

Preservation and the Public Process: Getting Creative with Section 106 Mitigation



INDIANA LANDMARKS

**Indiana Landmarks revitalizes communities,
strengthens connections to our diverse heritage,
and saves meaningful places**



INDIANA LANDMARKS

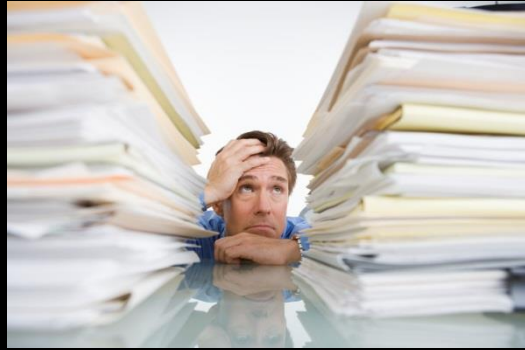


INDIANA LANDMARKS

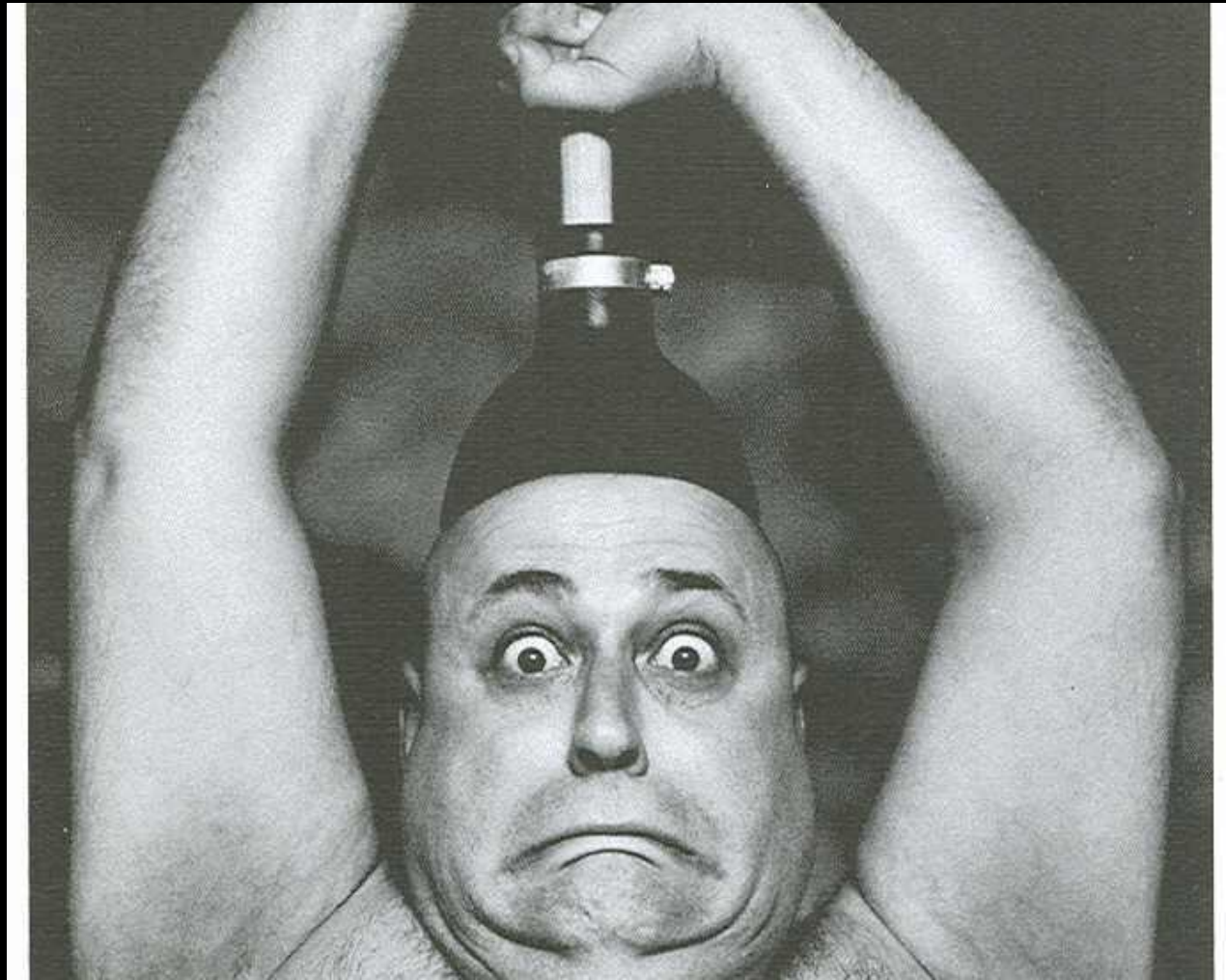
REGIONAL OFFICES

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

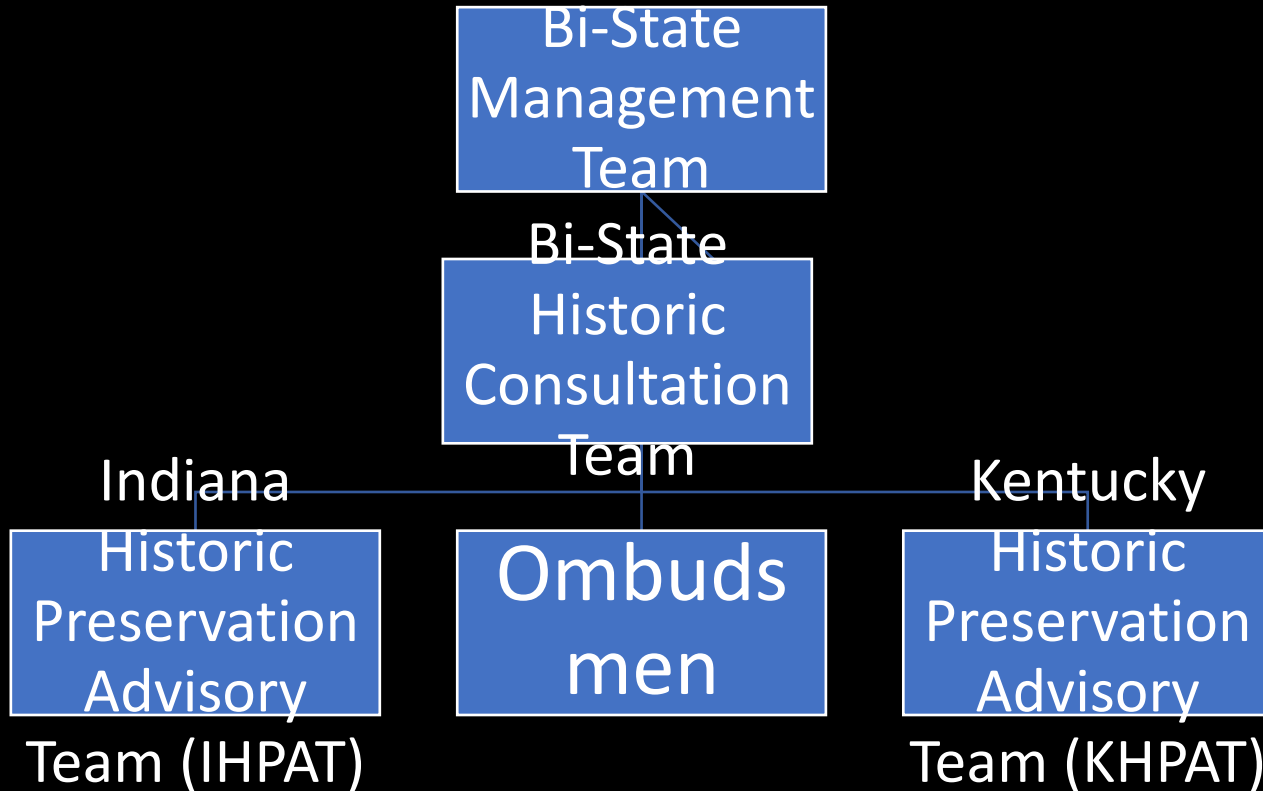
First Amended MOA signed in March 2012

58-page agreement

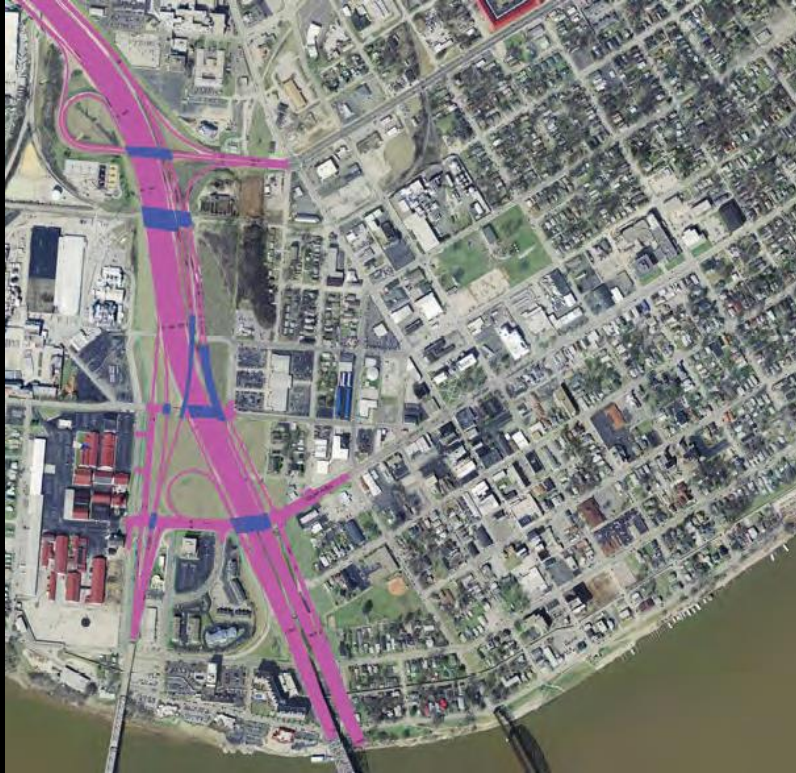
Provides for preservation commitments in both KY and IN



MOA ORGANIZATIONAL STRUCTURE



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



Utica Lime Kilns Historic District

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.





**Case Study # 2
Beechwood
Court Housing
Demolition and
Redevelopment
Project, New
Albany, Floyd
County**



**Surrounding Neighborhood Context –
Beechwood Court, New Albany, IN**



Beechwood Court Housing Project Demolition and New Construction Project -2021

- American Rescue Plan, IHADA, 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.





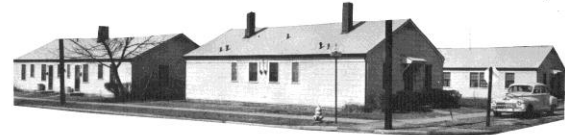
**Beechwood
Court Site,
Summer
2023**



Beechwood Court Retained 2-unit Dwelling



Beechwood subdivision, one of the first projects built by H.A.N.A., is assuming more significance since its designation as a locale for some of the new brick homes for the elderly. This project emerges as a part of the overall plan to increase such housing, a part of which is the establishment of the "High-Rise" building overlooking Binford Park. Many of these new "elderly" units are now occupied by citizens of New Albany.



Of all the links in the chain of federal housing in New Albany, Beechwood is one of the largest, second only to expansive Parkview. There are 106 established units at Beechwood and 10 new units of the senior citizen variety.

Beechwood was opened in the war year of 1942, being primarily established for modest-income families. Like Crystal Court, Beechwood, too, will be the site of newer brick homes. Original units provide accommodations in 1, 2, 3, and 4 bedroom homes.

*** A Broad Look At Beechwood**

Beechwood Court Historic Image to Guide Rehabilitation



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 Pruit 812-206-2035



MARIAN
People. Neighborhoods. Community.





**Valley View
Court, New
Albany, IN**



**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**



**Monon High
Bridge
Dedication Day
September 6,
2023** Photos
courtesy Creative
Photography by Jodi



**Case Study # 3
US 31
Interchange/
Historic
Structure
Relocation
Project,
Hamilton
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 FARMSTEAD BARN RECONSTRUCTION

Fieldgate Farms
405 W 266th Street
Sheridan, IN 46069

95% CD - NOT FOR CONSTRUCTION



ABBREVIATIONS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
1	As Shown	10	As Shown	20	As Shown
2	As Shown	11	As Shown	21	As Shown
3	As Shown	12	As Shown	22	As Shown
4	As Shown	13	As Shown	23	As Shown
5	As Shown	14	As Shown	24	As Shown
6	As Shown	15	As Shown	25	As Shown
7	As Shown	16	As Shown	26	As Shown
8	As Shown	17	As Shown	27	As Shown
9	As Shown	18	As Shown	28	As Shown
10	As Shown	19	As Shown	29	As Shown
11	As Shown	20	As Shown	30	As Shown
12	As Shown	21	As Shown	31	As Shown
13	As Shown	22	As Shown	32	As Shown
14	As Shown	23	As Shown	33	As Shown
15	As Shown	24	As Shown	34	As Shown
16	As Shown	25	As Shown	35	As Shown
17	As Shown	26	As Shown	36	As Shown
18	As Shown	27	As Shown	37	As Shown
19	As Shown	28	As Shown	38	As Shown
20	As Shown	29	As Shown	39	As Shown
21	As Shown	30	As Shown	40	As Shown
22	As Shown	31	As Shown	41	As Shown
23	As Shown	32	As Shown	42	As Shown
24	As Shown	33	As Shown	43	As Shown
25	As Shown	34	As Shown	44	As Shown
26	As Shown	35	As Shown	45	As Shown
27	As Shown	36	As Shown	46	As Shown
28	As Shown	37	As Shown	47	As Shown
29	As Shown	38	As Shown	48	As Shown
30	As Shown	39	As Shown	49	As Shown
31	As Shown	40	As Shown	50	As Shown
32	As Shown	41	As Shown	51	As Shown
33	As Shown	42	As Shown	52	As Shown
34	As Shown	43	As Shown	53	As Shown
35	As Shown	44	As Shown	54	As Shown
36	As Shown	45	As Shown	55	As Shown
37	As Shown	46	As Shown	56	As Shown
38	As Shown	47	As Shown	57	As Shown
39	As Shown	48	As Shown	58	As Shown
40	As Shown	49	As Shown	59	As Shown
41	As Shown	50	As Shown	60	As Shown
42	As Shown	51	As Shown	61	As Shown
43	As Shown	52	As Shown	62	As Shown
44	As Shown	53	As Shown	63	As Shown
45	As Shown	54	As Shown	64	As Shown
46	As Shown	55	As Shown	65	As Shown
47	As Shown	56	As Shown	66	As Shown
48	As Shown	57	As Shown	67	As Shown
49	As Shown	58	As Shown	68	As Shown
50	As Shown	59	As Shown	69	As Shown
51	As Shown	60	As Shown	70	As Shown
52	As Shown	61	As Shown	71	As Shown
53	As Shown	62	As Shown	72	As Shown
54	As Shown	63	As Shown	73	As Shown
55	As Shown	64	As Shown	74	As Shown
56	As Shown	65	As Shown	75	As Shown
57	As Shown	66	As Shown	76	As Shown
58	As Shown	67	As Shown	77	As Shown
59	As Shown	68	As Shown	78	As Shown
60	As Shown	69	As Shown	79	As Shown
61	As Shown	70	As Shown	80	As Shown
62	As Shown	71	As Shown	81	As Shown
63	As Shown	72	As Shown	82	As Shown
64	As Shown	73	As Shown	83	As Shown
65	As Shown	74	As Shown	84	As Shown
66	As Shown	75	As Shown	85	As Shown
67	As Shown	76	As Shown	86	As Shown
68	As Shown	77	As Shown	87	As Shown
69	As Shown	78	As Shown	88	As Shown
70	As Shown	79	As Shown	89	As Shown
71	As Shown	80	As Shown	90	As Shown
72	As Shown	81	As Shown	91	As Shown
73	As Shown	82	As Shown	92	As Shown
74	As Shown	83	As Shown	93	As Shown
75	As Shown	84	As Shown	94	As Shown
76	As Shown	85	As Shown	95	As Shown
77	As Shown	86	As Shown	96	As Shown
78	As Shown	87	As Shown	97	As Shown
79	As Shown	88	As Shown	98	As Shown
80	As Shown	89	As Shown	99	As Shown
81	As Shown	90	As Shown	100	As Shown

SYMBOL LEGEND

- 1. As Shown
- 2. As Shown
- 3. As Shown
- 4. As Shown
- 5. As Shown
- 6. As Shown
- 7. As Shown
- 8. As Shown
- 9. As Shown
- 10. As Shown
- 11. As Shown
- 12. As Shown
- 13. As Shown
- 14. As Shown
- 15. As Shown
- 16. As Shown
- 17. As Shown
- 18. As Shown
- 19. As Shown
- 20. As Shown
- 21. As Shown
- 22. As Shown
- 23. As Shown
- 24. As Shown
- 25. As Shown
- 26. As Shown
- 27. As Shown
- 28. As Shown
- 29. As Shown
- 30. As Shown
- 31. As Shown
- 32. As Shown
- 33. As Shown
- 34. As Shown
- 35. As Shown
- 36. As Shown
- 37. As Shown
- 38. As Shown
- 39. As Shown
- 40. As Shown
- 41. As Shown
- 42. As Shown
- 43. As Shown
- 44. As Shown
- 45. As Shown
- 46. As Shown
- 47. As Shown
- 48. As Shown
- 49. As Shown
- 50. As Shown
- 51. As Shown
- 52. As Shown
- 53. As Shown
- 54. As Shown
- 55. As Shown
- 56. As Shown
- 57. As Shown
- 58. As Shown
- 59. As Shown
- 60. As Shown
- 61. As Shown
- 62. As Shown
- 63. As Shown
- 64. As Shown
- 65. As Shown
- 66. As Shown
- 67. As Shown
- 68. As Shown
- 69. As Shown
- 70. As Shown
- 71. As Shown
- 72. As Shown
- 73. As Shown
- 74. As Shown
- 75. As Shown
- 76. As Shown
- 77. As Shown
- 78. As Shown
- 79. As Shown
- 80. As Shown
- 81. As Shown
- 82. As Shown
- 83. As Shown
- 84. As Shown
- 85. As Shown
- 86. As Shown
- 87. As Shown
- 88. As Shown
- 89. As Shown
- 90. As Shown
- 91. As Shown
- 92. As Shown
- 93. As Shown
- 94. As Shown
- 95. As Shown
- 96. As Shown
- 97. As Shown
- 98. As Shown
- 99. As Shown
- 100. As Shown

PROJECT DATA

LOCAL DESCRIPTION: [Blank]

OWNER: [Blank]

DESIGNER: [Blank]

DATE: [Blank]

SCALE: [Blank]

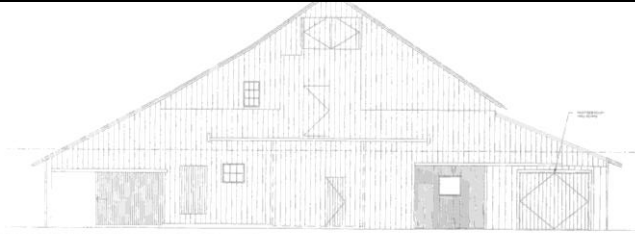
PROJECT NO.: [Blank]

DATE: [Blank]

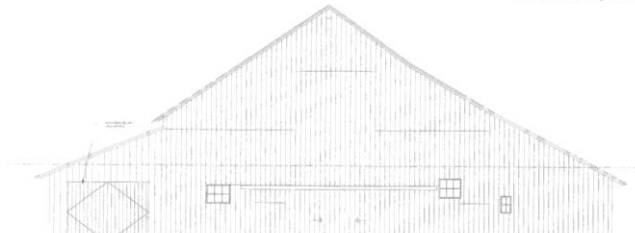
PROJECT INFORMATION: [Blank]

ARCHITECTURAL TRIO

PROJECT NO. 2020
G000



EAST ELEVATION (FRONT)



WEST ELEVATION (FRONT)

PROJECT ADDRESS:
405 W 266th Street
Sheridan, IN 46069

ARCHITECT:
ARCHITECTURAL TRIO, INC.
1000 N. STATE ST., SUITE 100
MICHIGAN CITY, IN 46360
PHONE: (219) 875-1111
WWW.ARCHITRIO.COM

STRUCTURAL ENGINEER:
JAMES R. HARRIS, P.E.
1000 N. STATE ST., SUITE 100
MICHIGAN CITY, IN 46360
PHONE: (219) 875-1111
WWW.HARRISENGINEERING.COM

MECHANICAL ENGINEER:
THE ENGINEERING CENTER, INC.
1000 N. STATE ST., SUITE 100
MICHIGAN CITY, IN 46360
PHONE: (219) 875-1111
WWW.THEENGINEERINGCENTER.COM

ELECTRICAL ENGINEER:
JAMES R. HARRIS, P.E.
1000 N. STATE ST., SUITE 100
MICHIGAN CITY, IN 46360
PHONE: (219) 875-1111
WWW.HARRISENGINEERING.COM

MECHANICAL ENGINEER:
THE ENGINEERING CENTER, INC.
1000 N. STATE ST., SUITE 100
MICHIGAN CITY, IN 46360
PHONE: (219) 875-1111
WWW.THEENGINEERINGCENTER.COM

ELECTRICAL ENGINEER:
JAMES R. HARRIS, P.E.
1000 N. STATE ST., SUITE 100
MICHIGAN CITY, IN 46360
PHONE: (219) 875-1111
WWW.HARRISENGINEERING.COM

PROJECT NO. 2020
SHEET NO. 001
DATE: 11/20/2020
SCALE: AS SHOWN

ARCHITECTURAL TRIO, INC.
1000 N. STATE ST., SUITE 100
MICHIGAN CITY, IN 46360
PHONE: (219) 875-1111
WWW.ARCHITRIO.COM

**Baker-
Johnson-
Pickett Barn
Rehabilitation
Hamilton
County**



**Baker-
Johnson-
Pickett House
Deconstruction
Hamilton
County**



**Deconstruction
in progress.**

Gregory Sekula, AICP
Southern Regional Director
812/284-4534
gsekula@indianalandmarks.org



INDIANA LANDMARKS