

**PVN Framework for Peavey Plaza:  
Summary of Uses, Features, Integrity, and Proposed Treatment**

Area	Peavey Plaza	District 1: Upper Plaza	District 2: Nicollet Terraces	District 3: Main Fountain	District 4: 12th Street Terraces	District 5: Concert Hall Promenade	District 6: Lower Pool
<b>Historic Use</b>	<ul style="list-style-type: none"> <li>Urban plaza supporting many uses</li> <li>Multi-season use</li> </ul>	<ul style="list-style-type: none"> <li>Formal entry</li> <li>Amphitheatre seating and event viewing</li> <li>Designed to be adjacent to a corner restaurant</li> </ul>	<ul style="list-style-type: none"> <li>Informal entry from Nicollet</li> <li>Small group/individual use</li> <li>Informal seating area</li> </ul>	<ul style="list-style-type: none"> <li>Fountain</li> <li>Anchor for Nicollet Mall</li> </ul>	<ul style="list-style-type: none"> <li>Intimate spaces for seating</li> <li>Informal access point</li> </ul>	<ul style="list-style-type: none"> <li>“Area between Orchestra Hall and the main reflecting pool”</li> <li>“Under-used quadrant of the plaza” (HSR)</li> <li>Fountain function support</li> </ul>	<ul style="list-style-type: none"> <li>Reflecting pool</li> <li>Civic Plaza for large events</li> <li>Ice skating rink (outside the period of significance)</li> </ul>
<b>Proposed Use</b>	<ul style="list-style-type: none"> <li>Urban plaza supporting many uses and users</li> <li>Multi-season use</li> </ul>	<ul style="list-style-type: none"> <li>Formal entry</li> <li>Amphitheatre seating and viewing</li> <li>Accessible entry</li> </ul>	<ul style="list-style-type: none"> <li>Accessible entry from Nicollet</li> <li>Small group/individual use</li> <li>Informal seating area</li> </ul>	<ul style="list-style-type: none"> <li>Fountain</li> <li>Limited physical access for safety</li> </ul>	<ul style="list-style-type: none"> <li>Intimate spaces for seating</li> <li>Informal and service entry</li> </ul>	<ul style="list-style-type: none"> <li>Performance area</li> <li>Connection to Orchestra Hall</li> <li>Fountain function support</li> </ul>	<ul style="list-style-type: none"> <li>Reflecting pool</li> <li>Civic plaza for large events with diverse users</li> <li>Ice skating rink</li> <li>Inclusive gathering space</li> </ul>
<b>Key Features</b>	<ul style="list-style-type: none"> <li>Freidberg Design</li> <li>Districts/Rooms</li> <li>Water</li> <li>Rectilinear geometry</li> <li>Grade changes</li> <li>Materials: Vegetation, areas of pervious paving, and concrete</li> </ul>	<ul style="list-style-type: none"> <li>Views across plaza</li> <li>Large level terraces</li> <li>Extension of Nicollet Mall</li> <li>Tree canopy in grid form</li> <li>Amphitheatre organization</li> <li>Site furnishings</li> </ul>	<ul style="list-style-type: none"> <li>Relationship to water elements</li> <li>East fountain</li> <li>Large pervious areas</li> <li>Canisters</li> <li>Light fixtures—hanging fixtures, banner pole lights</li> <li>Sloped areas</li> <li>Main fountain lights</li> <li>Site furnishings</li> </ul>	<ul style="list-style-type: none"> <li>Visual complexity</li> <li>Canisters</li> <li>Auditory element</li> <li>“Notably balances the placid nature of the main pool”</li> <li>Lily pads</li> <li>Cascading weir pool: “rectilinear, multi-level cast-in-place concrete basins over which water from the stainless steel canisters of the Main Fountain above flows”</li> <li>Water stairs/falls</li> </ul>	<ul style="list-style-type: none"> <li>Site furnishings</li> <li>Sloped areas</li> <li>Large pervious areas</li> <li>Light fixtures: concrete bollard lights, mast lighting, tree lighting, main fountain lighting</li> <li>Lower fountain</li> </ul>	<ul style="list-style-type: none"> <li>Grassy plinth</li> <li>Runnels and bridges</li> <li>Light fixtures: hanging fixtures, banner pole lights, bollard lights**</li> <li>Aggregate paver walk</li> </ul>	<ul style="list-style-type: none"> <li>Water</li> <li>Water depth and freeboard</li> <li>Ability to drain pool for events</li> <li>Bollards at edge</li> </ul>

<p style="text-align: center; color: red; font-weight: bold;">Integrity</p>	<p>The National Register of Historic Places nomination, for Peavey Plaza states that the plaza retains integrity of :</p> <ul style="list-style-type: none"> <li>• Setting</li> <li>• Feeling</li> <li>• Association</li> <li>• Design*</li> <li>• Materials*</li> <li>• Workmanship*</li> </ul> <p>Though not identified in the NRHP nomination, Peavey Plaza also retains integrity of Location.</p>	<ul style="list-style-type: none"> <li>• Original amphitheater form retained</li> <li>• Some materials retained</li> <li>• Original site furnishings removed</li> <li>• Tree canopy deteriorated</li> <li>• Plantings altered</li> <li>• Exposed aggregate pavers deteriorated and dislocated</li> <li>• Handrails painted</li> <li>• Non-historic wood edging at pervious areas</li> <li>• Context altered by changes to adjacent property</li> </ul>	<ul style="list-style-type: none"> <li>• Relationship to Nicollet retained</li> <li>• General grading retained</li> <li>• Sloping beds lost</li> <li>• Concrete risers lost</li> <li>• Non-historic planters added</li> <li>• Pervious areas removed</li> <li>• Non-historic site furnishings added</li> <li>• Non-historic retaining walls added</li> <li>• Stainless steel canisters stained</li> <li>• Original furnishings removed or altered</li> <li>• Handrails painted</li> <li>• No water</li> <li>• Fountain non-functional</li> </ul>	<ul style="list-style-type: none"> <li>• Materials retained</li> <li>• Form retained</li> <li>• Fountains non-functional</li> <li>• Fountain/reservoir modifications leading to substantial water loss</li> <li>• No water</li> <li>• Auditory element of plaza removed</li> <li>• Concrete deteriorated and painted</li> </ul>	<ul style="list-style-type: none"> <li>• General grading retained</li> <li>• Some materials retained</li> <li>• Lids on trash receptacles not original; denting and surface finish damage</li> <li>• Historic site furnishings altered or missing</li> <li>• Pervious areas and pavers removed</li> <li>• Non-historic site furnishings and wood edging added</li> <li>• Plantings lost</li> <li>• Water absent</li> <li>• Fountain/reservoir modifications leading to substantial water loss</li> <li>• Fountain jets non-functional</li> </ul>	<ul style="list-style-type: none"> <li>• Poured concrete walks added</li> <li>• Bridges deteriorated</li> <li>• Handrails painted</li> <li>• Concrete bollard “lights have deteriorated beyond repair”**</li> <li>• No water</li> <li>• Runnels non-functional</li> <li>• Non-historic site furnishings added</li> </ul>	<ul style="list-style-type: none"> <li>• Geometry and materials retained</li> <li>• No water</li> <li>• Water feature non-functional: pumps do not work, pool cannot be filled or drained</li> <li>• Failing of basin floor material: “Clay pavers are over 80% damaged by freeze/thaw and other exposure”</li> </ul>
<p style="text-align: center; color: red; font-weight: bold;">Proposed Treatment</p>	<ul style="list-style-type: none"> <li>• Rehabilitation</li> </ul> <p><i>Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical or cultural values.</i></p> <p>-Preservation Brief 36: Protecting Cultural Landscapes</p>	<ul style="list-style-type: none"> <li>• Reconstruct original furnishings</li> <li>• Restore tree canopy</li> <li>• Restore pervious areas</li> <li>• Repair and reconstruct</li> <li>• Rehabilitate surface paving</li> <li>• Rehabilitate handrails</li> <li>• Repair concrete</li> <li>• Integrate accessibility and new lighting</li> <li>• Restore connection to Orchestra Hall</li> </ul>	<ul style="list-style-type: none"> <li>• Remove non-historic site furnishings</li> <li>• Remove non-historic concrete unit and wood retaining walls</li> <li>• Repair concrete</li> <li>• Rehabilitate stainless steel canisters</li> <li>• Reconstruct historic site furnishings</li> <li>• Rehabilitate handrails</li> <li>• Repair and rehabilitate fountain</li> <li>• Integrate accessibility and new lighting with pervious areas and grade changes</li> <li>• Rehabilitate light fixtures</li> </ul>	<ul style="list-style-type: none"> <li>• Repair and rehabilitate fountain</li> <li>• Restore water</li> <li>• Restore auditory element to plaza</li> <li>• Repair concrete</li> <li>• Improve safety</li> <li>• Restore pervious areas</li> <li>• Rehabilitate light fixtures</li> </ul>	<ul style="list-style-type: none"> <li>• Repair concrete</li> <li>• Rehabilitate service entry</li> <li>• Reconstruct site furnishings</li> <li>• Restore pervious areas</li> <li>• Repair and rehabilitate fountain</li> <li>• Restore water</li> <li>• Rehabilitate surface paving</li> <li>• Improve access from 12<sup>th</sup> Street</li> <li>• Rehabilitate handrails</li> <li>• Remove non-historic site furnishings</li> <li>• Rehabilitate light fixtures</li> <li>• Improve safety</li> </ul>	<ul style="list-style-type: none"> <li>• Rehabilitate surface paving</li> <li>• Reconstruct bridges</li> <li>• Rehabilitate handrails</li> <li>• Repair concrete</li> <li>• Restore pervious areas</li> <li>• Remove non-historic site furnishings and retaining walls</li> <li>• Rehabilitate water function</li> <li>• Restore water</li> <li>• Rehabilitate light fixtures</li> <li>• Improve infrastructure for events</li> </ul>	<ul style="list-style-type: none"> <li>• Restore water</li> <li>• Restore function of reflecting pool</li> <li>• Restore ability to drain pool to create event space</li> <li>• Integrate accessibility and new lighting</li> <li>• Rehabilitate basin floor</li> <li>• Repair concrete</li> <li>• Improve safety</li> <li>• “It is imperative to find an easy portable or permanent ADA route to the basin surface to continue the design intent of draining the pool for large events.” (HSR)</li> </ul>

\* With respect to Design, Materials and Workmanship, the nomination states:

“The plaza has integrity of design and materials. Although some changes have occurred to planting beds and trees, the original grading and the concrete hardscape that exemplify M. Paul Friederg’s original design are intact. The stainless steel and concrete fountains, and site furnishings like light fixtures, trash receptacles, and bollards, continue to contribute to the plaza’s character. Many of the original Honeylocust trees survive, although some of the other plantings have been changed. Alterations to the structure of the planting beds and to some of the concrete pavers are reversible. Excellent workmanship is displayed in the concrete structure and finishes, particularly the board-formed concrete, which have withstood almost forty years of weathering with few repairs.”

\*\*The HSR notes that the bollard lights are located in District 3. On site observations and original plans suggest that the bollard lights were actually located in District 5.