

**Louisville - Southern Indiana Ohio River Bridges Project
Kentucky Historic Preservation Advisory Team
Meeting – February 15, 2007
TARC Administration Building**

Opening Remarks: Ms. Wayna Roach, KYTC Co-Chair

Ms. Roach formally introduced herself as the new co-chair for KYTC, replacing Mr. Bart Bryant. She also introduced Ms. Lori Stahlgren, from the Kentucky Heritage Council (KHC). Ms. Stahlgren is the alternate for the KHC co-chair, Ms. Janie-Rice Brother.

Project Update: Mr. John Sacksteder, CTS-GEC

Mr. Sacksteder noted that during the week of February 20, 2007, the joint inspection would take place for the Kennedy Interchange, which represents the 60% plans phase. He also indicated the ROW plans would be submitted approximately 60 days following the inspection.

Aesthetic Design Guidelines – Kentucky East End: Mr. Jerry Leslie, HW Lochner

Mr. Leslie indicated the public open house to view the Aesthetic Design Guidelines is scheduled for February 22, 2007 from 4-8 PM at the Springdale Community Church.

Aida Copic questioned how the information had been sent out to inform the public about this meeting. Mr. Leslie indicated the meeting had been advertised on the website, newspapers and over 1400 flyers were sent out to the database.

Discussions ensued about the scheduling of a second work session with the KHPAT to continue review of the Aesthetic Design Guidelines. A tentative date of February 21, 2007 at CTS-GEC had been scheduled for this work session. A motion was made and seconded to hold this work session as scheduled. The motion passed by a vote of 4 – 0 with one abstention. Ms. Roach pledged to carry this motion/vote to the Bi-State Management Team (BSMT) for resolution. *(Subsequent to the KHPAT, the work session was held as scheduled at CTS-GEC from 1:00 – 4:00 PM.)*

Butchertown Historic Preservation Plan (HPP): Mr. Kevin Senninger, CTS-GEC

Mr. Senninger gave a short overview of the changes that had occurred since the last draft of the Butchertown HPP.

Chapter 1:

- 1.4 - added summary of the effects of the project on Butchertown (with before and after aerials)

Chapter 2:

- additional historic context information to be provided by Jim Segrest (had a local historian do additional research)
- incorporated comments from KHC describing the characteristics/history of the shotgun-style homes

Chapter 3:

- no changes other than grammatical edits (as is the case throughout the document)

Chapter 4:

- text and graphics (4 pages total) summarizing the Geiger / Witherspoon alternatives

Chapter 5:

- 5.3c - incorporated comments from River Fields about the impacts of MSD's efforts to eliminate combined sewer overflows
- importance of tree preservation (Clarion Associates input)

Chapter 6:

- no changes other than grammatical edits

Chapter 7:

- reference floodplain regulations and their impact on redevelopment
- reference MSD's Beargrass Creek Watershed Report
- importance of tree preservation

Chapter 8:

- no changes other than grammatical edits

Chapter 9:

- reference floodplain regulations and their impact on redevelopment
- reference MSD's Beargrass Creek Watershed Report
- importance of tree preservation

Chapter 10:

- reference floodplain regulations and their impact on redevelopment
- reference MSD's Beargrass Creek Watershed Report
- importance of tree preservation

Chapter 11:

- completion of Implementation matrices
- stress that these are only GUIDELINES or a roadmap for agencies to refer to - more of a coordination tool to reduce duplication of efforts and funds

The following summary outlines discussions at the KHPAT work session held on February 15, 2007. Prior to this meeting, Mr. Senninger and Mr. Pete Fritz of CTS met with Mr. Jim Segrest of the Butchertown Neighborhood Association to review/present historic research conducted by Ms. Lynn Renau, a well-respected, local historian. Item #1 below is information provided by Mr. Segrest (from Ms. Renau) to be considered for incorporation in the Historic Context chapter of the Butchertown HPP. Portions of this research will be used to clarify, correct, or support existing information within the Historic Context. *(Note: CTS is awaiting receipt of the full document – including citations – developed by Ms. Renau to confirm the information below for possible inclusion in the HPP Appendix)*

- 1) Attached is work by Lynn Renau. I (Jim Segrest) have rearranged it slightly to be substituted for the first three paragraphs on page 17 of the Butchertown HPP.

These references indicate the Fiat-Geiger Mill on Beargrass Creek was built before 1796, and the Fait-Geiger House 1796-8, and no later than 1807. (see attached word document)

All Jefferson County land ownership can be traced back to the work of the Fincastle surveyors who came to the Falls of the Ohio in the summer of 1774. Their job was to survey land for individuals holding certificates issued by Virginia Governor Lord Dunmore to those entitled to land because of service in the French and Indian War (1756-1763). Most of the original recipients had already sold their rights to the land, preferring cash and security over adventure in the West. (See Neal Hammon, "The Fincastle Surveyors at the Falls of the Ohio, 1774," *The Filson Club History Quarterly*). Hammon's map overlays the survey lines on a present-day map of the county. The actual grant to the Taylor property, issued to Zachary Taylor (uncle of the president), is in the Filson Historical Society's manuscript collection. Research for Butchertown focuses on tract #30, Edmund Taylor's 1000-acre survey north of Shelbyville Road near Middletown and tract #3, 1000 acres Hancock Taylor surveyed for himself. Hancock was killed by Indians later that summer (see *Virginia's Western War*, Hammon and Taylor, Stackpole Books, 2002) and his four heirs, including his brother Richard Taylor, the president's father, began selling off the grant in the 1780s. Tract #3 includes the eastern section of Butchertown and adjoins #6; the 6000-acre Southall and Charlton grant which includes the western section of Butchertown.

The tax rating system went into effect in 1794. While the written law did not specify it, there is a significant correlation between first rate land and the early brick or stone Jefferson County houses we can date from other records. In the beginning second rate land indicated a less substantial dwelling and third rate land was "unimproved." However, within two years the inner circle--the politicians, land owners and businessmen who developed the county---began to evade the law. Under their "arrangements" with the tax collectors and sheriffs (including Frederick Edwards, John's father), first class land was taxed at the second class rate. Hence, we may not get a completely accurate view of when the brick house was constructed on the Taylor grant (#3) along Frankfort Avenue that eventually became known as the Geiger's Mill site.

Henry Fait, for whom no genealogical or legal references can be found, first appeared in the Deed Book records (p.349) on July 5, 1793 when he agreed to erect a brick or stone house next to Andrew Hare's on Main Street---today the site of the Humana Building--- making him a neighbor of William Croghan, who was then building Locust Grove. Fait owned 2 slaves, 6 head of cattle and 100 acres somewhere. The Main Street land was a lease arrangement. By 1796 Fait (also spelled "Fite/Fete") owned 115 acres of second class land on Hancock Taylor's grant, which included what became part of Butchertown. In an August 2, 1796 transaction between David Barber and Henry Fait (Deed Book 4, p.424) there was a land swap and mention of two mills. Henry Fait owned his mill "higher up said [Beargrass] creek" and Barber was building a mill downstream of it.

On June 1, 1798 Fait and his wife were bound to John Hugh and Alexander Ralston for 2200 pounds, the value of the 110 acres, mill and "all appurtenances" they owned. Typically, deeds did not mention domestic dwellings. They were amortized in the per acre cost of land, so there may have been a brick house on the site. 2200 pounds was a great deal of money at that time. Deed Book 5, p.215, indenture of June 12, 1800 described how David Barber lost his land, including "one tract of 5

acres on Beargrass Creek including Barber's Mill," which was purchased by George Wilson. By December 20, 1800 Henry Fait was living in "Clarksville, Knox County, Indiana Territory." He died prior to February 1804. Copies of Bond and Power of Attorney Book 2 and 3 entries are attached because of the reference to the saw and grist mills and the complex property trades.

On May 25, 1801 George Wilson sold the Fait/Barber mill property to Frederick Geiger (Deed Book 5, p.242). That same month Geiger was one of the subscribers who provided the money to build the bridge over Beargrass (History of the Falls of the Ohio, Vol. I, p. 214.) Geiger then added 164 acres to the tract, which gave him access to the river, on July 7, 1802 (Deed Book 6, p.273). This is the mill foundation under I-64 on Beargrass Creek, and the bridge just east of it used today by Frankfort Avenue

Even after Geiger bought the Butchertown mill site, tax records clearly indicate that he remained on his Middletown land for several years. The name Rowley Marders appears in the Geiger's Mill vicinity in 1805. We have little information on Marders other than the fact that the Marders family, like Geiger, was considered founding families of Middletown (see Edith Wood, Middletown's Days and Deeds, 1946). In the late 1790s businessmen thought Middletown would overtake Louisville as a commercial center, by the early 1800s, it was obvious that wasn't going to happen. In 1802 the Kentucky Legislature Frederick Geiger a license to operate a ferry from what is now Fulton Street to Jeffersonville in Indiana Territory. The 1807 tax list establishes Geiger's presence in Butchertown on 164 acres that had been Fait's land from Hancock Taylor's grant.

From the tax records, we can state that Geiger's house was certainly standing by 1807. Again, it may well have been there as early as 1796-8 when Henry Fait ran the mill operations, but there is no known documentary evidence from other sources to prove that. However, this is an unusual situation. We know that Fait had the ability to build a brick or stone house of some size and planned to do so in Louisville. Also, the original portion of the structure (Linden Hill) exhibits floor plan and interior woodwork similarities to the Frederick Edwards house which still stands on Westport Road. Deed and tax records substantiate family and later newspaper accounts of the Edwards house being completed by 1791. A builder and his crew would move from house to house, so 1796-8 is not an unreasonable date to assign this domestic structure and the house may be called the Fait-Geiger House. Early County Court Minutes books, which describe all business dealings and road development involving the Geiger's and the mills and ferry operations. Geiger contracted with Jefferson County to build Shelbyville which, along with the Frankfort Turnpike became the principle route for driving cattle and hogs to be slaughtered and packed in Butchertown then shipped to eastern markets.

(The Geigers, incidentally, were listed in the 1832 Louisville Directory. Jacob Geiger was a brick maker, living "s s Main b Brook and Floyd." Frederick Geiger, lived "on s Main beyond Woodland Gardens" which was the location of the Fait-Geiger house. Tax records clearly indicate that the 1815 date, given what became known as Col. Frederick Geiger's farmhouse in the entry on Butchertown found in the Encyclopedia of Louisville, is incorrect.)

Several references to James Sullivan (1748-1815) and his son William Sullivan (1769-1804) were found as they interacted with the Butchertown (Hancock Taylor grant) area. William was a “wheeler-dealer” who bought and sold land constantly.

This reference dates the bridge over Beargrass Creek near the Fait-Geiger Mill at Frankfort Avenue to 1801

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The following list includes additional comments provided by Mr. Segrest at a February 12, 2007 meeting with Mr. Senninger and Mr. Fritz.

- 2) Note that the park next to the Boys and Girls Club is actually a city park – consider renaming it in honor of a notable Butchertown resident and/or activist.
- 3) Page 60 – reference the Butchertown Greenway (Plan) and connections to Cherokee Park.
- 4) Consider interstate signage at the Mellwood and/or Frankfort interchanges “announcing” one’s entry into historic Butchertown.
- 5) Provide recommendations to restore the Frankfort Avenue bridge over Beargrass Creek (removal of chain link fencing).
- 6) Page 94 – revise/remove bullet point regarding height restrictions for new buildings along the proposed Geiger Street extension.

These final comments reflect discussions during the KHPAT work session.

- 7) The primary focus of the discussion centered on the matrices in the Appendix, and specifically the issue of funding the numerous recommendations. Kevin Senninger stressed that the purpose of the tables is to simply show the numerous stakeholders/agencies that could be involved in the decision-making process. It was agreed that the inclusion of “disclaimer” or clarification regarding the future funding of recommendations outside the scope of the Bridges Project would be warranted. The primary purpose of such a clarification would be to state that although numerous Metro and other agencies are listed, **none** would be obligated, or held accountable, for funding any of the recommendations in the HPP now or in the future.
- 8) It was also noted by members of the CTS team that the page numbers listed in the Matrices do not accurately reflect the location of the specified Stipulation/Recommendations in the body of the HPP.

Witherspoon – Geiger Extension: Mr. Bart Bryant, KYTC

Mr. Bryant presented the decision of the BSMT that no further pursuance of the Geiger Street Alignment (through the historic district) will occur, citing adverse effects to the historic district and the non-applicability of a de minimis Section 4(f) evaluation. A modified FEIS alignment of Witherspoon Avenue will be advanced through the Project, requiring revision of the HPP. Mr. Segrest questioned the selection of this alternative and indicated that a decision should be delayed until a formal response had been received from the Louisville Metro Government and Mayor Jerry Abramson. (Mr. Bryant stated that he had had discussions with Mr. Mohammad Nouri of Louisville Metro, but Mrs. Copic deferred to the forthcoming formal response.) Mr. Segrest also questioned if the dispute resolution stipulation of the MOA (Stipulation XIII) could be invoked in this instance. Ms. Barras stated that the MOA did contain provisions to amend the MOA and/or EIS to include the adoption of the Geiger Street alternative. Additional discussion is required.

Final Comments: Ms. Christa Turner, CTS-GEC

Mr. Turner noted any comments for consideration by the Co-chairs should be made in writing by the close of business on March 2, 2007.

Ms. Turner also indicated the Project Team was still looking for a new place to hold the KHPAT meeting in April since the TARC building had already been booked.

Ms. Turner noted again the PO Box address for the KHPAT and IHPAT were no longer active. The email addresses noted in the Charter are still in use. She noted the PO boxes were used during the transition of CTS from one address to another. Written comments should be sent to CTS-GEC, 305 N. Hurstbourne LN. Ste. 100, Louisville, KY 40222.

Prior to the closing of the meeting, Mrs. Ann Simms, City of Prospect, indicated that Mr. David Morgan should return to the KHPAT to discuss his departure letter of December 26, 2006 to the BSMT. She indicated her disagreement with the contents of this letter and the manner in which it was delivered to the BSMT after his retirement as KY SHPO.

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TEAM ATTENDEES**

Co-chairs: Wayna Roach – Kentucky Transportation Cabinet
Lori Stahlgren – Kentucky Heritage Council

City of Prospect: Ann Simms; Sandra Leonard

Butchertown Neighborhood Assoc., Inc.: Jim Segrest

Louisville Metro Planning and Design: Aida Copic

Louisville Metro Historic Preservation: Richard Jett

River Fields, Inc.: Leslie Barras

CTS – GEC: Jeff Vlach
Christa Turner
Chad Costa
John Sacksteder
Kevin Senninger
Pete Fritz

SDC 4: Jerry Leslie

Audience: Lee Douglas Walker
Bill Hanson
Kristen Leggett
Sandy Stevens
Kim Mulder
Jadie Tomlinson
Bart Bryant