



Indiana Brownfields Program
an Indiana Finance Authority Environmental Program

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March 5, 2019

Beth K. McCord
Deputy State Historic Preservation Officer
Indiana Department of Natural Resources
Division of Historic Preservation and Archaeology
402 W. Washington Street, W 274
Indianapolis, IN 46204

Re: City of Crawfordsville, Montgomery County
Tri County Petroleum
300 East Pike Street, Crawfordsville, IN
Indiana Brownfields Program

Dear Ms. McCord:

This letter is to serve as the Indiana Brownfields Program's ("Program") formal request for a Section 106 National Historic Preservation Act review by the Indiana Department of Natural Resources' Division of Historic Preservation and Archaeology for the property located at 300 East Pike Street, Crawfordsville, Montgomery County. The Program is the recipient of a federal Brownfields Revolving Loan Fund (RLF) grant for environmental remediation awarded by the U.S. Environmental Protection Agency. As a condition of use of the federal funds, the Program must ensure a review is conducted to determine the potential applicability of the National Historic Preservation Act to the Site. The federal funds will be used to remediate environmental impacts at the Site, including removing surface soil contamination. The Program is currently using the federal Brownfields grant to address several petroleum contaminated sites through a Rapid RLF Remediation Sub-grant Initiative ("Initiative"). Due to the pace of this Initiative, the Remediation Work Plan (RWP) has not yet been prepared, but will be submitted as an addendum to this letter, if needed, once the bidding is completed and the environmental contractor has been selected. This letter is to initiate the review process.

Federal Funding Source: The City of Crawfordsville plans to enter into a sub-grant agreement with the Program and will use federal funds to remediate environmental impacts identified on the Site. A site map is included with this letter as "Exhibit A" for your reference and review.

Site Background: The Site is located at 300 East Pike Street, Crawfordsville, Indiana. It is the location of the former Tri County Petroleum and is located in a residential area approximately



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0.65-mile southeast of the City of Crawfordsville central business district. The Site is bordered by South John Street to the west, East College Street to the north, and railroad tracks and West Franklin Street to the south. The surrounding property usage is residential in all directions. The topography at the Site slopes to the south toward Dry Branch Creek, 650 feet to the south. The Site is developed with a one-story, approximately 2,4982 square foot residential dwelling that was converted to office use and an approximately 1,800 square foot storage building; however, it is currently vacant. In the early 1900s, the Site operated as a coal yard with an office on the southwest portion of the Site. In the early 1920s, the Site was developed into a bulk petroleum facility with two oil houses and five aboveground storage tanks, with additional ASTs added from 1949 to 1960 for a total of 10 ASTs. Operations of the bulk storage facility continued until the mid-2000s. Site investigations have occurred at the site in 2012 and 2018, and soil and groundwater sample results have identified contaminants exceeding the Indiana Department of Environmental Management (“IDEM”) Remediation Closure Guide (“RCG”) Screening Levels for volatile organic compounds (“VOCs”) and/or semi-volatile organic compounds (“SCOCs”) in soil and/or ground water. This petroleum contamination on the Site is the result of daily historical operations of a bulk petroleum facility. There is also documented contamination in an AST diked area and former loading rack. In addition, the site investigation identified a potential underground storage tank on the Site. Photographs of the current site conditions are attached as Exhibit “B”. A *Phase I Environmental Site Assessment* dated September 4, 2018 was prepared and pages 1 through 66 are attached as Exhibit “C”. The Site’s redevelopment plan includes turning it into a trailhead with parking, benches and a small neighborhood park. The railroad tracks adjacent to the Site will be converted into an urban trail connecting various parts of the City.

Historical Status of Site: The Site *may* be located in the Crawfordsville Commercial Historic District. Otherwise, it is not listed on State or National Registries

Sources of Historical Information: Indiana DNR SHAARED Database/Indiana Buildings, Bridges, and Cemeteries Map

Thank you for your assistance with the Section 106 review process. In order to facilitate the appropriate review by the U.S. Environmental Protection Agency, the Program requests that all correspondence from your office to the Program be copied to Patricia Polston, Project Manager, U.S. Environmental Protection Agency, Region 5, 77 W. Jackson Blvd., BB-7J, Chicago, IL 60604. Please feel free to contact me at (317) 234-6018 should you have any questions.

Sincerely,

Cindy Shively Klem
Program Counsel

Encl.

cc: *via electronic transmission*
Patricia Polston, U.S. EPA