

MEMORANDUM OF AGREEMENT
SUBMITTED TO THE ADVISORY COUNCIL ON HISTORIC PRESERVATION
PURSUANT TO 36 CFR PART 800.6(a)

WHEREAS, the Farmers Home Administration (FmHA) has determined that the rehabilitation of the Aldridge Hotel, 200 East Carl Albert Parkway, McAlester, Oklahoma, a project to be funded by the 515 Rural Rental Housing Program, will have an effect upon the Aldridge Hotel, a property eligible for inclusion in the National Register of Historic Places, and has consulted with the Oklahoma State Historic Preservation Officer (SHPO) pursuant to 36 CFR Part 800, regulations implementing Section 106 of the National Historic Preservation Act (16 U.S.C. 470f); and

NOW, THEREFORE, FmHA and the Oklahoma SHPO agree that the undertaking shall be implemented in accordance with the following stipulations in order to take into account the effect of the undertaking on historic properties.

STIPULATIONS

FmHA will ensure that the following measures are carried out:

1. FmHA will ensure that the plans and specifications to be developed for rehabilitation of the Aldridge Hotel as an

elderly housing project are compatible with the historic and architectural quality of this property and are consistent with the standards and the recommended approaches to rehabilitation set forth in the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (U.S. Department of the Interior, National Park Service, 1983 amended 1990) [Secretary's standards] and that the design and specifications for the project are developed in consultation with the SHPO and submitted to the SHPO for approval prior to construction. The SHPO's review shall include, but not be limited to, the interior of the 11 floors and the addition of windows in the areas designated as apartment units on the first floor.

2. To ensure the development of the project is consistent with the Secretary's standards, FmHA will submit to the SHPO for review and approval plans and specifications at the schematic drawings phase, preliminary plans and specifications phase and final plans and specifications phase. Inspection reports by the project architect and FmHA architect will be provided to the SHPO during construction of the hotel rehabilitation.

3. If the SHPO or FmHA determine that the proposed rehabilitation does not conform to the standards, they shall consult further to identify project alternatives that will

meet these standards. If the SHPO and FmHA agree that the adverse effect cannot be avoided, they will consult to determine the appropriate mitigation strategy. FmHA shall notify the Council of the agreed upon mitigation strategy, and the SHPO shall have fifteen (15) days within which to object.

4. Should the SHPO object within fifteen (15) days to any plans, specifications, or other documentation provided pursuant to this Agreement, FmHA shall consult further with the SHPO to resolve the objection. If FmHA determines that the objection cannot be resolved, FmHA shall forward all documentation relevant to the dispute to the Council. Within thirty (30) days after receipt of all pertinent documentation, the Council will either: 1) provide FmHA with recommendations, which FmHA will take into account in reaching a final decision regarding the dispute; or 2) notify FmHA that it will comment pursuant to 36 CFR 800.5(e) and proceed to comment. Any recommendation or comment provided by the Council will be understood to pertain only to the subject of the dispute and FmHA's responsibility to carry out all actions under this Agreement that are not the subject of the dispute will remain unchanged.

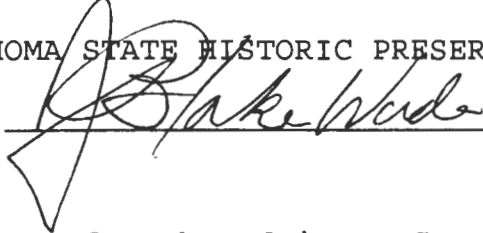
5. Any party to this Agreement may request that it be amended or modified whereupon the parties will consult in accordance with 36 CFR 800.5(e)(5) to consider such revisions.

Execution of the Memorandum of Agreement by FmHA and the Oklahoma SHPO, its subsequent acceptance by the Council, and implementation of its terms, evidence that FmHA has afforded the Council an opportunity to comment on the rehabilitation of the Aldridge Hotel and its effects on historic properties, and that FmHA has taken into account the effects of the undertaking on historic properties.

FARMERS HOME ADMINISTRATION

By:  Date: 7/6/94
Charles P. Rainbolt, State Director

OKLAHOMA STATE HISTORIC PRESERVATION OFFICER

By:  Date: 7-7-94

ACCEPTED for the Advisory Council on Historic Preservation

By: _____ Date: _____

EXHIBIT A

LEGAL DESCRIPTION - ALDRIDGE HOUSE, MCALESTER, OKLAHOMA

Lots Four and Five in Block Three Hundred Forty Eight (Lots 4 and 5 in Block 348) in the City of McAlester, in that part formerly known as South McAlester.