



June 1, 2023

Beth K. McCord
Deputy State Historic Preservation Officer
Indiana Department of Natural Resources
Historic Preservation & Archaeology
402 W. Washington Street, W274
Indianapolis, IN 46204

RE: West Lake Corridor Project Annual Section 106 Monitoring Report – June 2023
(FEIS/ROD) Section 106 Memorandum of Agreement (MOA) between the FTA,
NICTD, and DHPA, executed December 11, 2017, DHPA No. 16774

Dear Ms. McCord:

The Northern Indiana Commuter Transportation District (NICTD), operator of the South Shore Line, has prepared the attached Annual Section 106 Monitoring Report for your review for West Lake Corridor Project (Project). Per the Project's executed Memorandum of Agreement (MOA), NICTD must provide the Indiana Department of Historic Preservation and Archaeology (DHPA), which serves as the State Historic Preservation Office (SHPO), the Federal Transit Administration (FTA), and consulting parties with an annual summary report detailing project activities as they pertain to the stipulations of the MOA. For each annual report, new items added or changed will be shown in red text.

Due to further stakeholder coordination with agencies and municipalities, as well as design engineering progression and refinements identified since the issuance of the final Record of Decision (ROD), NICTD prepared and submitted to FTA a National Environmental Policy Act (NEPA) Re-Evaluation in June 2022. This resulted in an expanded Project APE and cultural resources investigations within the expanded APE, which produced two Indiana Archaeological Short Reports. FTA continued Section 106 consultation with the Indiana SHPO on July 8, 2022. On August 11, 2022, SHPO concurred with FTA's expanded APE, the determination there are no new historic properties identified within the expanded APE, and with FTA's finding that no historic properties would be affected by the project modifications. Further, SHPO concurred that no further archaeological investigations are necessary in the APE. No action is necessary on this Annual Report. If you would like additional information, please contact me at (219) 926-5744 ext. 316 or michael.rowe@nictd.com.



Sincerely,

Michael Rowe

Michael Rowe
Project Manager, West Lake Corridor
NICTD

Enclosure:
West Lake Corridor Project Annual Section 106 Monitoring Report – June 2023

**Northern Indiana Commuter Transportation District (NICTD) West Lake Corridor Project
Annual Section 106 Monitoring Report – July 2022 - June 2023 [to be updated annually]**

Final Environmental Impact Statement / Record of Decision Mitigations

Source: FEIS/ROD [Attachment A-11; March 2018] and

Section 106 Memorandum of Agreement (MOA) between the FTA, NICTD, and DHPA, executed December 11, 2017

Item	Subject	Activity/Issue	Completed Date	NICTD Response and Status
1.A.	O.K. Champion Building	Prior to any demolition of the O.K. Champion Building, located at 4714 Sheffield Avenue, Hammond, Indiana, NICTD shall prepare Historic American Building Survey (HABS) documentation of the existing O.K. Champion Building. Secretary of the Interior-qualified professionals in history or architectural history (36 CFR Part 61) shall complete a HABS Short Form Report as specified in the Historic American Buildings Survey Guidelines for Historical Reports. Prior to any alteration to or demolition of the O.K. Champion Building, NICTD shall provide draft documentation to the National Park Service (NPS) to verify that it meets the specified standards and formats. Upon NPS approval, NICTD shall finalize the documentation for submittal to the HABS office. One paper copy and one electronic copy of the final HABS documentation shall be provided to the Indiana SHPO. Electronic copies shall be provided to the consulting parties and placed on file with the City of Hammond and the Hammond Public Library/Hammond Historical Society.	January 2021	<p>NICTD finalized a contract with HDR Engineering, a consulting firm, for program management for the West Lake Corridor project. Their scope included providing a Secretary of the Interior-qualified professional to complete the HABS Short Form Report on the station building, including the work outlined in 1.A. and adhering to the standards set forth. The large-format HABS photos were taken in December 2019 and the research work began in 2020. The HABS Documentation Short Form Report was completed in December 2020 and was distributed in 2021 per the requirements in 1.A.</p> <p>The O.K. Champion Building was demolished in 2022.</p>

Changes since last version are shown in red.

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Item	Subject	Activity/Issue	Completed Date	NICTD Response and Status
1.B.		<p>NICTD shall prepare a public exhibit discussing the history and context of the O.K. Champion Building, specifically highlighting the industrial development of Hammond. The display and/or interpretive materials for the exhibit shall be designed in consultation with a qualified historian or architectural historian who meets the Secretary of Interior’s Professional Qualification Standards (36 CFR Part 61) and who shall assess the content and presentation to ensure that the important history and associations that contribute to the significance of the property are incorporated into the exhibit. SHPO and the consulting parties shall be offered an opportunity to review and comment on the content and plan for the exhibit prior to its finalization. The exhibit shall be displayed in a publicly accessible space within the vicinity of the site of the O.K. Champion Building and the Project area. The exhibit shall be displayed within 10 years of the execution of this MOA, or prior to the completion of Project construction, whichever is sooner.</p>		<p>NICTD finalized a contract with HDR Engineering, a consulting firm, for program management for the West Lake project. Their scope includes designing an exhibit (format to be determined) focused on the history of the O.K. Champion Building and highlighting the industrial development of Hammond as outlined in 1.B. The exhibit content and plan will be routed for review and comment per 1.B. and will be displayed as required in 1.B. within the timeline provided. NICTD plans to hire a firm to develop the content of the exhibit in 2023 and finalize content in 2024. The exhibit would be installed within one year of completing construction. The current schedule shows Substantial Completion in late-2024, so this installation is expected to occur before the end of 2025.</p>

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Item	Subject	Activity/Issue	Completed Date	NICTD Response and Status
1.C		<p>NICTD shall prepare an application for nomination to the NRHP (application) for the P.H. Mueller Sons Hardware building at 416-418 Sibley Street in Hammond.</p> <ol style="list-style-type: none"> 1. A Secretary of the Interior-qualified professional in history or architectural history (under 36 CFR Part 61) shall prepare the application to be consistent with the NPS standards set forth in “National Register Bulletin 16A: How to Complete the National Register Registration Form” (1997). 2. Prior to drafting the application, the qualified professional shall confer with the survey and registration staff of the Indiana SHPO to verify the NRHP eligibility of the property and its boundaries. 3. NICTD or its qualified professional shall submit the application to the Indiana SHPO prior to the completion of Project construction. The qualified professional shall cooperate in good faith with the Indiana SHPO staff in providing information or making revisions to the application, as requested. 4. If NICTD or its qualified professional demonstrates that it has become impossible for NICTD or its qualified professional to submit or complete the application for the P.H. Mueller Sons Hardware building because of: (1) a lack of property owner consent, inability to obtain access to the property or to essential information, or other unavoidable circumstances, or (2) if the Indiana SHPO concludes 		<p>NICTD met with the owner of the P.H. Mueller Sons building in 2017, and at the time they were amenable to exploring the possible listing of the building on the NRHP. NICTD committed to keep them informed of the project, and let them know that NICTD would speak to them next in early 2018. NICTD emailed the owner on 3/14/2018 to let them know the project is delayed slightly and that NICTD will regroup with the owners once the project receives a Rating from the Federal Transit Administration. The owner, Dave Mueller, replied on 3/14/2018 saying he appreciated the update. NICTD finalized a contract with HDR Engineering, a consulting firm, for program management for the West Lake Corridor project. Their scope includes providing a Secretary of the Interior-qualified professional to complete the NRHP nomination on the P.H. Mueller Sons building, including the work outlined in Stipulation 1.C. and adhering to the standards set forth. HDR re-engaged with the property owner in May 2021, May 2022, and September 2022 to reconfirm permission to complete the NRHP nomination and to answer the property owner’s questions about the nomination process. Initial research and photographic documentation of the P.H. Mueller Sons building occurred in October 2022. Since conducting updated photography and gathering research, HDR has discussed the</p>

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		<p>that the property is not eligible for the NRHP, then NICTD, following the same procedure specified in Stipulation I.C.1 through I.C.3, shall prepare an application for a second property, selected by FTA with input from the consulting parties, which shall be submitted to the Indiana SHPO within ten (10) years from the date of execution of this MOA.</p> <p>5. NICTD's commitment under this stipulation shall be considered to have been satisfied when:</p> <ul style="list-style-type: none"> a. The Indiana SHPO advises NICTD or its qualified professional that the application for the P.H. Mueller Sons Hardware building is complete and suitable for presentation to the Indiana Historic Preservation Review Board (Review Board); or b. The Indiana SHPO advises NICTD or its qualified professional that the application for the second property is complete and suitable for presentation to the Review Board; or c. NICTD or its qualified professional demonstrates that it has become impossible for NICTD or its qualified professional to submit or complete the application for the second property because of a lack of property owner consent, inability to obtain access to the property or to essential information, or other, unavoidable circumstances, or if the Indiana SHPO concludes that the second property is not eligible for the NRHP. 		<p>integrity and NRHP eligibility of the P.H. Mueller Sons Hardware building with FTA and will confer with the Indiana SHPO's survey and registration staff to verify the NRHP eligibility and site boundaries. NICTD currently anticipates the nomination will be completed and distributed per the requirements in 1.C. in 2025.</p>
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