



General Services Administration
Real Property Disposal Division (7PR)
819 Taylor Street, Room 11A09
Fort Worth, TX 76102

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MEMORANDUM OF AGREEMENT
REGARDING THE CONVEYANCE OF THE
FORMER AIR FORCE ACCOUNTING AND FINANCE CENTER
SUBMITTED TO THE ADVISORY COUNCIL ON HISTORIC PRESERVATION
PURSUANT TO 36 CFR § 800.6(a)

WHEREAS, the General Services Administration (GSA) proposes to convey to the Denver Urban Renewal Authority (DURA), a body corporate and politic of the City and County of Denver, State of Colorado, for public benefit purposes in accordance with 40 U.S.C. 484(e)(3)(H), a 37.66 acre parcel of land and 17 associated structures known as the former Air Force Accounting and Finance Center, said property being located at 3800 York Street, in Denver, Colorado, and being a property which has been determined eligible for inclusion in the National Register of Historic Places, and has consulted with the Colorado 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. 470(f); and

WHEREAS, DURA proposes to enter into a purchase and sale agreement to acquire the subject former Air Force Accounting and Finance Center from GSA; and has participated in GSA's consultation with the SHPO regarding the subject's historic preservation; and has been invited to concur in this Memorandum of Agreement between GSA and the SHPO; and

WHEREAS, GSA has determined that the sale and transfer of ownership to DURA may result in subsequent physical alterations to said property due to the economic redevelopment of the property; and

WHEREAS, GSA desires to ensure that the impacts of such an undertaking will be mitigated through the process generally known as Level II documentation in a manner reasonably acceptable to the SHPO as defined in the following understatement below;

NOW THEREFORE, GSA and the SHPO, agree that the subject actions be implemented in accordance with the following proposal in order to take into account and mitigate the effect of the proposed undertaking:

STIPULATIONS:

GSA will ensure that the following measures are accomplished:

1. DURA shall complete Level II documentation in a manner acceptable to the SHPO. This provision shall be included as a portion of the consideration to the United States required from the Grantee for acquisition of the property as stated in correspondence date June 3, 1997. Guidance for said Level II documentation can be found in *A Window to the Past - A View to the Future, A Guide to Photodocumenting Historic Places*, by Frederic J. Athearn, Bureau of Land Management, Colorado State Office, Denver Colorado, 1990, Part Three,

Alternative Archival Documentation, pp. 24-29. The standard set forth and expressed in this document shall be followed as closely as is practicable and these standards shall be incorporated into the terms of this agreement and of a subsequent offer to purchase by DURA by reference.

2. GSA will require that all recordation activities performed by DURA will be performed or directly supervised by, architects, historians, photographers, and/or other professionals meeting the qualifications standards in the Secretary of the Interior's Professional Qualification Standards (36 C.F.R. 61.9, Appendix A).
3. GSA will require that one copy of all documents resulting from the recordation will be provided to GSA, the SHPO, and the Western History Division of the Denver Public Library.

Execution of this Memorandum of Agreement and implementation of its terms evidence that GSA has afforded the Colorado SHPO and the Advisory Council On Historic Preservation an opportunity to comment on the proposed transfer of ownership to the Denver Urban Renewal Authority, of Colorado of a 37.66 acre parcel of land containing 17 structures located at and known as the former Air Force Accounting and Finance Center, located at 3800 York Street, Denver, Colorado, described in Exhibit A, and its potential effects on this historic property, and that GSA has taken into account such effects on the historic property by the provisions of this agreement. In the event that conveyance of the former Air Force Finance & Accounting Center is not made to DURA, this agreement shall be void and all parties relieved of all duties, statements, stipulations or any liabilities which may be expressed or implied herein, upon the parties to this agreement.

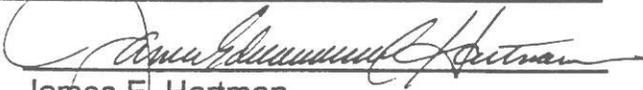
GENERAL SERVICES ADMINISTRATION

By: 

Date: 12-8-97

of George R. Prochaska
Regional Director
Public Buildings Service, Real Property Disposal Division

COLORADO STATE HISTORICAL SOCIETY

By: 

Date: 12/23/97

James E. Hartman
Colorado State Historic Preservation Officer

Concur:
DENVER URBAN RENEWAL AUTHORITY

By: Susan Powers
Susan Powers
Executive Director

Date: December 1, 1997

Accepted By:
ADVISORY COUNCIL ON HISTORIC PRESERVATION

By: John M. Fowler
(Sol) John M. Fowler
Executive Director

Date: 8/12/98

Advisory Council on Historic Preservation

Attn: Jane Crisler

12136 W. Bayaud Ave.

Lakewood, CO 80228

Telephone: 303-969-5110

Mr. James E. Hartman

Colorado State Historic Preservation Officer

Colorado History Museum

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Denver, CO 80203

George R. Prochaska, Director

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Mr. Maurice Goodgaine

Redevelopment Manager

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