

MEMORANDUM OF AGREEMENT

Between

The Department of Veterans Affairs

and

The Tennessee State Historic Preservation Office

with concurrence by

The East Tennessee State University

submitted to

The Advisory Council on Historic Preservation

regarding undertakings at

The James H. Quillen Veterans Affairs Medical Center

at Mountain Home (Johnson City), Tennessee

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JAN 15 1999
TN. HISTORICAL
COMMISSION

WHEREAS, The Department of Veterans Affairs (VA) proposes to execute an Enhanced-Use lease (38 U.S.C. 8161 et seq.) of property (the parcel) to a private energy developer/operator, in order that the developer/operator finance, construct and operate a co-generation energy plant at the James H. Quillen VA Medical Center at Mountain Home, Tennessee; and

WHEREAS, the parcel includes Building No. 28, the Laundry Facility, which will be vacated by the VA Medical Center's laundry operation in early 1999; and

WHEREAS, the developer/operator's development plans include the use of the Building 28 site for a generator and chiller facility (because of its required adjacency to Building No. 108, the boiler plant); and

WHEREAS, VA and the developer/operator have determined that the Building No. 28 site is the optimal site and that the Building 28 structure is inadequate to support the required equipment, and therefore the building must be demolished and replaced with a new facility; and

WHEREAS, the James H. Quillen Veterans Affairs Medical Center, Mountain Home, Tennessee has been determined eligible for the National Register of Historic Places as the Mountain Branch of the National Home for Disabled Volunteer Soldiers; and

WHEREAS, a full station Historic Preservation Plan for Mountain Home was finished in the early 1980's (and updated in 1998) and an archeological survey was done in the late 1980's; and

WHEREAS, VA has determined that the energy development plans for demolition of Building No. 28, and construction of a new generator and chiller facility will adversely effect the Mountain Home Historic District; and

WHEREAS, VA has consulted with the Tennessee State Historic Preservation Officer (SHPO) in accordance with Section 106 of the National Historic Preservation Act of 1966 (16 U.S.C. 470f) and its implementing regulations, "Protection of Historic and Cultural Properties" (36 CFR Part 800); and

WHEREAS, VA intends to use the provisions of this MOA to address applicable requirements of Section 110(a)(2) & (b) of NHPA, 16 U.S.C. 470h-2(b).

NOW, THEREFORE, VA and the Tennessee SHPO agree that, upon acceptance of this MOA by the Advisory Council on Historic Preservation (Council), and upon VA's decision to proceed with the Enhanced-Use energy development, VA shall ensure that the following stipulations are implemented in order to take into account their effects on the historic district:

STIPULATIONS

The VA will ensure that the following measures are carried out:

1. Prior to demolition, VA will have Building No. 28 recorded so that there will be a permanent record of its history and appearance. The building will be documented to the Historic American Buildings Survey (HABS) Level Three (3) in accordance with HABS standards. (National Park Service, Department of the Interior, Washington, DC 20243, 202-343-9606). Copies of this documentation will be provided to the Tennessee SHPO and the VA Historic Preservation Office.
2. VA will have prepared and installed a Wayside Plaque at or near the existing Building No. 28 site. It will serve as an interpretive exhibit to educate the public about the Mountain Branch of the National Home for Disabled Volunteer Soldiers and the beaux-arts architecture. VA will consult with the SHPO on the style and content of the exhibit.
3. VA will submit to the SHPO for review and comment the project plans at the Design Development and the final construction documents stages for the proposed construction undertaking. VA shall ensure that the landscaping, screening and designs of the project are compatible with the historic and architectural qualities of the Mountain Home historic district and are consistent with the recommended approaches to new construction and rehabilitation set forth in the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. The SHPO will have 15 days from receipt of the plans to provide VA with comments. If there are concerns that cannot be satisfactorily resolved between VA and the Tennessee SHPO, the project plans will be submitted to the Advisory Council on Historic Preservation for their review and comment in accordance with 36 CFR Part 800.6.

4. VA will ensure that the Building No. 28 architectural elements are salvaged and reused, where appropriate, and that the SHPO is consulted with regard to their salvage and reuse.

5. If an archeological discovery is made, VA will ensure that a plan is developed to recover and document information that would otherwise be lost.

Execution of this Agreement by VA and the SHPO, its subsequent acceptance by the Council, and implementation of its terms, evidence that, in accordance with 36 CFR Part 800, VA has afforded the SHPO and the Council an opportunity to comment on VA's demolition of Building No. 28 and the construction of a new facility as noted above, and VA has taken into account the effects on the James H. Quillen VA Medical Center at Mountain Home, Tennessee, which is eligible for inclusion on the National Register of Historic Places.

DEPARTMENT OF VETERANS AFFAIRS:



Director, Mountain Home VA Medical Center

1/6/99

Date

TENNESSEE HISTORIC PRESERVATION OFFICE:



State Historic Preservation Officer

1/21/99

Date

ACCEPTED: ADVISORY COUNCIL ON HISTORIC PRESERVATION:

By:



(For) Executive Director

Date:

7/24/99