

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

**Kentucky Historic Preservation Advisory Team (KHPAT) Meeting
April 15, 2010 – 10:00 AM at the KYTC District #5 Main Conference Room**

The following summarizes the discussions of the KHPAT meeting held at KYTC District #5 on April 15, 2010 for the Louisville – Southern Indiana Ohio River Bridges Project (Project). An agenda was distributed to the KHPAT by mail on March 25, 2010.

Opening Remarks: Mr. Jeff Vlach, CTS-GEC

Mr. Vlach welcomed everyone to the KHPAT and asked those in attendance to introduce themselves and their affiliations. A list of the KHPAT members in attendance is attached to this summary.

Project Update: Ms. Amanda Abner, KYTC and Mr. Mark Dennen, KY SHPO

Ms. Abner welcomed Ms. Christa Turner back to the Project as a new employee with the Kentucky Transportation Cabinet (KYTC). She will be working at the direction of Project Manager, Gary Valentine.

Mr. Dennen introduced Ms. Vicki Birenberg to the Project. She is replacing Ms. Wendy Wheatcraft who has assumed other duties at the Kentucky Heritage Council (KHC).

Mr. Dennen stated that in accordance with the Memorandum of Agreement (MOA), which was executed with the KYTC for the Wesley House, a cost analysis has been completed for the Italianate Houses, the gymnasium and the red brick building. The MOA provides that the KHC would prepare this assessment to establish the value of the renovations completed to date (Italianate Houses) and the restoration to be completed for the gymnasium (if the owners agree to place a preservation easement around all of the buildings) and the red brick building (to be included in the easement, but no monies to be provided for rehabilitation) for the placement of the easement.

Mr. Dennen had met with Ms. Kristen Lutes of the Edison House to discuss the preservation easement. In accordance with the Building Condition Assessment, the costs to undertake the exterior building rehabilitation have been estimated. He presented to Ms. Lutes that KYTC would take the lead in procuring the services of an architect and a contractor and would provide oversight of the exterior improvements, provided the owners are willing to place a preservation easement around the property and enter into a MOA with KYTC stating this. Ms. Lutes agreed to present this to the board of the Edison House for further action. This coordination is pending.

In regard to the Baer Fabrics Building, Mr. Dennen stated that a maintenance report had been prepared and was complete. This report provided an evaluation of the cost to demolish the building against the cost to maintain it. At the present time, the KYTC has deferred demolition of the building until a reasonable funding concept for the Project has been approved by the Federal Highway Administration (FHWA) through the metropolitan transportation planning process. An archive was also finalized that evaluated the historical significance of potentially salvageable

materials from the building. Additionally, the draft of the State Level Documentation had been revised in accordance with comments received from KYTC and CTS-GEC. It was currently under review by the KHC.

Mr. Dennen concluded his remarks by commenting that a meeting had been held to discuss the preservation easement for Drumanard. At present, the easement is under development by the KHC.

Following these opening remarks, Ms. Emily Boone had questions of the Co-chairs concerning the Vermont-American Building and the Grocers Ice and Cold Storage Building. In regard to the Vermont – American Building, Mr. Valentine indicated that KYTC is pursuing its acquisition this year. The MOA requires that a treatment plan be prepared. As the current owners of the property have denied access to it, Mr. Valentine stated that KYTC would work with the owners during the acquisition process to develop the plan.

The treatment plan for the Grocers Ice and Cold Storage Building was completed in accordance with the MOA. The KYTC has acquired the building; the agency is under a lease agreement with the original tenants until August 2011. At the present time, no decision has been rendered on removal of all or a portion of the building as right-of-way for the Project. Additional coordination with the KHC will be undertaken on how to proceed.

Review of the 90% Plans and Specifications for Rosewell: Mr. Jerry Leslie, SDC 4 and Mr. Bob Burry, SDC 4

Mr. Burry made a Power Point presentation (PP) of the 90% plans and specifications for Rosewell. The PP outlined repairs to the hip beam, floor joist framing on the first floor, the kitchen floor, the fascia/soffit/gutter/roof, the smokehouse, interior finishes and exterior wall treatments. A copy of the PP is attached.

Only the center portion of the hip beam is rotten, requiring its replacement. Mr. Burry defined a plan to replace this portion of the beam, which would not impact the roof, wall cornice or fascia. The replacement beam is to be installed in the attic through the ceiling on the second floor.

The first floor framing is to be retained in place. Temporary shoring will be installed to allow removal of the existing beams. The joist is to be replaced using joist hangers.

In the basement, the wall and adjacent flue are to be left in place. To reduce the bowing of the wall, the kitchen floor system is to be anchored with a stud wall. The strength of the existing concrete slab is being tested for installation of beams and columns for support of the floor. This repair would preclude the excavation of the basement.

A sealer coat is to be placed on the roof over the existing metal roof. The original 1820 boxed – in gutter is to be replaced in kind. The 1854 half round will be repaired. Installation of a membrane underlayment is to be extended higher on the slope (up 3' from the edge). Mr. Burry noted that this could buckle the metal roof, and he would try to push the underlayment up as far as possible (approximately 18") to repair the fascia.

Tuck-pointing, replacement of missing brick and a missing beam and cleaning of the roof entail the repairs to the smokehouse. In addition, a stump is to be removed that has caused the foundation to buckle.

Mr. Burry also stated that testing for asbestos and lead paint is proceeding. If either material tests positive, the scope of work for the rehabilitation could be affected as removal plans and a worker safety plan would require preparation.

Mr. Burry indicated that Louisville Metro Government (Metro) would be the lead agency in overseeing the completion of the construction activities and in the contractor prequalification process. At present, Mr. Burry is working with Metro to procure any needed permits.

Mr. Dennen indicated that his office was satisfied with the revisions to the 30%, 60% and 90% plans and specifications; their office review of the 90% plans is expected to be completed in the next few weeks. He commended Mr. Burry for the thorough building assessment and the design solutions to the needed repairs.

Final Comments: Mr. Jeff Vlach, CTS-GEC

Mr. Vlach asked that any additional comments be provided to CTS-GEC by April 30, 2010 for inclusion in the record of the meeting. The next scheduled KHPAT meeting is June 17, 2010 at 10:00 AM in the KYTC District #5 Conference Room. The meeting was adjourned at 11:30 AM.

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KHPAT Co-chairs: Amanda Abner – KYTC
Mark Dennen - KY SHPO

Butchertown Neighborhood Association: Emily Boone

City of Prospect: Ann Simms

Louisville Metro Historic Preservation: Richard Jett

River Fields, Inc.: Meme Sweets Runyon

CTS-GEC: Jeff Vlach

Audience:

KYTC: Gary Valentine, Andy Barber and Christa Turner

KY SHPO: Craig Potts and Vicki Birenberg

CTS-GEC: Kevin Villier and Bob Lauder

SDC 4: Jerry Leslie and Bob Burry

Neighborhood Planning and Pres: Martina Kunnecke