

**LOUISVILLE – SOUTHERN INDIANA
OHIO RIVER BRIDGES PROJECT**

**Indiana Historic Preservation Advisory Team (IHPAT) Meeting
December 15, 2010– 10:00 a.m. at McCauley – Nicolas Centre**

The following summarizes the discussions of the IHPAT meeting held at the McCauley – Nicolas Centre on December 15, 2010 for the Louisville – Southern Indiana Ohio River Bridges Project. An agenda was provided to meeting attendees by mail on December 1, 2010.

Opening Remarks: Mr. Jim Hilton, CTS-GEC

Mr. Hilton welcomed everyone to the meeting and asked those present to identify themselves and the entity they represented. A list of the IHPAT members in attendance is attached to this summary.

Project Update: Ms. Mary Kennedy, INDOT and Mr. John Carr, IN SHPO Office

Ms. Kennedy and Mr. Carr had no updates for the project.

Spring Street Freight House – 100% Plans and Specifications, Landscaping Variance and Archaeological: Mr. Jim Hamilton, SDC 3

Mr. Hilton provided an overview of the status of the 100% Plans and Specifications indicating that they were approved by the BSHCT. Mr. Hamilton and Mr. Stewart (SDC 3) provided an update on the 100% Plans and Specifications and Landscaping Variance. A summary of the presentation is as follows:

100% Plans and Specifications and Landscaping Variance:

The current plan is pending FHWA review and comment. Final plans need to be submitted to INDOT by February 19, 2011 to be on April 2011 Letting. There is a current moratorium on construction only.

The landscaping plan includes the removal of the corrugated metal building on-site and removal of trees along Spring Street at the front of the property to improve view shed of building. The trees will be moved to the location of the corrugated metal building, assuming that the building will be removed. The original plans had trees along the front of Spring Street. The removal of five trees along Spring Street for better visibility will require a zoning variance from the Jeffersonville Planning Commission.

Mr. Fogle indicated that a waiver could be requested for the removal of trees along the front of the property on Spring Street. The Jeffersonville Planning Commission meets on the last Tuesday of the month and the application for a waiver needs to be submitted 30-days prior to the meeting. A variance, if granted, is valid for two years.

Mr. Sacksteder and Mr. Hilton indicated that the application for a variance should be prepared for the Jeffersonville Planning Commission. Endorsement of the proposed variance by the IHPAT would be advantageous for support. Mr. Hilton will prepare a resolution for the IHPAT February 16, 2011 meeting for signature by members.

Mr. Fogle indicated that the City of Jeffersonville wants the property developed/renovated in a historical fashion. He inquired if the current FHWA construction funding moratorium impacts the overall development schedule.

Mr. Sekula questioned if the FHWA construction funding moratorium will hold up the projected April 2011 letting. Mr. Sacksteder indicated that with the current INDOT letting procedures, it appears that an April 2011 letting date may not be possible. It may be more likely in May or June 2011. FHWA must have all the necessary information seven weeks prior to the letting date. Mr. Sekula questioned if there were plans for possible interpretive signage for the site.

Mr. Rafferty inquired if there would be space on the plans for a bio-swale for storm water run-off. Mr. Hamilton indicated that this concept was considered, but the bio-swale requires positive drainage away from the site, and was not included in the plan. There are no adequate storm sewers around the site to support a bio-swale. The landscape architect had evaluated the option, but sewer construction around the site would be necessary and expensive, so it was considered as cost prohibitive. Drainage would be maintained on-site in the parking area swale that will drain to the existing storm sewer. There are also soil issues for natural filtration. The site has clay soils from previous construction activities and the clay soils do not filter water easily.

Mr. Sacksteder suggested that a letter from the IHPAT calling for support of the zoning variance for the trees might offer support for the approval of the variance. Mr. Carr called for a motion for CTS-GEC to assist in preparing a letter from the IHPAT supporting the variance. The motion was seconded and approved. Mr. Fogle abstained from voting or eventually signing the resolution due to his affiliation with the City of Jeffersonville. *(Subsequent to the meeting, CTS-GEC prepared a resolution that was endorsed by the Co-chairs and the IHPAT members in support of the variance. It was submitted along with the variance for consideration by the Cty.)*

Mr. Hamilton and Mr. Stewart went through some changes on the individual plan sheets, as follows.

Sheet A-100

Floor insulated and the crawl space is vented.

Sheet A-110

Location of exterior lights – one over each freight door, two lights added at ramp, two lights on west façade and one additional light over the stairs. The lights will have light detection with manual override inside the building.

Mr. Sekula inquired about the window casing elements on the side, extending below the sill. Mr. Stewart indicated that the windows are not being replaced, but refurbished; there is currently no sill on the windows.

Mr. Rafferty inquired about the skirting on the building foundation and if weathering of the material requires maintenance (painting). Mr. Stewart indicated that the existing plywood skirt has been exposed to termites and water uptake from the ground. New renovations on the skirting will require painting and general maintenance. The material will be treated wood placed 4-6 inches off grade.

Corrugated Metal Outbuilding Viability for the Clark County Museum

Mr. John Hawkins, AIA (Kovert-Hawkins Architects) provided an evaluation of the structure at the request of Indiana Landmarks. Mr. Hawkins indicated that the structure had no floor slab and needs the siding and roof replaced. The metal structure is intact, but not up to building code. The structure could be used for storage, but the public would not be allowed to view items stored there. Using the existing building could add an additional \$20,000.00 valued use to the museum. It was noted that the building is not historic.

Mr. Fogle indicated that a zoning ordinance is required for the building. The exterior specifications/standards for aesthetics do not meet current zoning requirements. He indicated that the Jeffersonville Planning Commission had questions about how the aesthetics of the building will be addressed to meet zoning requirements.

Mr. Hawkins indicated that he would have a report on the structure completed by the end of the year. Without the building for storage and without adequate parking, the site probably would not be viable for the Clark County Museum.

Mr. Sekula questioned if there is a possibility for construction of a new storage building on-site at a later date. If so, interest in maintaining the current building is not as strong.

Mr. Hilton indicated that INDOT may have issues with donation of the property (easement) to a non-profit organization. The project plans will continue to move forward unless the Hawkins report suggests otherwise and INDOT concurs.

Mr. Carr indicated that it is permissible to rehabilitate the freight house without removing the storage building. The aesthetic state of the metal building is an issue.

The SHPO will need to craft any historic easement language for the property.

Mr. Carr recommended that CTS-GEC continue planning assuming the removal of the building. At the February 16, 2011 meeting, if the Clark County Museum has a viable plan for re-use of the building, options can be reconsidered.

Mr. Sekula and Ms. Renwick proposed providing typical boiler plate language for historical property easements that allow for future construction on the property. *(Subsequent to the*

meeting, Ms. Renwick sent a sample of a historical property easement to Ms. Kennedy who sent it to CTS-GEC for the Project files.)

Archaeological:**Issues for Archaeology:**

Develop Plan for the Freight House – any excavation requires a plan. INDOT has committed to prepare the plan and have a staff archaeologist on-site for excavations.

Swartz Farm Rural Historic District Eligibility Determination – FHWA Review of MOA: Mr. Jim Hilton, CTS-GEC

Mr. Hilton indicated that the Swartz Farm has lost its historic integrity. The MOA includes mitigation stipulations and is currently under FHWA review. CTS-GEC is currently working with FHWA to determine how to revise the MOA stipulations for the Swartz Farm. The Central Passage House still has archival photography to be completed under the MOA stipulations.

Mr. Sekula suggested offering an opportunity to advertise the structure for someone to assume responsibility for the structure and to move the Central Passage House to a new location. This is pending.

When acquisition of the Central Passage House property is complete, the archival photography will commence. The Swartz Farm HPP will be modified and closed out due to the changes in status of the property.

Final Comments:

Mr. Sacksteder provided a brief update on the status of the Big Four Bridge. Mr. Fogle indicated that a consulting party meeting concerning the project was being held later in the day (December 15, 2010). The FONSI is scheduled for completion in April 2011.

Mr. Carr inquired about where the funding was being provided for the Jeffersonville ramp on the north end of the bridge. Mr. Sacksteder indicated that KYTC has committed \$12 million in their Six-Year Highway Plan for the rehabilitation of the Ohio River structure in 2012. At this time, funding for the Jeffersonville ramp construction has not been determined.

Due to the holidays, the 15-day comment period was extended to January 7, 2011

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IN SHPO:	John Carr
INDOT:	Mary Kennedy
Indiana Ombudsman:	Carl Percy
Indiana Landmarks:	Greg Sekula Laura Renwick (also represented Jeffersonville HPC) John Hawkins
City of Jeffersonville:	Brian Fogle
Clark County:	Carl Kramer
Clark County Historian:	Jeanne Burke
Rose Hill Neighborhood Association:	Joe Rafferty
CTS-GEC:	John Sacksteder Jim Hilton Bob Lauder Brian Shaw
SDC 3:	James Hamilton Jeremy Stewart Josh Smith