

Advisory Council On Historic Preservation

1522 K Street, NW
Washington, DC 20005

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MEMORANDUM OF AGREEMENT

WHEREAS, the Veterans Administration proposes to construct an addition to Building #1 at the Des Moines Medical Center, Des Moines, Iowa; and,

WHEREAS, the Veterans Administration, in consultation with the Iowa State Historic Preservation Officer (SHPO), has determined that this undertaking as proposed would have an adverse effect on the Des Moines Veterans Administration Medical Center, a property eligible for the National Register of Historic Places; and,

WHEREAS, pursuant to Section 106 of the National Historic Preservation Act of 1966 (16 U.S.C. Sec. 470f, as amended, 90 Stat. 1320) and Section 800.4(d) of the regulations of the Advisory Council on Historic Preservation (Council), "Protection of Historic and Cultural Properties" (36 CFR Part 800), the Veterans Administration has requested the comments of the Council; and,

WHEREAS, pursuant to Section 800.6 of the Council's regulations, representatives of the Council, the Veterans Administration, and the Iowa SHPO have consulted and reviewed the undertaking to consider feasible and prudent alternatives to avoid or satisfactorily mitigate the adverse effect;

NOW, THEREFORE, it is mutually agreed that the undertaking will be implemented in accordance with the following stipulations to satisfactorily mitigate adverse effects on the above-mentioned property.

Stipulations

The Veterans Administration will ensure that the following measures are carried out.

1. Prior to alterations of, or additions to, Building #1 of the Des Moines Medical Center (Center), the Center will be recorded so that there will be a permanent record of its present appearance. The National Architectural and Engineering Record (NAER) (National Park Service, Denver Federal Center, P.O. Box 25387, Denver, Colorado, 80225) will first be contacted to determine what documentation is required. All documentation must be accepted in writing by NAER prior to alteration of Building #1.
2. The addition to Building #1 will be constructed in two phases:
 - a. Phase I will be accomplished as presented in the architectural plans entitled "VA Hospital, Des Moines, Iowa/Ambulatory Care Addition and Renovation/Building Number 1/ 12-19-80/Project No. 555-041."

- b. Plans for Phase II of the addition will be developed in a manner that is sympathetic to the Phase I addition and the architectural style of Building #1.

When conceptual plans for Phase II have been developed, but prior to the expenditure of funds for working drawings, VA will submit these plans to the Iowa SHPO and the Council for review and comment. If, after review of these plans the Iowa SHPO, Council, and VA cannot agree on an acceptable design solution, VA will request the Council's comments in accordance with 36 CFR Sec. 800.6 of the Council's regulations.

3. VA will submit a Five Year Facility Plan for the Des Moines Medical Center to the Iowa SHPO and the Council. This plan will identify proposed new construction, additions, continuing maintenance projects for the facility and the estimated cost for each project. This plan will be submitted within 160 days of ratification of this Agreement.
4. VA, in consultation with the Iowa SHPO and the Council, will undertake a conservation and development plan for the Des Moines Medical Center. The plan will be undertaken in accordance with the following schedule.
 - a. Within a period not to exceed 60 days from the ratification of this Agreement, VA will, in consultation with the Iowa SHPO and the Council, develop a survey form to be used in establishing the functional and historical/architectural value of the Center and each structure within it. Concurrently, VA will develop guidelines for assessing each structure's functional value (i.e., the assessment of the structure's physical condition in relation to its role in the mission of the Des Moines Medical Center). The form and guidelines will be submitted to the Iowa SHPO and the Council for a period of 45 days for review and comment. If no comments are received within 45 days, VA may assume concurrence with the survey form and guidelines.
 - b. After development of the survey form and the guidelines and within a period not to exceed 60 days from the date comments are received in accordance with Stipulation 4(a) above, VA will complete, in consultation with the Iowa SHPO, a survey of the historical and architectural qualities of the Center, and a structure-by-structure evaluation of the buildings within that Center.
 - c. Each structure and historical element of the Des Moines Medical Center identified in accordance with Stipulation 4(b) above will be assigned to one of the following categories:
 - (1) continued maintenance
 - (2) immediate rehabilitation to the recommended approaches in "The Secretary of the Interior's Standards for Rehabilitating and Guidelines for Rehabilitating Historic Buildings" (Standards)

- (3) programmed future rehabilitation to the Standards for original use and interim stabilization
 - (4) programmed future rehabilitation to the Standards for adaptive use and interim stabilization
 - (5) potential future rehabilitation and interim stabilization.
- d. The results of the above evaluation will be provided to the Iowa SHPO and the Council for a period of 45 days for review and comment. If no comments are received within 45 days, VA may assume concurrence with the results of the evaluations.
- e. Upon receipt of any comments, VA will develop an implementation schedule, cyclical maintenance procedures, and standards and guidelines for new construction within the Center. This will be developed within a reasonable length of time not to exceed 180 days from the receipt of comments on the evaluation.
- f. (1) The implementation schedule will take into account all reviews, evaluations, and documentation necessary to satisfy VA's responsibilities under the National Historic Preservation Act of 1966, Executive Order 11593, and the Council's regulations.
- (2) The cyclical maintenance procedures, standards, and guidelines for new construction will be developed in consultation with the Iowa SHPO and the Council. These procedures, standards, and guidelines will take into account preservation of the original buildings and design fabric of the Center.
- g. Upon completion of the conservation and development plan, which will be composed of the survey of the Center and structure evaluation, implementation schedule, cyclical maintenance procedures, and standards and guidelines for new construction, VA will submit the plan to the Iowa SHPO and the Council for review and comment. If, after review of this plan the Iowa SHPO, Council, and VA cannot agree on the terms, the VA will request the comments in accordance with 36 CFR Sec. 800.6 of the Council regulations. When review is completed, VA will adopt the plan.
- h. Prior to any alteration of or deviation from the adopted plan, VA will request the Council's comments in accordance with 36 CFR Sec. 800.6(c)(3).
- i. On a periodic basis, or as is necessary, VA, in consultation with the Iowa SHPO and the Council, will evaluate the adopted plan and if necessary seek modifications to the plan through the process provided for in the Council's regulations.

5. Until completion of the preservation plan all maintenance, construction, or other undertakings will be submitted to the Iowa SHPO and Council for comment in accordance with the Council's regulations.

Robert Sawyer July 9, 1981 (date)
Executive Director
Advisory Council on Historic Preservation

Lawrence P. Jensen (date) 8/3/81
Veterans Administration

John S. Anderson (date) 8/24/81
Iowa State Historic Preservation Officer

Alexander Alekovic (date) 9/4/81
Chairman
Advisory Council on Historic Preservation

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