

**MEMORANDUM OF AGREEMENT**  
**BETWEEN**  
**PLACES FOR PEOPLE, INC. AND**  
**INTERFAITH RESIDENCE d/b/a DOORWAYS AND**  
**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND**  
**THE MISSOURI STATE HISTORIC PRESERVATION OFFICE**  
**REGARDING 1945 SULLIVAN AVENUE**  
**ST. LOUIS CITY, MISSOURI**

WHEREAS, Places for People, Inc. and Interfaith Residence d/b/a DOORWAYS have consulted with the Missouri State Historic Preservation Officer (SHPO) pursuant Section 106 of the National Historic Preservation Act (P.L. 89-665, as amended) and the Advisory Council on Historic Preservation's regulation 36 CFR Part 800.

WHEREAS, The Missouri State Historic Preservation Officers of the Missouri Department of Natural Resources (MO-SHPO) has determined that the demolition of 1945 Sullivan Avenue will have an adverse effect on the Murphy Blair Historic District, which is listed in the National Register of Historic Places.

NOW, THEREFORE, Places for People, Inc., Interfaith Residence d/b/a DOORWAYS the U.S. Department of Housing and Urban Development and the Missouri 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**

Places for People, Inc. and Interfaith Residence d/b/a DOORWAYS will ensure that the following measures are carried out:

- I. **Documentation**  
Exterior elevations, accessible interior spaces, and significant architectural details of the building in its present condition will be documented with 8" X 10", 35 mm, black and white photographs of archival quality. A minimum of eight (8) photographs will be submitted. Each photograph will be labeled on the back with a soft lead pencil. Original photographs will be submitted to the Missouri SHPO for review and approval prior to demolition. Original photograph negatives will also be kept on file with the St. Louis Cultural Resource Office. A narrative report detailing the history of the building, its designer(s)/builder(s), and uses will be submitted.
  
- II. **Salvage of Architecturally Significant Building Components**  
Places for People, Inc. and Interfaith Residence d/b/a DOORWAYS will work cooperatively with the demolition contractor to arrange for the removal of building components determined to be architecturally significant by the architectural historian. Such items may be donated to a local non-profit

MAY-20-2003 11:59

ND CONSULTING

314 771 7268 P.04/05

organization that has an interest in such building materials. All other salvaged items become the property of the salvage contractor at the time of demolition.

### **III. Archaeological Testing**

Places for People, Inc. and Interfaith Residence d/b/a DOORWAYS will contract with an archaeological consultant to provide archaeological testing. The scope of services will include 1) compiling and analyzing pertinent Sanborn fire insurance maps to determine likely locations of features, 2) mechanical removal of surface soils within those portions of the project area that are likely to contain archaeological features, 3) Oakfield probing any exposed archaeological features, and 4) preliminary assessment of the age and significance of exposed features. The scope of work for excavating and reporting significant archaeological features will be determined in consultation with the SHPO.

### **IV. Design Review**

Places for People, Inc. and Interfaith Residence d/b/a DOORWAYS agree to seek review and approval of the SHPO and the St. Louis Cultural Resource Office for future new construction on this lot for its appropriateness in form, scale, materials, massing, and architectural style. Review of such construction shall be in the form of a Certificate of Appropriateness.

### **Amendments**

If any signatory proposes that this agreement be amended, Places for People, Inc. and Interfaith Residence d/b/a DOORWAYS shall consult with the SHPO. Said amendment shall be in writing, governed in accordance with 36 CFR Part 800 and executed by all parties to this Memorandum of Agreement.

### **Termination**

If any signatory determines that the terms of the MOA cannot be carried out, the signatories shall consult to seek an amendment. If the MOA is not amended, any signatory may terminate it. If the MOA is terminated, Places for People, Inc. and Interfaith Residence d/b/a DOORWAYS shall execute a new MOA or request the comments of the Advisory Council on Historic Preservation.

### **Duration**

This agreement shall commence upon having been signed by Places for People, Inc., Interfaith Residence d/b/a DOORWAYS, the U.S. Department of Housing and Urban Development and MO-SHPO and shall be null and void if its terms are not carried out within two (2) years from the date of its execution, unless all signatories agree in writing to an extension for carrying out its terms.

Execution of this Memorandum of Agreement by Places for People, Inc., Interfaith Residence d/b/a DOORWAYS, the U.S. Department of Housing and Urban Development and Missouri SHPO, its subsequent acceptance by the Advisory Council, and implementation of its terms, is evidence that Places for People, Inc. and Interfaith Residence d/b/a DOORWAYS has afforded the Council an opportunity to comment on the demolition of 1945 Sullivan Avenue, St. Louis, Missouri and its effect on historic properties, and that Places for People, Inc. and Interfaith Residence d/b/a DOORWAYS has taken into account the effects of the undertaking on historic properties and complied with the Section 106 Review process.

Places for People, Inc.

By: Francie Broderick  
Francie Broderick  
Executive Director

Date: 4-4-03

Interfaith Residence d/b/a DOORWAYS

By: Lynne M. Cooper  
Lynne M. Cooper  
President

Date: 4-7-03

U.S. Department of Housing and Urban Development

By: Herman Ransom  
Herman Ransom  
Director of Kansas City Multifamily HUB Office

Date: 4/30/03

Missouri State Historic Preservation Office

By: Mark A. Miller  
Missouri Deputy State Historic Preservation Officer

Date: 05/14/03