

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

**Kentucky Historic Preservation Advisory Team (KHPAT) Meeting
June 18, 2009 – 10:00 AM at the KYTC D-5 Conference Room**

The following summarizes the discussions of the KHPAT meeting held at the Kentucky Transportation Cabinet (KYTC) District 5 on June 18, 2009 for the Louisville – Southern Indiana Ohio River Bridges Project (Project). An agenda was distributed to the KHPAT by mail on June 1, 2009.

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. He also indicated that the final copy of the report entitled Grocers Ice and Cold Storage Company Building Treatment Plan was approved on June 15, 2009 and the distributed copy was for the files of the KHPAT. Individuals not in attendance were mailed a copy after the meeting.

Project Update: Mr. Mark Dennen, KY SHPO

Mr. Dennen indicated that members of his staff who could be attending future KHPAT meetings included himself, Wendy Wheatcraft and Craig Potts.

Mr. Dennen stated that the Kentucky State Historic Preservation Officer (KY SHPO) had completed the review of the Rosewell 30% plans and specifications. Previous comments concerning structural issues in the kitchen, at the main staircase and at the roof hip rafter were satisfactorily addressed. Comments pertaining to the repair of the roof, the gutters/soffits and the windows were yet to be addressed. Additionally, the smokehouse had been excluded from the plans. The KY SHPO recommended the replacement of the roof, the redesign and replacement of the gutters and soffits and the repair of the windows. Certain revisions had been made, but not to the satisfaction of the KY SHPO. Mr. Dennen indicated that prior to the placement of the preservation easement on the property, which the KY SHPO will hold, all necessary repairs are to be made. He also stated that their specific comments were forthcoming in letter for further discussion at the BSHCT meeting of July 14, 2009 and at the KHPAT of August 20, 2009.

Wesley House Rehabilitation: Mr. Mark Dennen, KY SHPO

Mr. Dennen reported that the KY SHPO met with the FHWA to discuss the Wesley House. It was agreed that the KY SHPO should engage an architect to provide an evaluation of the proposed Wesley House rehabilitation. The architect would provide an estimation of costs for improvements to the exterior of historic buildings. The focus would be on the work completed on the exterior of the two Italianate buildings to determine if the work meets the US Department of Interior Standards for rehabilitation. If the work is not in compliance then the architect would recommend necessary repairs. The architect will also review the work planned for the exterior of the Gymnasium and the rehabilitation of the front façade of the Queen Ann house to determine eligibility. An independent

review of the significance of these two latter buildings is also to be sought to define possible inclusion in the preservation easement.

The KY SHPO had met with the developers of the Wesley House during the week of June 8, 2009 to continue discussions about the preservation easement. The developer provided copies of before and after photographs, a copy of the development plans and as built plans without any cost data to assist the KY SHPO in determining the value of the preservation easement. A report is to be completed in three weeks defining the next steps in the process. Mr. Dennen asked if the KY SHPO could bill the FHWA for any administrative costs associated with the preparation of the report.

Edison House Condition Assessment: Mr. Mark Dennen, KY SHPO

Mr. Dennen stated that his office had completed an inspection of the Edison House on February 16, 2009 and documented the findings in a Building Condition Assessment (prepared by Wendy Wheatcraft and Patrick Kennedy). The Assessment is to be used by the KYTC to define the scope of work of the exterior building rehabilitation. Once the scope of work is completed, the KY SHPO would develop a Memorandum of Understanding (MOU) with the owners of the Edison House to complete the repairs. The owners would be responsible for the completion of the repairs. In addition, Mr. Valentine stated that the owners would be responsible for funding the repairs of the rehabilitation. Reimbursement would be made to the owners by KYTC upon the submission of the paid bills. Mr. Dennen asked if the owners could not afford to make the necessary repairs, would the Memorandum of Agreement (MOA) stipulation (III.K.4.) mandate the preservation easement become void. It was stated that it is common for the owners to get a bridge loan for the repairs. The MOA with the KYTC would be used as a basis for the owners to obtain the bridge loan.

Mr. Segrest requested a copy of the Building Condition Assessment, which was provided to him by Mr. Vlach.

Other Comments or Concerns

There were no additional items on the agenda, the following discussions occurred as requested by those in attendance.

Allison – Barrickman Property

Additional coordination was undertaken with the Mr. Carney by SDC 4 on June 1, 2009 in regard to the placement of a preservation easement on his property along Wolf Pen Branch Road and adjacent to the Allison – Barrickman Property. Mr. Carney had indicated in past conversations that he was not interested in the placement of the easement; the letter was seeking a formal response for the Project records. To date, a response is pending.

Mr. Sacksteder indicated that the Werenskjolds had not yet received the requested additional information from the KY SHPO on the easement and tax information. The KY SHPO is to check their files and return the information by certified mail.

Grocers Ice and Cold Storage Company Building

The hardship acquisition request received from Mollie Turnier on February 13, 2009 had been approved for Creation Gardens by the KYTC and FHWA. The acquisition is underway. The property owner had requested a copy of the Grocers Ice and Cold Storage Company Building Treatment Plan (TP) for review. Mr. Sacksteder stated that the owners still intended to vacate the building, even though the TP proposes two adaptive reuses of the building.

A question arose about the retention of the remaining portion of the building not affected by the right-of-way acquisition. It appears that various options are available. The current owner could retain title to that portion remaining after the right-of-way has been acquired for the Project; the Louisville Landmarks Commission would have review authority over future rehabilitation(s). Alternatively, if KYTC acquires the building in total, the TP could be utilized for the rehabilitation, if there are interested parties that would want to acquire it. It was agreed that these (and other) scenarios for possible use of the building should be retained as an agenda item for additional discussions. Mr. Segrest requested cooperation.

Baer Fabrics Company Building

Mr. Sacksteder stated that Baer Fabrics Building had been acquired by the Project. The final payment for the building was to be delivered.

Final Comments: Mr. John Sacksteder, CTS-GEC

Mr. Sacksteder asked that any additional comments be provided to CTS-GEC by July 3, 2009 for inclusion in the record of the meeting. The next scheduled KHPAT meeting is August 20, 2009 at 10:00 AM in the KYTC District #5 conference room. The meeting was adjourned at 11:00 AM.

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

Butchertown Neighborhood Association: Jim Segrest and Emily Boone

City of Prospect: Ann Simms

Louisville Metro Historic Preservation: Richard Jett

CTS-GEC: John Sacksteder and Jeff Vlach

Audience:

KYTC: Gary Valentine and Andy Barber

KY SHPO: Wendy Wheatcraft and Craig Potts

City of Prospect: Sandra Leonard

CTS-GEC: Jim Hilton and Kathy Francis