

June 2003

(36)

ORIGINAL

**MEMORANDUM OF AGREEMENT
AMONG
THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT,
AND
THE OREGON STATE HISTORIC PRESERVATION OFFICE
REGARDING MANAGING HISTORIC PROPERTIES THAT MAY BE
AFFECTED BY A PROPOSED UNDERTAKING OF THE
HOUSING AUTHORITY OF PORTLAND**

WHEREAS, The Housing Authority of Portland [hereinafter "the proponent" or "HAP"], with the financial assistance of the U. S. Department of Housing and Urban Development (hereinafter "HUD"), proposes to construct "New Columbia," a mixed-use, multi-income housing project in the northeast quadrant of Portland, Oregon (hereinafter the "undertaking"), and

WHEREAS, the construction of New Columbia will require the removal of the buildings currently occupying this site, being the Columbia Villa Housing Project, and

WHEREAS, the Columbia Villa Housing Project (1942-1946) was built as permanent defense workers housing associated with Portland's World War II Defense Workers Housing program and has, in consultation with the Oregon State Historic Preservation Office [hereinafter "SHPO"], been determined eligible for listing on the National Register of Historic Places under Criterion "A," and

WHEREAS, HUD has designated the City of Portland's Bureau of Housing and Community Development [hereinafter "BHCD"] as Responsible Entity with respect to execution of the environmental review process pursuant to 24 CFR Part 58 and BHCD has agreed to act on behalf of HUD in all matters pertaining to the environmental review; and

WHEREAS, HUD, in consultation with SHPO has determined that the proposed undertaking will result in an adverse effect on this property pursuant to 36 CFR 800, regulations implementing Section 106 of the National Historic Preservation Act of 1966 (NHPA); and

WHEREAS, HAP, the proponent, has participated in the consultation and has been invited to concur with this Memorandum of Agreement (MOA).

NOW, THEREFORE, HUD and 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

To the extent of its legal authority and in coordination with SHPO, HUD, and the proponent, will ensure that the following measures are carried out:

1. **Photographic Documentation**

Since the undertaking requires the removal of the historic Columbia Villa Housing Project, HUD will ensure that appropriate documentation is carried out prior to demolition. In consultation with SHPO, HUD has determined that Columbia Villa should be documented with archival quality black and white photographs in accordance with the standards of the Historic American Building Survey. The specific level of documentation will be determined in consultation with the National Park Service. Unless otherwise specified by the National Parks Service documentation shall include at minimum two sets of 8x10 prints on archival paper and one set of original 4x6 negatives, with a sufficient number of images to accurately document the scope and character of the project, including general views, images of the various individual unit types so as to accurately represent the project, and at least one aerial image taken from a substantially similar camera angle to that of available historic images. Documentation will further include a numbered photo log keyed to each image recording the date the photo was taken, the name of the photographer, the photo subject, and the view and direction of the image. Documentation will be submitted to SHPO prior to demolition. Following approval by SHPO, complete documentation with negatives shall be submitted to National Parks Service or, if so specified, Oregon SHPO, and the Oregon Historical Society. A complete set of all images, without negatives, shall be deposited with the Knight Library at the University of Oregon and the City of Portland Archives so as to assure public availability in the future.

2. **Salvage and Re-use of Materials**

HAP will allow the removal and relocation of historic structures within the Columbia Villa Housing Project as possible prior to demolition. Advertisements of the availability of structures will be published in appropriate local media sources and other means with sufficient advance warning to encourage the re-use of structures as feasible. Salvaged materials from historic structures will be donated or sold for interpretation or re-use where appropriate.

3. **Public Interpretation**

A) HAP will fund the creation of a public interpretation exhibit on the Columbia Villa Housing Project, to be located in a visible and accessible portion of the New Columbia project or, in connection with the City of Portland Parks Department, at the WWII-era University Park Community Center, or other appropriate and publicly accessible location in consultation with SHPO. This long-term exhibit shall include photographs, artifacts, salvaged building elements, available film or audio tapes, and other materials that document the history of the Columbia Villa Housing Project, the WWII Defense Workers Housing Program in the Portland-Vancouver area, and other significant WWII Homefront activities in the Portland metropolitan area. This proponent

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will develop and open the interpretation exhibit as described no later than December 31, 2006.

B) HAP will fund the development of an oral history curriculum for students at Portland State University. Interviews will focus on the initial development history of Columbia Villa and its construction as housing for WWII Defense Workers connected with the construction of Liberty Ships and other vessels in Portland-area shipyards during the period 1941-1946. Individuals with association to the wartime defense industry, especially those who lived at Columbia Villa prior to 1946, will be identified as is possible through available HAP Records, City Directories, and other sources, through advertisements of the project in area media, and other mechanisms as are feasible. As a secondary focus, personal narratives from past and present residents of the project, particularly WWII-era veterans and residents of Columbia Villa during the immediate Postwar period will also be collected to document the continued use of the project after the end of World War II. Tapes or transcripts will be made available to the Oregon Historical Society, City of Portland Archives, and other repositories as well as providing materials for use in the public interpretation exhibit outlined in A, above.

4. Academic Record

A) In addition to copies already filed with SHPO and the Vancouver Housing Authority, HAP will donate copies of the historic documentation prepared as part of its initial review of the Columbia Villa Housing Project, including the Historic Context Overview and Request for Determination of Eligibility, to appropriate publicly-accessible repositories including the Oregon Historical Society, Multnomah Public Library, and University of Oregon Knight Library.

B) HAP will donate one set of the 1942 original construction documents/blueprints of the Columbia Villa Housing Project with the City of Portland Archives or Oregon Historical Society prior to demolition.

C) HAP will fund additional academic research on WWII Defense Workers Housing in the Portland area to augment the development of the interpretative exhibit under 3, above and aid in the evaluation of other, surviving, properties of similar association to the Columbia Villa Housing Project. The specific focus of such study, based upon the treatment suggestions in Part 4.0 of the previously submitted Historic Context Overview, will be developed in consultation with SHPO. After completion, copies of the report will be deposited at the Oregon Historical Society, Multnomah Public Library, and University of Oregon Knight Library to assure public availability. The final report, to be approved by SHPO prior to distribution, will be completed as described no later than December 31, 2006.

5. Execution

This MOA may be executed in counterparts, with a separate page for each signatory, and HUD will ensure that each part is provided with a copy of the fully executed agreement. This MOA will become effective on the date that HUD receives the last signature.

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Execution and implementation of the Memorandum of Agreement are evidence that HUD has afforded SHPO and the Advisory Council the opportunity to comment on the proposed undertaking and its effects on historic properties, and that the Commission has taken into account the effects of the undertaking on historic properties, thereby satisfying its Section 106 responsibilities under the National Historic Preservation Act of 1966.

Signatories:

CITY OF PORTLAND

By: Judy Sanders

Date: 6/19/03

Title: Certifying Officer Designee

OREGON STATE HISTORIC PRESERVATION OFFICER

By: James Hamrick

Date: 26 June 03

Title: DSHPO

Concurring Party:

HOUSING AUTHORITY OF PORTLAND

By: [Signature]

Date: 6-18-2003

Title: EXECUTIVE DIRECTOR