

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

**Indiana Historic Preservation Advisory Team (IHPAT) Meeting  
September 25, 2013 – 10:00 a.m. at Mountjoy Chilton and Medley**

The following summarizes the discussions of the IHPAT meeting held in the Community Room at Mountjoy Chilton and Medley on September 25, 2013 for the Louisville – Southern Indiana Ohio River Bridges Project (Project). An agenda was provided to meeting attendees by mail on September 10, 2013.

**Opening Remarks: Mr. John Sacksteder, CTS-GEC**

Mr. Sacksteder 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**

Neither Ms. Kennedy nor Mr. Carr had any opening comments or remarks.

**IN SHPO Procedures to Finalize HPEF in Settlement Agreement: Ms. Malia Vanaman, IN SHPO**

Ms. Vanaman indicated that an eligible project has been identified in Indiana, and the applicant (Jeffersonville Main Street) has been working with the Indiana State Historic Preservation Office (IN SHPO) to finalize their application for Historic Preservation Enhancement Funds (HPEF). No other applications have been received. The maximum grant award is \$500,000.00 in the first round; the grant requested from Main Street is for \$498,685.00 for the relocation of four houses. It has been reviewed and approved by Ms. Vanaman, Mr. Steve Kennedy and Mr. David Duval of the IN SHPO. She continued by stating that the IN SHPO is working with Main Street to develop a grant agreement, which is in final draft form. After award of the grant, \$1,315.00 will remain for return to the HPEF for second round grants.

**Archaeological Site 12CI978 Phase III Excavation: Mr. Shaun Miller, INDOT**

Mr. Miller explained that Archaeological Site 12CI978 was discovered by CRAI, archaeological consultant, in 2012 while performing investigations of the Project footprint within the Downtown Procurement. CRAI completed Phase II excavations at the site and recommended that a Phase III be completed, as the site is considered eligible for listing on the National Register of Historic Places (NRHP). On September 11, 2013, INDOT comments were received following review of the scope of work for the Phase III excavation. The scope was revised by Walsh/McCullough Archaeological Services and resubmitted to INDOT and the IN SHPO on September 16, 2013. The IN SHPO concurred with the scope of work in a letter dated September 24, 2013; on October 2, 2013, a statement of understanding related to various conditions of the approval was issued by the IN SHPO.

In accordance with IN SHPO directives, backfill of Site 12CI978 was completed by the Design Build Team (DBT) to protect site integrity during the period in which the scope of work was being reviewed.

### **Old Jeff HD Houses Relocation: Mr. Kevin Hetrick, INDOT**

Mr. Hetrick stated that the five contributing resources/houses in the Old Jeffersonville Historic District (HD) had been relocated within the HD and were being rehabilitated for auction. Colliers International has been contracted through INDOT to auction the houses. Potential bidders are to submit sealed bids by no later than 3:30 PM on October 24, 2013. If the auction is successful and the houses are sold, INDOT would like to close on the five houses by December 31, 2013.

Stipulation III.E.7.b. of the First Amended Memorandum of Agreement (FA - MOA) states that the BiState Management Team (BSMT) shall place a preservation easement on the relocated historically significant houses. Indiana Landmarks (IL) has agreed to hold the preservation easements for each of the five relocated houses. They have also agreed to hold the easement for the Spring Street Freight House (FA - MOA Stipulation III.A.2.c.).

Stipulation III.E.7.c. of the FA - MOA requires that the BSMT shall stipulate through a covenant that the purchaser must occupy the house for five years and maintain the property in accordance with preservation standards acceptable to the IN SHPO. Mr. Hetrick offered that INDOT would like to interpret this stipulation as allowing the original owner to transfer the covenant easement to a second owner if the original owner sells the house within five years. The intent of the stipulation would be met, but by multiple owners. This would greatly improve the marketability of the houses. Mr. Sekula supported this change in the stipulation.

Stipulation III.E.9. of the FA - MOA mandates that if there is no acceptable offer, the BSMT, with the approval of IN SHPO, may donate the property to a local government. If the houses do not sell at auction, Mr. Carpenter proposed that the FA - MOA might require amendment to modify the occupancy requirements, if a house(s) is donated to the city government. Said occupancy requirements (Stipulation III.E.7.c. of the FA - MOA) would no longer apply to the city government. The IHPAT favored the flexibility to modify this stipulation to avoid the prospect of vacant houses in the HD.

Mr. Sekula and Mr. Rafferty questioned if INDOT had contacted any realtors in Jeffersonville if the houses did not sell at auction. Mr. Hetrick stated that INDOT has consulted with the city and notified them of the auction and possible donation. It was suggested that the houses could be donated to Habitat for Humanity of Clark and Floyd Counties, New Hope or New Directions. INDOT has also contacted the Southern Indiana Housing and Development Group for possible disposition of the houses. INDOT could transfer the houses to a local government, who could then choose to donate to a not-for-profit organization. State statute precludes the donation of the houses to anyone other than local government.

Ms. Renwick questioned if a minimum bid was required for the houses at auction. Mr. Hetrick replied that there is no minimum bid; it is a seller's rights auction subject to approval by the governor. All houses are to be auctioned "as is" based upon INDOT appraisals.

Mr. Sekula and Mr. Rafferty also expressed concern about an existing vacant garage located at the rear of the lot at 411 E. Market Street. The attic of the garage was converted into an apartment, and it was questioned if the apartment was to be re-established, especially due to its deteriorated state. Due to the single family zoning of the parcel, if the garage continues to exist, it can do so only as a garage. The City of Jeffersonville would enforce local zoning ordinances related to this property/garage.

Mr. Ellis questioned if the trees along Spring Street were to be replaced due to damage inflicted by the physical relocation of the houses. Mr. Hetrick replied that INDOT was waiting for a list from the City of Jeffersonville of those trees that are to be replaced or rehabilitated.

### **Summary of Historic Project Stipulations - Downtown Procurement: Mr. Jeff Vlach, CTS-GEC and East End Procurement: Mr. Brian Shaw, IFA**

CTS-GEC had developed internal tracking spreadsheets to ensure that the Project-related mitigation commitments in the Settlement Agreement (SA) and the FA - MOA were completed as a part of the Downtown and East End Procurements. This tracking mechanism is similar to Attachment C of the Progress Reports (PR), which are sent to the IHPAT members every six months. Mr. Vlach and Mr. Shaw presented the progress of the Project since June 30, 2013, the date of PR No. 20, the latest PR. The presentation highlighted progress made between July 1 – September 25, 2013 complying with the stipulations of the SA and FA - MOA.

### **Construction Status Update**

#### **East End Procurement: Mr. Ronald Heustis, INDOT**

Mr. Heustis provided the following construction update in the East End.

- The rock excavation at the south portal is continuing. It had reached a depth of 40 feet with approximately 40 feet remaining. The spoil removed from this site is being used as fill in the embankment between River Road and Harrods Creek.
- At Tower 3 in the river, a precast tub is being constructed. When complete, it will be floated into place for the drilled shafts.
- Survey and tree clearing will commence in Section 6 (Indiana East End) in October 2013. This is a continuation of the original tree-clearing contract.
- Construction is anticipated to begin in Section 6 in December 2013.
- Construction of the Salem road overpass at the Project alignment is complete.

#### **Downtown Procurement**

Mr. Barber provided the following construction update in the Downtown.

- East of I-65 at Exit 0, the retaining wall and embankment are under construction. The design of the retaining wall complies with the Aesthetic Implementation Plan (AEI).
- Lane closures on US 31 will be set for clearing.
- Broadway Street from Court Avenue to 6<sup>th</sup> Street and 7<sup>th</sup> Street from Missouri Avenue to Broadway Street will be closed on September 30, 2013.
- The casings for the drilled shafts at Towers 3 and 5 have been set in the river.
- I-64 eastbound to I-65 southbound ramp has been removed. A retaining wall and new pier are under construction for the new I-64 ramp.

- Construction along Adams Street is continuing.
- Webcams have been activated for the Downtown. They are available for viewing on the Project website.
- A HOT LINE number has been established for the Downtown Crossing for information. The number is 1-888-ORB (672)-1993.

Mr. Kramer inquired about the landscaping to be placed at Court Avenue. As a member of the Jeffersonville Rotary Club, he asked that the existing plaque at this location be preserved. Mr. Barber assured him that this would occur. Mr. Kramer also questioned if still photographs of the construction were being taken to preserve the history of the construction. Mr. Barber relayed that a time lapse of the construction process from start to finish is part of the camera caption.

### **George Rogers Clark Memorial Bridge Historical Documentation and Treatment Plan: Mr. Zach Wirrig**

The draft Treatment Plan (TP) for the George Rogers Clark Memorial Bridge was received on August 28, 2013. CTS-GEC, INDOT and KYTC reviewed the TP and returned comments to Walsh on September 5, 2013. It is presently under revision by CRAI for additional review prior to submittal to the SHPOs. It is anticipated that the TP revisions will be completed by September 27, 2013. The TP will be discussed with the IHPAT at a future meeting after the IN SHPO is satisfied with the content of it. Specific elements of the TP discussed included:

The construction of the stonewall (retaining wall) adjacent to US 31 will include the surface installation of existing limestone blocks on the east side of US 31, as recommended by the IHPAT. Following removal, the existing stones would be stored by Milestone for future installation.

The metal handrail will be inspected for continued use. Replacement rail will be fabricated as needed.

The existing pylons will be disassembled in the order that they were assembled and moved. The disassembly will break the pylons into individual pieces that will be marked for reassembly. Each pylon was constructed with a Lewis pin erection at the joints. It is anticipated that it would require 14 – 17 days to disassemble each pylon. This activity is scheduled for the winter – spring 2014.

The existing stairs and edge blocks will be removed and replaced. A metal handrail will be constructed after the stairs have been relocated

### **Final Comments: Mr. John Sacksteder, CTS-GEC**

The deadline for the receipt of comments is October 10, 2013. The next IHPAT meeting is scheduled for December 11, 2013 in the Community Room at Mountjoy Chilton and Medley. The meeting was adjourned at 12:00 PM.

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FHWA: Jeff Schmidt

IN SHPO: John Carr  
Malia Vanaman (Telephone)

INDOT: Ron Heustis  
Kevin Hetrick (Telephone)  
Mary Kennedy  
Patrick Carpenter  
Shaun Miller  
Paul Boone  
Angela Nichols  
Mike Bosc  
Scott Adams (Telephone)  
Mike Kuehl (Telephone)

KYTC: Andy Barber  
Dennis Dixon

Indiana  
Ombudsman: Carl Percy

Indiana  
Landmarks: Greg Sekula

Jeffersonville HPC: Laura Renwick

Clark County: Carl Kramer

Jeffersonville Main  
Street Association: Jay Ellis

Rose Hill Neighborhood  
Association: Joe Rafferty

National Trust for  
Historic Preservation: Elizabeth Merritt (Telephone)

Kentucky Ombudsman:	Lee Walker
CTS-GEC:	John Sacksteder Jeff Vlach Brian Shaw
Walsh:	Zach Wirrig Max Rowland
Milestone:	Jack Knichel Corey Baugh
Broady – Campbell:	Greg Broady