

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

**Kentucky Historic Preservation Advisory Team (KHPAT) Meeting
April 14, 2011 – 10:00 AM at the KYTC District #5 Main Conference Room**

The following summarizes the discussions of the KHPAT meeting held at the Kentucky Transportation Cabinet (KYTC) District #5 on April 14, 2011 for the Louisville – Southern Indiana Ohio River Bridges Project (Project). An agenda was distributed to the KHPAT by mail on March 28, 2011.

Opening Remarks: Mr. John Sacksteder, CTS-GEC

Mr. Sacksteder 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

Neither Ms. Abner nor Mr. Dennen had any Project updates to report. Mr. Dennen indicated that specific property updates were included in the agenda.

Rosewell Storm Damage/Context and Landscape Plans: Mr. Jerry Leslie, SDC 4

On February 28, 2011, a storm struck the Rosewell property, including the historic mansion. Mr. Leslie distributed a Power Point (PP) of various photographs of the damage at the property. The house received damage from fallen trees, winds and rain. Approximately twenty trees were uprooted, snapped, or damaged on the property. Within hours of the storm, Rosewell was temporarily weather proofed with tarps and plastic. The top of an oak tree punctured the roof in two locations in the original hall parlor. This puncture caused water damage in the second floor front room including part of the ceiling falling. Approximately half of the gutter and soffit system was damaged. The wind blew off approximately a third of the metal roof in the Greek Revival. A large walnut tree hit the west side of the house damaging all of the gutters and soffits on that side. Also, the walnut tree either totally or partially broke six windows. On the backside of the house, a large white pine damaged the gutter and soffit system. Rain caused damage to the second floor plaster ceiling and walls. The floors appear to have not been damaged by the water. Two trees fell causing severe roof damage in the one-story addition section of the house. The trees penetrated the roof in the garage and the Florida Room breaking several trusses. The wall between the garage and Florida Room is bowed and shifted several inches due to the impact of the tree.

With regard to the damage done by the storm, SDC 4 recommended that these repairs occur at the same time as a portion of the proposed Rosewell Treatment Plan.

- Complete the Treatment Scope of Work for the Hip Rafter repair.
- Replace the roof on the original and Greek Revival sections of the house.
- Complete the Treatment Plan scope of work along with repairing the gutters, fascia, and soffits. Replacing the roof on the Greek Revival section will require a new gutter detail.

- Complete First and Second floor finishes, including repairing all plaster and millwork damaged by the storm.
- Repair the shutters and six windows damaged by the storm. Complete the Scope of Work defined in the Treatment Plan for the remaining windows and shutters.
- Demolish the One-Story Addition, as there was extensive damage done by the storm to this section. If cost effective, remove the addition instead of repairing it. It adds no historical value and detracts from the historical significance.

As KYTC owns the property, KYTC requested concurrence from Federal Highway Administration (FHWA) and the Kentucky State Historic Preservation Officer (KY SHPO) to commence the repairs as noted. KYTC agreed to forward the KY SHPO comments along with a formal request to proceed to FHWA. To date, FHWA has received a copy of the KY SHPO comments, and is waiting on the written request to proceed from KYTC. It was noted that final plan development would also accommodate the needed repairs.

Ms. Runyon requested that the landscaping along the drive be restored to its original condition. This would entail the planting of trees from the house to the entry gate along both sides of the drive. She indicated that the storm had provided an opportunity to help restore the property to its (near) original condition. Mr. Valentine replied that landscaping is not a commitment of the Memorandum of Agreement (MOA); if used as abatement for noise, plantings could be considered.

Edison House Status and Site Visit: Mr. David Kroll, CTS-GEC

Mr. Kroll provided a PP of the site visit that was held on April 5, 2011 to identify a potential scope for the exterior rehabilitation of the Edison House in accordance with Stipulation III.K.4. of the MOA. Based on the visual observations, CTS-GEC identified that the scope of rehabilitation work should include:

- Roof – remove loose paint and tar-based sealant from valleys and areas around vents. Replace/resolder valleys/flashings, apply silicone sealant at penetrations, repaint entire roof.
- Chimneys – remove existing mortar and caulking, replace deteriorated brick units and repoint, reflash as necessary, install new caps and repair/replace chimney pots
- Gutters and downspouts – remove and replace existing gutters and downspouts, connect to new foundation drainage system, see Foundation recommendations below
- Masonry Walls – remove paint, parging and mortar from existing masonry wall surfaces, repair/replace lintels and deteriorated brick units, repoint and repaint/seal all masonry surfaces
- Wood Clapboard Walls – replace all existing wood siding and wood framing as necessary
- Windows – remove Plexiglas storms, repair and repaint existing wood window frames and sash and wood shutters, install new custom fabricated wood storm windows
- Doors – repair and repaint existing exterior door frames and leafs, replace door thresholds as necessary
- Cellar Access – repair bulkhead and install new locking hardware
- Foundation – excavate perimeter of building to below foundation footer, repair foundation as necessary and apply waterproofing material to exterior surface, install foundation drainage system, backfill excavation and provide positive drainage away from building and clearance at all crawl space vents

- Cellar – replace deteriorated masonry units and repoint as necessary
- Vegetation – remove vegetation adjacent to building

Wesley House - Review of the 30% Plans and Specifications: Mr. David Kroll, CTS-GEC

Representatives of CTS-GEC conducted field work in February 2011 to visually observe, measure and photograph the gymnasium building (121 N. Shelby Street) and the red brick house (809 E. Washington Street). The site visit was facilitated by the property owner. The 30% plans for the exterior rehabilitation of both buildings were issued for review and comment on March 7, 2011. Mr. Kroll distributed a PP and provided a short presentation of the 30% plans, which depict the following rehabilitation treatments:

121 N. Shelby Street

- Repair (repointing and repainting, color yet to be selected) the brick and concrete masonry on all four elevations
- Repair/replace a limited number of the existing steel lintels over doors/windows on all four elevations
- Repair the existing steel frame/sash windows with the installation of insulated glazing in the existing sash on all four elevations
- Replace the existing doors on the west, south and east elevations (non-historic doors)
- Remove the addition on the west elevation, recreating the open stairway, with handrail, down to the lower level
- Reconstruct the projecting eaves on the west elevation
- Remove the chimney down to the roof line on the east elevation
- Install new downspouts
- Install new windows in the blocked-in openings on the lower level of the north elevation and the blocked-in opening on the east elevation
- Retain the existing door/window openings on the south elevation with the creation of new door/window openings so that each bay has an entry door and at least one window opening

809 E. Washington Street

- Repair (repointing and cleaning) the brick and limestone masonry on all four elevations
- Install a new cast-in-place concrete grade beam and construction of a new wood frame wall with an exterior brick veneer
- Install a new asphalt shingle roof, with a limited quantity of roof decking replacement, the lone remaining chimney to be removed to below the roof line
- Install new wood collar beams and steel tie-rods in the attic to prevent further outward movement of the roof framing and the east and west walls
- Install new gutters and downspouts
- Repair the existing front door
- Replace the existing front porch columns with new historically appropriate columns based on ghost lines on masonry, repairs/replacement of existing limestone steps and CMU landing

- Replace the existing window frames/sash, with the exception of the first floor window and the attic window on the south elevation, new windows will be thermal glazed wood frames/sash to match the appearance of the remaining historic windows

Mr. Dennen indicated that his staff had not yet reviewed the 30% plans, which comments are forthcoming.

Mr. Valentine advised that further work on both the Edison House and the Wesley House is placed on hold per instructions from FHWA. All mitigation measures must be reviewed as a part of the SEIS development.

Status Updates: Mr. John Sacksteder, CTS-GEC

Baer Fabrics -

There has been no change in the status of this property. The timeline for the Baer Fabric building demolition is still deferred, as there is a hold on demolition. FHWA has indicated there is no construction until the SEIS has been completed.

Grocers Ice and Cold Storage -

Creation Gardens has vacated the building and Bison Foods is in the process of moving by August 1, 2011. There have been no other changes in the status of this property.

Blasting and Vibration for Country Estates of River Road/River Road Corridor –

Mr. Sacksteder indicated that the blasting and vibration (BV) plans for the Country Estates of River Road/River Road Corridor were a topic of discussion at the Ohio River Bridges Industry Forum of February 16 and 17, 2011 in Louisville. He indicated that the development of these plans would be coordinated with the contractors prior to construction. The concerns of River Fields, Inc., which were expressed at the KHPAT meeting of August 26, 2010, would be addressed when the contractors were contracted. Mr. Sacksteder noted that the BV plans could vary dependent on the contractor's intended method of construction. Basic specifications will be provided to the contractors at the time of bid requiring development of the plans. Upon the preparation of the BV plans, additional coordination with the KHPAT would occur.

Vermont American Building -

The Vermont American Building has been acquired by KYTC. An initial draft of the Treatment Plan (TP) was completed in July 2010, and a revised draft was submitted for BSHCT review in August 2010. Written review comments were issued by FHWA on January 5, 2011, which requested revisions and clarifications. The second draft of the TP could be available for review in June 2011 by the KHPAT.

The eastern portion of the site, referred to as the "Jackson Street Parcel", was granted a managed closure status by the Kentucky Division of Waste Management in 2004. Any

recommendations for rehabilitation would recognize these hazmat concerns and demolition of the entire building may be the only feasible option. At present, KYTC is working with the past owner of the property to affect a clean-up.

Section 106 Consultation Process: Mr. John Sacksteder, CTS-GEC

Mr. Sacksteder distributed a copy of the Notice of Intent (NOI) to prepare a Supplemental Environmental Impact Statement (SEIS) that was published in the *Federal Register* on February 15, 2011 by the FHWA. The SEIS is being prepared because proposed changes in the Project have the potential to result in significant environmental impacts that were not evaluated in the Final EIS (FEIS). In addition to updating the FEIS/Section 4(f) Evaluation, FHWA expects the SEIS to examine design changes and their potential impacts. The SEIS will build upon the original EIS that was prepared between 1998 and 2003, and resulted in the issuance of the FEIS on April 8, 2003 and a Record of Decision (ROD) on September 6, 2003.

As a part of the development of the SEIS, impacts to historic properties must be considered. Section 106 consultation and amendment of the MOA will be part of the SEIS. Mr. Sacksteder distributed the consulting parties listing from the original Section 106 process for review. The KHPAT was asked to identify other individuals and organizations with a demonstrated interest in the undertaking that may also be designated as consulting parties. A draft coordination letter was also distributed that explained to the consulting parties that the Section 106 Process is being reopened. The draft letter described the proposed changes to the Project as it was described in the NOI. The initial schedule from the Coordination Plan was also distributed that showed a Section 106 Consultation meeting on June 1, 2011.

Mr. Sacksteder explained that the MOA could be amended to accommodate any changes that may occur due to modified alternatives. The KHPAT would continue to be engaged under the stipulations of the MOA, and a parallel process would be initiated with consulting parties as a part of the SEIS. Current MOA commitments carried out as the SEIS is under development would be limited to those that have little potential to be changed due to alteration in effects or eligibility of the affected historic property; those commitments that may be changed due to the changing nature of impacts to historic properties may require revision of the MOA (amendment required). The MOA would be amended to accommodate those changes that may occur due to modified alternatives.

Final Comments: Mr. John Sacksteder, CTS-GEC

Mr. Sacksteder asked that any additional comments be provided to CTS-GEC by April 29, 2011 for inclusion in the record of the meeting. The next scheduled KHPAT meeting is June 16, 2016 at 10:00 AM in the KYTC District #5 Conference Room. The meeting was adjourned at 11:30 AM.

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FHWA:	Duane Thomas
KHC/KY SHPO:	Mark Dennen Craig Potts Vicki Birenberg
KYTC:	Amanda Abner Gary Valentine Christa Turner Spencer Sullivan
INDOT:	Paul Boone
Louisville Metro Government:	Ted Pullen
Louisville Metro Historic Preservation:	Richard Jett
City of Prospect:	Ann Simms
National Trust for Historic Preservation:	Elizabeth Merritt (via telephone)
River Fields, Inc.:	Meme Sweets Runyon
Kentucky Ombudsman:	Lee Douglas Walker
CTS-GEC:	John Sacksteder Jim Hilton Kevin Villier Jeff Vlach David Kroll Bob Lauder
SDC 4:	Jerry Leslie Bob Burry