Peavey Plaza

Historic Structures Report (HSR) and Existing Conditions Study

Progress Update

April 2016

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

Step 1 - Organization / Data Gathering

Step 2 - Information Gathering - Stakeholder Interview

Step 3 - Investigation & Documentation

Step 4 - Testing

Step 5 - Evaluation & Draft HSR Preparation

Step 6 - Final HSR Preparation

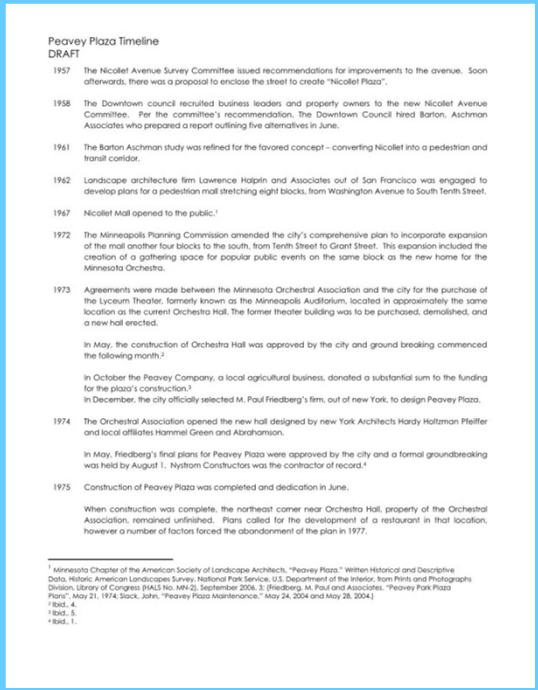
Review of December Update

- 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

Review of January Update

- Draft 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 Orchestral 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 theater 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.

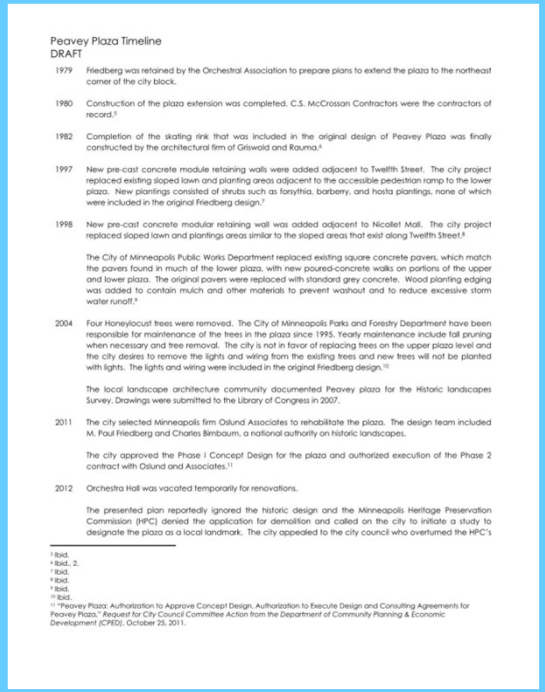
1974 The Orchestral Association opened the new hall designed by new York Architects Hardy Holtzman Pfeiffer and local affiliates Hammel Green and Abrahamson.

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 sloped 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 poured-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. The city is not in favor of replacing trees on the upper plaza level and the city desires to remove the 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 Birnbaum, 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.

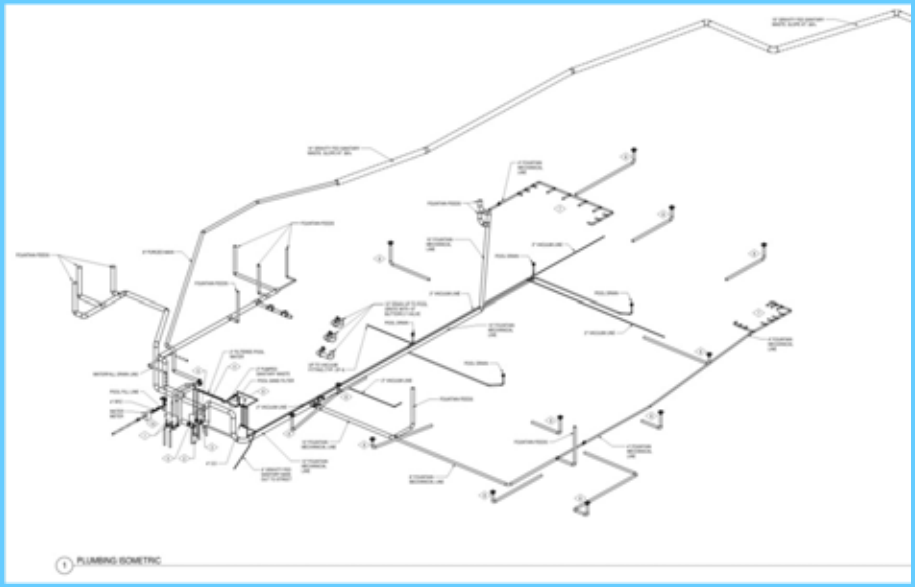
The presented plan reportedly ignored the historic design and the Minneapolis Heritage Preservation Commission (HPC) denied the application for demolition and called on the city to initiate a study to designate the plaza as a local landmark. The city appealed to the city council who overturned the HPC's

[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.

- Preliminary list of Deficiencies
- Interviews and input progress

Review of February Update

- Plumbing Schematics



- Interview and input progress update
- Input highlights

Review of March Update

- Table of Contents

I. Executive Summary
II. Introduction – Overview/Methodology
III. Developmental History
IV. Description and Assessment of Features
V. Treatment Approach
VI. Next Steps
VII. Bibliography
Appendices

- List of site features
- Draft list of appendices

Work In Progress

- Visual Site Survey for condition of concrete
- Concrete core analysis
- Scoping of drains
- Infrared surveying – determine location of piping and depth of rebar
- Logistics for water test
- Determination of electrical loading – impacts electrical service to site
- Review of site civil issues
- Draft Report – development of condition summaries and scope of work scenarios
- Preparation for community review/input for May

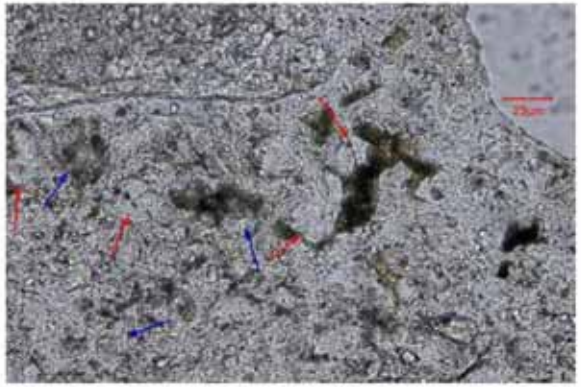
Visual Site Survey

Visual Site Survey

Concrete Analysis

AET PROJECT NO: 05-06658 **DATE:** MARCH 29, 2016
PROJECT: PEAVEY PLAZA FOUNTAIN REHAB
NICOLLET MALL BETWEEN 11TH & 12TH STREETS SOUTH

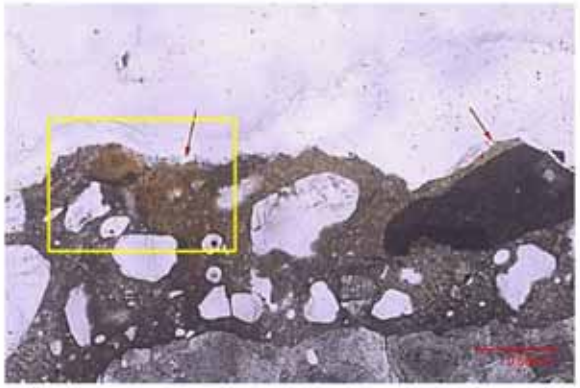
PHOTO: 9



SAMPLE ID: 3
MAG: 400x

DESCRIPTION: Fully-hydrated relict alite (red arrows) and well hydrated residual belite (blue arrows) portland cement clinker particles in a thin section of concrete paste viewed with transmitted plane-polarized light.

PHOTO: 10

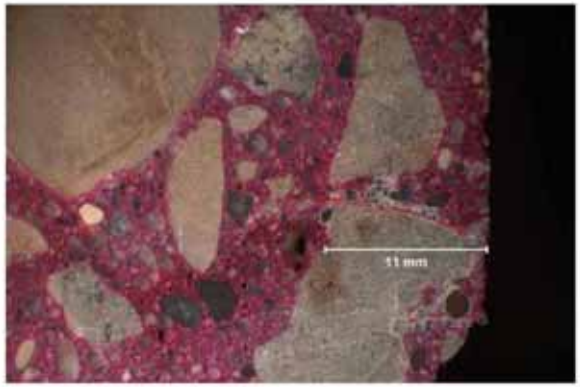


SAMPLE ID: 3
MAG: 40x

DESCRIPTION: Orange-brown discoloration of the paste at the outer surface was up to 0.5 mm thick. The yellow box gives the approximate location of photos 11 and 12. Thin section of concrete viewed with transmitted plane-polarized light.

AET PROJECT NO: 05-06658 **DATE:** MARCH 29, 2016
PROJECT: PEAVEY PLAZA FOUNTAIN REHAB
NICOLLET MALL BETWEEN 11TH & 12TH STREETS SOUTH

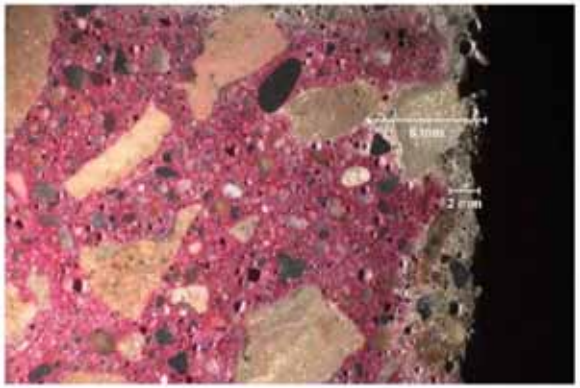
PHOTO: 13



SAMPLE ID: 1
MAG: 5x

DESCRIPTION: Carbonation (unstained paste) measured from the outer surface of the core was mostly negligible and proceeded up to 11 mm (7/16") depth along microcracking (approximated by the dashed red lines). Observed on a saw-cut and lapped profile of the sample treated with the pH indicator phenolphthalein.

PHOTO: 14



SAMPLE ID: 2
MAG: 5x

DESCRIPTION: Carbonation (unstained paste) ranged from 2 mm (1/16") to 8 mm (5/16") depth from the outer surface of the sample. Observed on a saw-cut and lapped profile of the concrete treated with the pH indicator phenolphthalein.

Drain Condition Summary

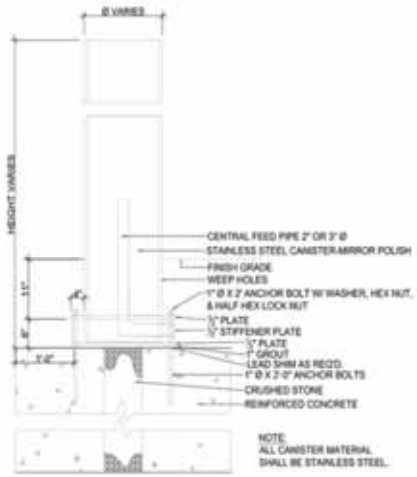
Site Analysis

- Radar
  - On site data collection complete
  - Documentation pending
- Pool/fountain flooding
  - Ongoing preparation
    - Determination of type and size of plugs to isolate pools
    - Preferred flooding technique – hoses or tanker truck

Existing Condition Summary

EXISTING ELEMENT	EXISTING CONDITIONS

STAINLESS STEEL CANISTERS



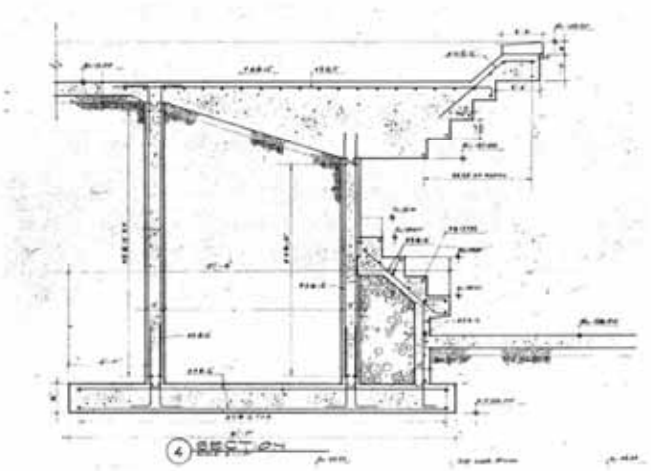
Original Construction Issues:

- Weep holes in concrete at bottom on stainless steel canisters is revised from 8" to 4" (8)
- Horizontal weld marks on the cannisters are obvious and makes them appear dented. This reduces the effectiveness of the cannisters and do not meet specifications (12)
- Intended to have a high gloss finish (12)
- Three groupings of symmetrically placed mirror-finished stainless steel hollow tubes of varying heights, which form the main fountain element (26). Total of 17 stainless steel fountain canisters
- Repairs made to decorative fountain in 1981 (public bid) (29)
- Fountain tubes (originally 36 were proposed (29)) have a diameter of 8" and are fabricated from stainless steel type #304, are 12 gauge, have a full penetration, and are ground flush and smooth (5)
- The crush rock drain sumps for the fountain tubes do not work in winter weather. Thawing and freezing builds up ice in the tubes from the top valves due to the rain and snow (27)

Current Conditions:

- Stainless steel canisters have surface staining from fountain water
- Pumps serving cannisters no longer function
- Feed pipe is still intact. Piping to feed has been disconnected

MAIN FOUNTAIN-CASCADING POOL



Original Construction Issues:

- A 3/4" x 3/4" notch is to be provided between separate horizontal pours in exposed concrete walls (8)
- Wall hydrants located in concrete walls should be flush with vertical face of wall (11)
- All poured in place concrete pavement should be exposed aggregate (11)
- Exposed electrical panel covers at exterior fountain walls to be painted to match color of adjacent concrete walls (19)
- Pre-cast stepping stones in the main fountain are level with finish grade (19)
- Form line added at Upper Fountain (26)
- No drainage provided for sump pump pits that supply the fountain tubes (27)

Current Conditions:

- Some visible cracking. Some locations were intended to have control joints that were not originally added and subsequently have cracked. Some locations are cold joints between original concrete and concrete patch material. See full inventory appendix ___
- Some minor spalling of concrete surface. See full inventory of appendix ___

Scope of Work - Preservation

EXISTING ELEMENT	SCOPE OF WORK	IMPACT: no	IMPACT: low	IMPACT: med	IMPACT: high	IMPACT DESCRIPTION
STAINLESS STEEL CANISTERS	WATER INTO SPIRES Remove & replace pumps at base of spires		●			Loss of original pumps but not significant to character. New pumps need to fit at base of spires; may require modification to pool under spires or of spires themselves
	REMOVE PATINA Chemically remove staining from stainless steel spires. Adequate testing will be required to determine appropriate approach to create minimum impact to existing surface character		●			Cleaning does expose surface of concrete to chemicals
MAIN FOUNTAIN-CASCADING POOL	WATER INTO POOLS Remove & replace pumps within mechanical room	●				Loss of original pumps but not significant to character
	REMOVE GRAFFITI / PAINT Chemically remove graffiti & paint		●			Will remove all patina-unless entire concrete surface is cleaned, these areas will vary in color to surrounding. Cleaning does expose surface of concrete to chemicals
	REMOVE STAINING Chemically remove staining		●			
CASCADING WATER STAIRS-FALLS	RESTORE FOUNTAIN FUNCTION-water over cascading features Remove & replace pumps within mechanical room	●				Loss of original pumps but not significant to character
	REMOVE STAINING Chemically remove staining		●			Will remove all patina-unless entire concrete surface is cleaned, these areas will vary in color to surrounding. Cleaning does expose surface of concrete to chemicals
LOWER FOUNTAIN	RESTORE FUNCTION TO JETS Remove & replace pump within concrete structure		●			Loss of original pumps but not significant to character. New pump should be able to be concealed within concrete structure under rock
	REMOVE STAINING Chemically remove staining		●			Will remove all patina-unless entire concrete surface is cleaned, these areas will vary in color to surrounding. Cleaning does expose surface of concrete to chemicals

Scope of Work - Rehabilitation

MODIFICATION SCOPE OF WORK	IMPACT	IMPACT DESCRIPTION
	no low mod high	

Interviews and Input Scheduling

Complete

- Park and Recreation – Dec 2, 2016
- Minnesota Orchestral Association - Jan 5, 2016 & Feb 22, 2016
- Preservation community – Feb 17, 2016
- Downtown Council/DID – Jan 15, 2016
- Green Minneapolis - Jan 20, 2016
- Minneapolis Access Full Committee - March 16, 2016

Pending

- Community Planning & Economic Development
- Construction Code Services – will be differed until next phase
- Neighborhood Group – May 3, Input workshop
- Charles Birnbaum – phone interview to be scheduled
- MP Friedberg & Associates – phone interview to be scheduled

Community Input

Are there any concerns or ideas regarding:

- Process
- Future use
- Modifications to space
- Report content

May Input Workshop

- Review of scope of work for each site element
- Review of potential site modifications to meet code requirements
- Review of potential site modifications as identified during the process