

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

WHEREAS, the Federal Highway Administration (FHWA) has determined that Federal-Aid Project MG-9465(21), improvements to the intersection of Alameda and Classen, Norman, Oklahoma, will have an adverse effect upon the H. E. Walker Building, 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);

NOW, THEREFORE, FHWA, the City of Norman, 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
H. E. WALKER BUILDING

FHWA will ensure that the following measures are carried out:

1. The City of Norman will attempt to identify a public or private agency that would be willing to move the H. E. Walker Building to another location, and who will assume ownership and maintenance of the building once it has been relocated. The City of Norman will deed the structure in exchange for moving costs. All other costs incurred in moving and rebuilding the building at a new site will be born by the recipient. The recipient will also be expected to conform to all applicable legal requirements and zoning ordinances. The following plan will be followed in this effort:
 - a. A press release will be submitted to regional news outlets indicating the City of Norman's desire to deed the H. E. Walker Building to a responsible private or public agency willing and financially able to move the building to a new location. Legal advertisements to this effect will be placed in the Oklahoma City and Norman daily papers.
 - b. All respondents to the above advertisement process must provide a written proposal for the relocation and reuse of the H. E. Walker Building. This plan must clearly identify the proposed site for the building, the methods proposed to disassemble and rebuild the structure, and how the operation will be financially supported. Only proposals demonstrating the financial and logistical ability of the recipient to undertake this operation will be seriously considered.

- c. An information packet will be provided to all serious respondents, containing a description of the building and all requirements regarding appropriate use, maintenance, and rehabilitation. Relevant sections of The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings will be included.
 - d. A period of 45 days following execution of this Memorandum of Agreement will be allowed for the above marketing process. Should any serious offers be under negotiation at the conclusion of this period, an additional period will be agreed upon to allow completion of the negotiations.
 - e. If a proposal is accepted by FHWA and the City of Norman for the relocation of the H. E. Walker Building to another location, the FHWA shall confer with the SHPO regarding the effect of this proposal on the continued eligibility of the building to the National Register of Historic Places. If requested by SHPO, FHWA shall create a preservation agreement which will apply to subsequent maintenance and adaptive use of the building after it is rebuilt at the new site.
 - f. The City of Norman will deed the building to the successful recipient. All other expenses required to move and rebuild the structure at a new site will be born by the recipient alone. The recipient must also comply with all legal requirements and zoning ordinances in moving the building.
 - g. If the above described marketing plan is successful, the H. E. Walker Building shall be documented in accordance with the general requirements of Level III documentation as detailed in the "Secretary of the Interior's Standards for Architectural and Engineering Documentation" prior to its relocation. This documentation will be submitted to the Oklahoma SHPO for their review and curation.
2. If no recipient for the H. E. Walker Building is identified, the building will remain the property of the City of Norman, and may be demolished at its discretion. Prior to demolition, the building will be documented in accordance with the general requirements of Level I documentation as detailed in the "Secretary of the Interior's Standards for Architectural and Engineering Documentation" so there will be a permanent record of its present appearance and history. This will include the following:
- a. A full set of measured architectural drawings depicting the exterior of the building and interior floor plans.

- b. Large format photographs and negatives of exterior views and architectural details.
- c. Preparation of a written narrative history and description of the H. E. Walker Building

All documentation will be edited, catalogued, and packaged in a manner acceptable to the Oklahoma SHPO, and must be approved by the Oklahoma SHPO prior to demolition of the H. E. Walker Building. Because the building is felt to be significant primarily on a local level, submission of the documentation to the Historic American Building Survey (HABS) for inclusion in the Library of Congress is not considered necessary. The Oklahoma SHPO will serve as the repository for all documentation.

Execution of this Memorandum of Agreement by the FHWA, the City of Norman, and the Oklahoma SHPO, its subsequent acceptance by the Council, and implementation of its terms, evidence that the FHWA has afforded the Council an opportunity to comment on the referenced street improvement project and its effects on historic properties, and that the FHWA has taken into account the effects of the undertaking on historic properties.

Federal Highway Administration

BY: *Frederic A. Smith* DATE: *1/21/92*
Asst. Dir. Admin.

City of Norman

BY: *Lisa Regan* DATE: *12-10-91*
Mayer

Oklahoma State Historic Preservation Officer

BY: *Baker Ward* DATE: *11-20-91*
[Signature]

ACCEPTED for the Advisory Council on Historic Preservation

BY: *John M. Towler* DATE: *1/31/92*
Dep. Ex. Dir.

APPROVED BY CITY OF NORMAN LEGAL DEPARTMENT

BY: *[Signature]* DATE: *1/22/91*