Preservation and the Public Process: Getting Creative with Section 106 Mitigation
Indiana Landmarks revitalizes communities, strengthens connections to our diverse heritage, and saves meaningful places
REGIONAL OFFICES

Aurora
Evansville
Gary
Indianapolis
New Albany
Richmond
South Bend
Terre Haute
Wabash
Oh No! Not another Section 106 Consultation!
Case Study # 1
Ohio River Bridges Project IN & KY
Ohio River Bridges Project

Project Basics

$2.6 billion dollar transportation project involving the states of KY and IN

PURPOSE AND NEED: IMPROVED CROSS RIVER TRAFFIC MOBILITY

Includes completion of two new Ohio River bridges (Downtown and East End) linking Louisville, KY, and Southern, IN, and reconstruction of the Kennedy Interchange (I-65, I-64 and I-71 connector in Louisville)

Final Environmental Impact Study (FEIS) and Record of Decision (ROD) completed/approved in 2003; modified in 2011/12
Memorandum of Agreement (MOA)

Original MOA was signed in April 2003

First Amended MOA signed in March 2012

58-page agreement

Provides for preservation commitments in both KY and IN
MOA ORGANIZATIONAL STRUCTURE

- Bi-State Management Team
- Bi-State Historic Consultation Team
  - Indiana Historic Preservation Advisory Team (IHPAT)
  - Ombudsman
  - Kentucky Historic Preservation Advisory Team (KHPAT)
Downtown I-65 Bridge Alignment
Key MOA Mitigation Measures- “Standard”

Construction traffic monitoring
Noise abatement
Vibration and blasting monitoring
Context Sensitive Design solutions
Streetscape improvements
Roadway lighting- minimize light pollution, compatible design; viewshed impacts
Interpretative signage
Key MOA Mitigation Measures- “Creative/Site Specific”

Smart Growth Conference

Update of Countywide Historic Resource Survey

Formulation of Preservation Plans. Total of six plans developed. In Indiana, plans formulated for Old Jeffersonville Historic District and Township of Utica Historic Lime Industry

National Register nominations for three industrial complexes

Historic Preservation Easements on selected historic properties

Purchase and rehabilitation of a historic freight railroad depot
Key MOA Mitigation Measures- “Creative/Site Specific”

“Reasonable effort” to relocate five contributing residential properties in Old Jeffersonville NRHD

Relocation of historic bridge piers on NR-listed George Rogers Clark Memorial Bridge

Acquisition of a historic farmstead as part of a proposed rural historic district
Preservation Plans

• Plans developed in consultation with HPATs and property owners

• Plans to consider land use, transportation patterns, urban and suburban planning issues; threats and opportunities

• Plans to build on existing studies

• Plans to be presented to relevant city/county governments and Kentuckiana Regional Planning and Development Agency (KIPDA)
Preservation Plans – Key Issues/Lessons Learned

On-going public involvement crucial

Buy-in from local government is essential - incorporate as component of City’s Comprehensive Plan

Community issues may change as project evolves and an update mechanism for plan is needed during project duration
National Register Nominations

National Register nominations to be prepared for several properties/districts

Nominations prepared by qualified consultants

Indiana properties included: Colgate-Palmolive complex, Ohio Falls Car and Locomotive Company complex, Utica Lime Kilns (included creation of a Utica Lime Industry Multiple Property Listing Context Study), Swartz Farm Rural Historic District, and the Spring Street Freight Depot
Jeffersonville House Relocations

MOA committed INDOT to make a “reasonable effort” to relocate 5 contributing houses in the Downtown Bridge’s path.

Houses to be moved to available vacant lots in the Old Jeff HD, if available.

Once relocated, they would be placed on permanent foundations and marketed for sale to owner-occupants (5 year term covenant).

Preservation easements would be placed on all relocated structures.

Under a negotiated settlement agreement involving litigation with the NTHP and River Fields, INDOT commits to move all five structures: one of which is ultimately relocated outside HD.

Properties marketed through seal bid auction.

Indiana Landmarks to hold the preservation easements.
Jeffersonville House Relocations—Key Issues/Lessons Learned

INDOT did not commit to undo insensitive alterations to houses (e.g., vinyl siding, replacement windows)

Presence of alterations complicates easement monitoring

Modest architecture created some unanticipated PR challenges

Owner-occupant requirement was a subsequent concern of INDOT in depressed real estate market

MOA provides for house donations to local government if houses do not sell
Spring Street Freight Depot

Acquired and Rehabilitated by INDOT

Placed on the National Register of Historic Places

Preservation easement to be placed on the property

Interpretative signage to be installed at the site
Big Four Railroad Pedestrian Bridge
MOA called for development of a study of the Lime Kiln Industry in Clark County to better understand the resources.

Preservation plan was developed.

NRHP nomination to be developed for kilns and associated quarries.

Pre-construction assessment of the kilns developed to determine condition prior to commencement of bridge construction activities.

Preservation easement to be placed on one kiln located in road right-of-way.

Interpretative marker to be placed near site in publically accessible location.
Utica Lime Kilns Historic District –
Key Issues/Lessons Learned

Three of four kilns are in private ownership

County approved subdivision plan for site which threatened integrity of the site

Bridges project ultimately impacts proposed subdivision requiring redesign; economic recession impacts

Preservation of kilns hampered by lack of incentives to restore as resources not eligible for traditional rehabilitation tax credits
20 years and counting....

The Sekula Children: Abby, Anna, and Amelia in 2013 (ages 10, and 7 respectively (left)) and 2023 on right.
Surrounding Neighborhood Context – Beechwood Court, New Albany, IN
Beechwood Court Housing Project Demolition and New Construction Project -2021

- American Rescue Plan, IHCDA, US Department of Housing and Urban Development (HUD) Section 18 Program–funded project request by the City of New Albany/New Albany Housing Authority

- 13.7-acre site with 57 buildings containing 114 family apartment units in campus-like setting.

- 2021 Physical Needs Assessment showed existing buildings to be obsolete.

- Project scope would include resident relocation, building demolition, site clean-up and land disposition to a non-profit community housing corporation.

- Site deemed eligible for NRHP.

- Memorandum of Agreement (MOA) formulated with Indiana Landmarks invited to be a Consulting Party and Signatory to the MOA.

- Consultation is on-going.
Key Commitments to MOA

• Retention and rehabilitation of one 2-unit building for conversion as a clubhouse for the new neighborhood.
• Development of Interpretative signage chronicling the history of site with historic photos and map.
• Retention of original street names in new development.
• Design review for new housing units with IL participating in that process.
• Consideration for National Register-listing for Valley View Court public housing site in New Albany.
• Preservation and enhancement commitments for greenspace at Valley View Court site.
Beechwood Court Retained 2-unit Dwelling

Beechwood Court Historic Image to Guide Rehabilitation
Beechwood Court Infill Housing Unit Sampling
New Beechwood Court Neighborhood
THE NEW ALBANY HOUSING AUTHORITY
INVITES YOU TO JOIN THE GROUNDBREAKING CELEBRATION FOR THE NEW

BEECHWOOD NEIGHBORHOOD

Tuesday, September 12, 2023
11:00 am
Corner of Beechwood and Lopp Avenues

Questions: Allison Pruitt 812-206-2035
Case Study # 2
Monon High Bridge Project,
Carroll County
Monon High Bridge Project, Delphi vicinity, Carroll County 2012-2023

- CSX proposes demolition of an NR-eligible railroad bridge over Wildcat Creek near Owasco in southern Carroll County in 2012 due to structural damage from flooding.

- Federal Surface Transportation Board and DHPA agree to off-site mitigation focused on Monon High Bridge as pedestrian bridge for Delphi Trails System as part of a 2014 MOA. Indiana Landmarks is a concurring party to the MOA.

- Indiana Landmarks proposes CSX donate bridge to qualified non-profit for trail development as mitigation. Carroll County Wabash & Erie Canal, Inc (Canal Assoc.) initially agrees to accept ownership of bridge and 1/3 mile of approach.

- Canal Association backs out and Indiana Landmarks steps in in 2016.

- IL and Canal Assoc. enter into a local partnership Memorandum of Agreement (MOA) to stabilize bridge pier and install decking and railing on west portion of the bridge and then transfer back to Canal Assoc.

- CSX transfers ownership to IL in 2017 and IL secures funding from several sources to repair the damaged pier in 2019 and install decking and railing in late 2022.

- Transfer to Canal association and dedication occurs in early September 2023.
Monon High Bridge Pier Rehabilitation, Carroll County
Monon High Bridge Deck Rehabilitation, Carroll County
US 31 Interchange/ Historic Structure Relocation Project, Hamilton County 2020-2024

- Indiana Department of Transportation (INDOT) US 31 Improvements from Indianapolis to South Bend included Interchange at US 31 & 236th Street.

- NR-eligible ca. 1850 Baker-Johnson-Pickett Farmhouse and ca. 1910 barn within interchange construction area.

- Indiana Landmarks is a consulting party to an MOA executed in 2021 which requires INDOT to develop a mitigation plan for impacts to historic properties, including providing funds to relocate the house and barns at the Baker-Johnson-Pickett farmstead to a suitable location in Hamilton County if deemed “feasible and practical”.

- Project is deemed feasible and house and barns are disassembled and stored until a new location could be identified.

- Fieldgate Farms deemed a suitable site and LLC that owns property declares interest in having the house and barn relocated there.

- INDOT agrees to pay for the cost of architectural and construction management services and reconstruction of house and barn at new site with private owner paying remaining costs for interior rehab of the house. A preservation easement is to be placed on the property held by Indiana Landmarks (IL).

- INDOT provides necessary funds to IL to oversee the reconstruction effort.
Fieldgate Farm plan
Baker-Johnson-Pickett House Deconstruction Hamilton County
Deconstruction in progress.
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