

Peavey Plaza

Historic Structures Report (HSR) and Existing Conditions Study



Progress Update

January 2015

Purpose of HSR (Historic Structures Report)

- Summarize the historical significance of Peavey Plaza.
- Investigate and clearly describe its existing conditions and the effects those conditions have on its potential revitalization.
- Following the Secretary of the Interior Standards, provide a feasibility study for approaches addressing technical repairs and code compliance.
- Provide cost model for each technical repair and code compliance recommendation.

Scope of Services

November

Step 1 - Organization / Data Gathering

December / January

Step 2 - Information Gathering - Stakeholder Interview

February

Step 3 - Investigation & Documentation

March

Step 4 - Testing

March / April

Step 5 - Evaluation & Draft HSR Preparation

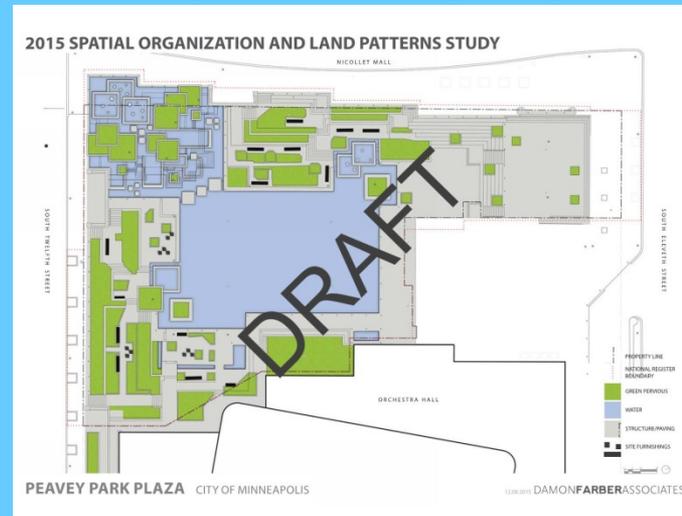
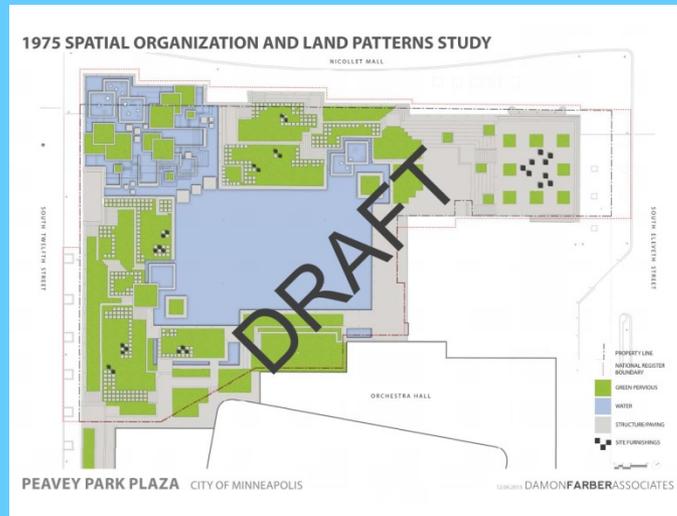
April

Step 6 - Final HSR Preparation



Review of December Update

- Described ongoing existing condition review - documents and physical site conditions
- Shared draft of site development graphics



- Discussed scope and range of testing and testing schedule

Work In Progress

- Development of timeline narrative
- Developing understanding of material condition and original intent of systems

Preliminary list of deficiencies

Plumbing schematic – complete end of January

- Interviews and input progress

Minnesota Orchestral Association

Preservation community – SHPO/HPC/PAM/Preserve Mpls

MDC/DID/GM

MACPD-AC/CPED/BCCS

Timeline narrative

Peavey Plaza Timeline DRAFT

- 1957 The Nicollet Avenue Survey Committee issued recommendations for improvements to the avenue. Soon afterwards, there was a proposal to enclose the street to create "Nicollet Plaza".
- 1958 The Downtown council recruited business leaders and property owners to the new Nicollet Avenue Committee. Per the committee's recommendation, the Downtown Council hired Barton, Aschman Associates who prepared a report outlining five alternatives in June.
- 1961 The Barton Aschman study was refined for the favored concept – converting Nicollet into a pedestrian and transit corridor.
- 1962 Landscape architecture firm Lawrence Halprin and Associates out of San Francisco was engaged to develop plans for a pedestrian mall stretching eight blocks, from Washington Avenue to South Tenth Street.
- 1967 Nicollet Mall opened to the public.¹
- 1972 The Minneapolis Planning Commission amended the city's comprehensive plan to incorporate expansion of the mall another four blocks to the south, from Tenth Street to Grant Street. This expansion included the creation of a gathering space for popular public events on the same block as the new home for the Minnesota Orchestra.
- 1973 Agreements were made between the Minnesota Orchestra Association and the city for the purchase of the Lyceum Theater, formerly known as the Minneapolis Auditorium, located in approximately the same location as the current Orchestra Hall. The former Lyceum building was to be purchased, demolished, and a new hall erected.
- In May, the construction of Orchestra Hall was approved by the city and ground breaking commenced the following month.²
- In October the Peavey Company, a local agricultural business, donated a substantial sum to the funding for the plaza's construction.³
- In December, the city officially selected M. Paul Friedberg's firm, out of New York, to design Peavey Plaza.
- 1974 The Orchestral Association opened the new hall designed by New York Architects Hardy Holtzman Pfeiffer and local affiliates Hammel Green and Abrahamson.
- In May, Friedberg's final plans for Peavey Plaza were approved by the city and a formal groundbreaking was held by August 1. Nystrom Constructors was the contractor of record.⁴
- 1975 Construction of Peavey Plaza was completed and dedication in June.
- When construction was complete, the northeast corner near Orchestra Hall, property of the Orchestral Association, remained unfinished. Plans called for the development of a restaurant in that location, however a number of factors forced the abandonment of the plan in 1977.

¹ Minnesota Chapter of the American Society of Landscape Architects. "Peavey Plaza." Written Historical and Descriptive Data, Historic American Landscapes Survey, National Park Service, U.S. Department of the Interior, from Prints and Photographs Division, Library of Congress (HALS No. MN-2), September 2006. 3; [Friedberg, M. Paul and Associates. "Peavey Park Plaza Plans", May 21, 1974; Slack, John. "Peavey Plaza Maintenance," May 24, 2004 and May 28, 2004.]

² Ibid., 4.

³ Ibid., 5.

⁴ Ibid., 1.

Peavey Plaza Timeline DRAFT

- 1979 Friedberg was retained by the Orchestral Association to prepare plans to extend the plaza to the northeast corner of the city block.
- 1980 Construction of the plaza extension was completed. C.S. McCrossan Contractors were the contractors of record.⁵
- 1982 Completion of the skating rink that was included in the original design of Peavey Plaza was finally constructed by the architectural firm of Griswold and Rauma.⁶
- 1997 New pre-cast concrete module retaining walls were added adjacent to Twelfth Street. The city project replaced existing sloped lawn and planting areas adjacent to the accessible pedestrian ramp to the lower plaza. New plantings consisted of shrubs such as forsythia, barberry, and hosta plantings, none of which were included in the original Friedberg design.⁷
- 1998 New pre-cast concrete modular retaining wall was added adjacent to Nicollet Mall. The city project replaced sloped lawn and plantings areas similar to the slope areas that exist along Twelfth Street.⁸
- The City of Minneapolis Public Works Department replaced existing square concrete pavers, which match the pavers found in much of the lower plaza, with new pre-cast concrete walks on portions of the upper and lower plaza. The original pavers were replaced with standard grey concrete. Wood planting edging was added to contain mulch and other materials to prevent washout and to reduce excessive storm water runoff.⁹
- 2004 Four Honeylocust trees were removed. The City of Minneapolis Parks and Forestry Department have been responsible for maintenance of the trees in the plaza since 1995. Yearly maintenance include fall pruning when necessary and tree removal. There is no plan or favor of replacing trees on the upper plaza level and the city desires to remove lights and wiring from the existing trees and new trees will not be planted with lights. The lights and wiring were included in the original Friedberg design.¹⁰
- The local landscape architecture community documented Peavey plaza for the Historic Landscapes Survey. Drawings were submitted to the Library of Congress in 2007.
- 2011 The city selected Minneapolis firm Oslund Associates to rehabilitate the plaza. The design team included M. Paul Friedberg and Charles Binbaum, a national authority on historic landscapes.
- The city approved the Phase I Concept Design for the plaza and authorized execution of the Phase 2 contract with Oslund and Associates.¹¹
- 2012 Orchestra Hall was vacated temporarily for renovations.
- The presented plan reportedly ignored the historic design and the Minneapolis Heritage Preservation Commission (HPC) denied the application for demolition and called on the city to initiate a study to designate the plaza as a local landmark. The city appealed to the city council who overturned the HPC's

⁵ Ibid.

⁶ Ibid., 2.

⁷ Ibid.

⁸ Ibid.

⁹ Ibid.

¹⁰ Ibid.

¹¹ "Peavey Plaza: Authorization to Approve Concept Design, Authorization to Execute Design and Consulting Agreements for Peavey Plaza," Request for City Council Committee Action from the Department of Community Planning & Economic Development (CPED), October 25, 2011.

Initial List of Deficiencies

- Water feature has original pumps and filters. 2 out of 3 pumps no longer function.
- Mechanism to lower light towers for maintenance no longer is operational.
- Insufficient power supply to handle water features and/or events.
- Lack of access.
- Lack of separation between storm water and sanitary storm systems.

Interviews and Input Scheduling

Minnesota Orchestral Association

- Initial meeting completed.
- Follow up meeting pending scheduling

Preservation community -

SHPO/HPC/PAM/Preserve Mpls

- SHPO has been contacted to determine process and contact. Once determined invitation will be sent for initial meeting.

MDC/DID/GM

- Scheduled for this Friday

MACPD-AC/CPED/BCCS

- Invitation will be sent this week

February Update

- Overall update on progress
- Status of interviews and input
- Update and additional findings from completion of plumbing schematic