

**MEMORANDUM OF AGREEMENT
BETWEEN
THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
AND
THE NORTH CAROLINA STATE HISTORIC PRESERVATION OFFICER
SUBMITTED TO
THE ADVISORY COUNCIL ON HISTORIC PRESERVATION
FOR
THE DEMOLITION OF THE ROBERT R. TAYLOR HOMES AND ROBERT R.
TAYLOR HOMES ANNEX, WILMINGTON, NORTH CAROLINA**

WHEREAS, the Wilmington Housing Authority (Authority) proposes to use HOPE VI funds from the Department of Housing and Urban Development (DHUD) to demolish 246 units that make up the Robert R. Taylor Homes and 30 units that comprise the Robert R. Taylor Homes Annex (Taylor Homes and Annex), and anticipates additional HOPE VI funding for redevelopment and new construction of an affordable housing community on the same site; and

WHEREAS, DHUD has determined that the demolition of the Taylor Homes and Annex will have an adverse effect upon the properties, which are eligible for listing in the National Register of Historic Places at a statewide level of significance; and

WHEREAS, DHUD has consulted with the North Carolina 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

WHEREAS, the Authority has been invited to participate in the consultation and concur in this Memorandum of Agreement (Agreement) and take responsibility for compliance actions,

NOW, THEREFORE, DHUD and the North Carolina 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

The DHUD will ensure that the Authority will carry out the following measures.

I. Photographic Recordation

The Authority shall carry out the Recordation Plan attached to this Agreement as Appendix A prior to the demolition of the Taylor Homes and Annex.

II. Review of New Construction

The Authority shall provide the design concept, design development, and final plans and specification for any new construction on the site of the Taylor Homes and Annex to the North Carolina SHPO for review and comment. The new construction will be in accordance with the *Secretary of Interior's Standard and Guideline for New Construction*. The North Carolina SHPO, as part

of the review shall take the budget, goals, and needs of the new affordable housing community into consideration.

Without regard to funding source and in the event the Authority sells the site to another entity, the requirements for review of new construction on the site by the North Carolina SHPO and the plans meeting the *Standards*, shall be transferred to the new owners.

III. Naming of New Senior Center

The Authority shall name the new senior citizens center, located on a portion of the site of the original complex, in honor of Robert R. Taylor, after whom the housing complex was named in 1942.

IV. Oral Histories

The Authority shall undertake the gathering of oral histories with early and long-term residents to provide additional documentation about every day life at Taylor Homes. These oral histories will be submitted to the local public library for preservation and public use.

V. Educational Materials/Interpretive Displays

- A. The Authority shall install interpretive displays throughout the new community to provide an educational opportunity for the public to learn about the origins of North Carolina's first affordable housing complex for African Americans. The interpretive displays may be in the form of interpretive signs or markers, or an exhibit located within the senior citizens center.
- B. The Authority shall make available, on its website, historical information and photographic documentation pertaining to the development and construction of Taylor Homes and Annex as well as historical information about life in the complex.

Dispute Resolution

Should the North Carolina SHPO object within (30) days to any plans or documentation provided for review pursuant to this Agreement, the DHUD shall consult with the North Carolina SHPO to resolve the objection. If the DHUD or the North Carolina SHPO determines that the objection cannot be resolved, the DHUD will forward all documentation relevant to the dispute to the Advisory Council on Historic Preservation (Council). Within thirty (30) days after receipt of all pertinent documentation, the Council will either:

- A. Provide DHUD with recommendations which DHUD will take into account in reaching a final decision regarding the dispute, or
- B. Notify DHUD that it will comment pursuant to 36 CFR Section 800.7(c) and proceed to comment. Any Council comment provided in response to such a request will be taken into account by DHUD in accordance with 36 CFR Section 800.7 (c) (4) with reference to the subject of the dispute.

Execution of the Memorandum of Agreement by the DHUD and the North Carolina SHPO, its subsequent acceptance by the Council and implementation of its terms, evidence that the DHUD has afforded the Council an opportunity to comment on the demolition of the Robert R. Taylor Homes and Robert R. Homes Annex and that the DHUD has taken into account the effects of the Undertaking on historic properties.

AGREED:

DEPARTMENT OF HOUSING & URBAN DEVELOPMENT

By: *Sandra L. James* Date: 3/25/05
for Michael A. Williams, Public Housing Director

NORTH CAROLINA STATE HISTORIC PRESERVATION OFFICER

By: *Jeffrey J. Crow* Date: 2/25/05
Jeffrey J. Crow

CONCUR:

WILMINGTON HOUSING AUTHORITY

By: *Benjamin J. Quattlebaum II* Date: 3/4/05
Benjamin J. Quattlebaum, II

FILED BY:

ADVISORY COUNCIL ON HISTORIC PRESERVATION

By: _____ Date: _____

**Historic Structures Recordation Plan
For
Robert R. Taylor Homes Development and Robert R. Taylor Annex
Wilmington, New Hanover County, North Carolina**

Historical information

Provide a brief history of the Robert R. Taylor Homes and Annex, including

- ◆ Construction dates of the various buildings within the project
- ◆ Dates of changes to the buildings, including roof, window, and door changes
- ◆ Sketch site plan keyed to photographs listed below
- ◆ Floor plans of a typical building and units within the building

Photographic Requirements

Selected photographic views of the all buildings, including

- ◆ Overall views of the buildings (elevations and oblique views)
- ◆ Interior views of main areas (that are safe to enter)
- ◆ Overall views of the project area, showing the relationship of the buildings to adjacent buildings and their setting

Photographic Format

- ◆ Color slides (all views)
- ◆ 35 mm or larger black and white negatives (all views)
- ◆ Two (2) Black and white contact sheets (all views)
- ◆ All processing to be done to archival standards
- ◆ All photographs and negatives to be labeled with name of property, county, photographer and date taken

Copies and Curation

One (1) set of all photographic documentation will be deposited with the North Carolina Division of Archives and History/State Historic Preservation Office to be made a permanent part of the statewide survey and iconographic collection. One set of contact sheets and information as to the location of the original negatives to be provided to the local public library.