; he felt there should be more open space in downtown Seattle. She said he didn't want it to be ostentatious or off-putting. She said he was a preservationist of 'funkadelic' quality and that quality should be kept. She said he designed every detail of the park.

Mr. Steinbrueck said his father designed the park as a living room for the entire Market.

Ms. Gaynor said he wanted it straightforward and his design interest was to preserve views, develop distinct identities, continuum. She said there is something for everyone – benches, kids’ area, promenade – all one space but has subtle features within. She said the park is not one purpose. She said it is a grand living room. She said it is an amazing mingling of humanity.

Mr. Steinbrueck noted the drawing of a building shown to the south of the park in the rendering and said the land was transferred to the City with Urban renewal funds; it is now under PDA ownership and it was expected it would be redeveloped for Market use.

John Turnbull, PDA, said the first attempt to develop PC-1 was by Norm Jacobsen but it never happened. He said PC-1 was always to be part of the Market.

Ms. Gaynor said the vision for the park showed it in context in the reality of what might happen. She said Victor would be pleased to see the Market tumbling down the hill and connect to the waterfront. She said he would be upset if the park lost its unique ‘funkadelic’ identity. She suggested minimizing impact on the character of features, especially the southwest corner. She said that the London Plane tree and the arches railing design provided allusions to Pioneer Square. She said that Victor wanted a connection between Pioneer Square and the park.

Mr. Steinbrueck said the blueberries and trees were Rich Haag’s contributions.

Ms. Gaynor said Mr. Haag also included the berms. She noted the grove of Aspen, the wisteria and lupine and said Victor regretted that he had to give up some park area for the parking entrance; she said he was disappointed about that. She said the planting was fairly modest and only the London Plane is left. She said the play area corner is grass now. She said it was originally a protected area and plants provided more protection. She said Victor wanted the park to be for all ages.

Mr. Steinbrueck said that there was a dark era of the Market; the PDA was desperate for funds and there was deferred maintenance. He said they sought to develop the PC-1 site and there were numerous iterations. He said there were some development schemes that were not great and one that was horrific but things fell apart. He said that he saw an opportunity to expand the district and encompass that area for redevelopment in the future and encompass the park as well.

Ms. McAuliffe said in 1989 there was action to expand PC-1 North.

Mr. Steinbrueck said that his design thesis inspired to see PC-1 south be an expansion of the park; he showed his design for the site that terraced gracefully down the hill. He said that now the Market front is a great addition and there has been extensive involvement from the Commission to shape and guide the design. He said this is one of the most complex urban sites.

Dave Jacobs, a resident across from the park, said the park is his front yard – he moved in before the park was done. He said there were going to be light poles redone on Western. When Victor saw plans showing cobra head lights near his window he called city lighting designers and asked them to revise to not be so impactful. He said that City Light’s response was “we can do whatever Victor

wants”. He said a meeting was set and Victor rolled out plans on the hood of the truck and he revised the entire street lamp plan right there.

Ms. Gaynor said that nothing Victor did was haphazard – he didn’t want the park to look overdesigned but that every nuance was carefully thought out.

Matthew Steinbrueck said the park is conceptually right from the beginning and it still is today.

Ms. Vaughan asked if it was Victor Steinbrueck’s desire that the park be more integrated.

Ms. Gaynor said ‘not swallowed’ – just more visibility and connection with the Market. She said he saw the Market as an organic thing that would tumble down and be more visible and connected to the Market.

Mr. Steinbrueck said that Rich Haag was happy with his thesis design and had no problem with the connection of the park to the amphitheater. He said the ramp that goes down Western is great to reclaim for the park.

Ms. McAuliffe noted other briefings are upcoming but that one scheduled for DRC will have no public comment period. People can send comments to her and they will be saved for the full briefing in November.

Ms. Gaynor said the totem poles were in the specifications. Marvin Oliver, Quinault carver, started the work. Jim Bender finished the carving work. She said Oliver is Professor of Native Studies and can come talk to the board. She said the totem poles were specially designed and commissioned for the park.

Ms. McAuliffe noted that Professor Oliver will be coming to brief the Commission about the totem pole designs at the October 12 Commission meeting.

Matthew Steinbrueck said it is not typical for the local Salish to have totem poles. He said that some poles were taken from Alaska and brought here. He said the design was embracing of wider First Nations people.

Ms. Winant made a motion to adjourn at 5:30 pm. Mr. Stafford seconded.

Respectfully submitted,

Heather McAuliffe  
Commission Coordinator