

July 9, 2020

Jennifer Swanson
Interagency Coordinator
City of Minneapolis, Public Works
350 South Fifth Street, Room 203
Minneapolis MN 55415

RE: Peavey Plaza Rehabilitation Project
Minneapolis, Hennepin County
SHPO Number: 2017-1327

Dear Ms. Swanson,

Thank you for continuing consultation with our office regarding the Peavey Plaza Rehabilitation Project (Project). The City of Minneapolis (City) has utilized a state capital grant for the Project, a grant which was allocated to the City by the State of Minnesota. As such, the Project has been reviewed pursuant to the responsibilities given to the State Historic Preservation Office under the Minnesota Historic Sites Act (Minn. Stat. §§ 138.665-666) and the Minnesota Field Archaeology Act (Minn. Stat. §138.40).

We have completed a review of your June 11, 2020, which included the following information pertaining to the agreed-upon mitigation measures for the adverse effect to Peavey Plaza:

- Historic American Landscapes Survey Addendum (HALS MN-2) including photographs, drawings, field records, and written narrative;
- Peavey Plaza Revitalization Interpretive Plan (100% Design Development, June 2020) as prepared by 106 Group; and
- Peavey Plaza Rehabilitation Operations & Maintenance Manual (with Appendices) (April 2020).

Our comments on these documents are provided below.

HALS MN-2 Addendum

We have reviewed the photographs, drawings, field records and written narrative prepared for the HALS Addendum. This is excellent documentation and we commend the City and the consultant on a job well-done. We note that the originally agreed-upon mitigation measures have the City submitting a hard copy of this documentation directly to the Library of Congress and the Minnesota Historical Society. This was an oversight on our part. The City should submit one hard copy directly to the Library of Congress, but the additional hard copy should be submitted to our office for transmittal to the Minnesota Historical Society.

Peavey Plaza Revitalization Interpretive Plan

We commend the City's efforts in developing a creative and accessible plan for interpretation of the design significance and historic community impact of Peavey Plaza. Therefore, we do not have any recommendations for modifications to the interpretive content (images and text). We also agree that the design of the interpretive elements (panels, models, etc.) are generally compatible with the historic property, meet the Secretary of the Interior's Standards for Rehabilitation, and will not result in additional adverse effects to the historic property.

We do, however, have some concerns regarding installation and long-term potential impacts of the interpretive panels and bronze model which are proposed to be mounted directly onto historic concrete surfaces. Therefore, in order to fully meet the Standards and not result in additional adverse effects, primarily to historic materials, we provide the following recommendations for your consideration:

- We recommend mounting the interpretive panels to non-historic material wherever possible. We have particular concerns with mounting aluminum frames/signage directly to historic (or modern) concrete. Destructive chemical reactions can occur between concrete and aluminum, so they should not be placed in direct contact with each other where moisture is allowed to become trapped between the materials.
- We also have concerns that the bronze tactile model will lead to staining on the historic concrete. We **do not** recommend mounting the bronze tactile model on top of the historic concrete.

Peavey Plaza Rehabilitation Operations and Maintenance Manual

The draft "Operations and Maintenance Manual" (April 2020) as prepared for the City by Coen+Partners is a comprehensive manual that should effectively serve its purpose to guide property managers in the maintenance and preservation of this historic property. Based upon our review of the manual, which did not include a detailed review of the several hundred pages of appendices, we agree that it generally meets current best practices for historic materials maintenance repair and overall, long-term historic property preservation. This agreement is made with the assumption that it will be fully incorporated into property management procedures and fully utilized by all levels of property management.

We defer to the manual's preparers in terms of appropriate maintenance and repairs to plantings, electrical systems, and the fountain system as we do not have specific expertise in these areas. We do have concerns regarding the detail and/or scope of specific maintenance and repair activities as they pertain to potential impacts to historic materials and features, and therefore provide the following recommendations:

De-icing salts and chemicals. Use of de-icing salts and chemicals should be avoided if possible and used sparingly where their use is necessary for safety. The manual contains some good information about controlling the use of de-icing salts, but ultimately contradicts itself. The concrete maintenance and repair sections specifically indicate that **sodium chloride should not be used**, but the snow removal section states that it is the preferred chemical. The snow removal section also indicates that sodium chloride is highly corrosive. This contradiction should be corrected, and the least corrosive de-icing material used when necessary.

Cleaning. High pressure water cleaning should be avoided. Only very low water pressure should be used – no higher than the pressure from a regular garden hose. Abrasive cleaning should not be used, regardless of water pressure.

Repairs. The concrete repair section discusses several types of concrete repairs, including extensive repairs to spalled areas with exposed rebar. This condition indicates extensive damage to the concrete and does not seem like an appropriate type of repair that should be included in a maintenance manual. Though it is very good to educate maintenance staff about what correct concrete repair should generally look like, if deterioration has reached this extent, the causes should be investigated and the best repair for the situation evaluated by a professional experienced with historic concrete repair. We recommend that the maintenance manual indicate when it is appropriate to call in other professionals to determine the cause of the deterioration and to determine appropriate repairs, as well as providing maintenance staff with information to help evaluate the proposed repairs made by those professionals. Inclusion of a simple, decision-making flow chart or “decision tree” may be useful in this section, and perhaps other sections as well.

We look forward to further consultation on this project. Please feel free to contact me at sarah.beimers@state.mn.us if you wish to discuss the comments and recommendations presented in this letter.

Sincerely,



Sarah J. Beimers
Environmental Review Program Manager

cc: Tamara Ludt, New History
Todd Grover, DOCMOMO US/MN
Charlene Roise, The Cultural Landscape Foundation
Katie Haun Schuring, Preserve Minneapolis
Andrea Burke, City of Minneapolis
Barbara Howard, Minneapolis HPC