

**MEMORANDUM OF AGREEMENT
BETWEEN THE
HAWTHORNE ARMY DEPOT, HAWTHORNE, NEVADA
AND
THE NEVADA STATE HISTORIC PRESERVATION OFFICER
REGARDING
RESOLUTION OF ADVERSE EFFECTS FOR THE
DEMOLITION OF THE CONELLY HOUSING COMPLEX**

WHEREAS, the Hawthorne Army Depot (HWAD) is responsible for compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (NHPA), and codified in Subpart B of Code of Federal Regulations Title 36, Part 800 (36 CFR 800), and shall serve as lead agency for the proposed demolition of the Conelly Housing Complex; and

WHEREAS, the undertaking consists of the demolition of twenty-five (25) duplex buildings and related infrastructure located at HWAD. According to the "Programmatic Environmental Assessment for the U.S. Army Materiel Command Building Demolition Program" (United States [U.S.] of America Department of the Army 2014), cultural resources such as buildings, structures, and archaeological sites at Army installations are to be managed through an installation-specific Integrated Cultural Resources Management Plan (ICRMP). An ICRMP is a 5-year plan for managing cultural resources at an installation by providing guidelines and procedures to enable an installation to meet its legal responsibilities pertaining to cultural resources. The ICRMP for HWAD was prepared in compliance with Section 110 of the NHPA and Army Regulation 200-1; and

WHEREAS, the Nevada State Historic Preservation Officer (SHPO) is authorized to advise and assist federal and state agencies in carrying out their historic preservation responsibilities and will cooperate with the HWAD under 36 CFR 800.6 in the generation of this Memorandum of Agreement (MOA); and

WHEREAS, HWAD, in consultation with the SHPO and in accordance with 36 CFR §800.4(c), has established the Undertaking's direct area of potential effects (APE) as all areas to be demolished as part of the undertaking, including all access, staging, demolition, and mitigation areas, and the undertaking's indirect APE as all areas which may be indirectly affected by the visual, atmospheric, and audible effects. The Undertaking's APE is depicted in Attachment 1 to this MOA; and

WHEREAS, the Conelly Duplex Units are currently vacant and the property is in excess to the needs of Family housing at the HWAD and conversion is not an acceptable or practical alternative. The HWAD has no further need of the property and the units have been scheduled for disposal per Army Regulation (AR) 420-1. The HWAD is proposing to demolish twenty-five (25) residential duplex buildings and related infrastructure located at HWAD including asphalt roads, concrete driveways, carports, small storage unit buildings, streetlights, and modern bus stops.

WHEREAS, the HWAD has determined that the demolition of the Conelly Housing Complex constitutes an adverse effect, which in consultation with the SHPO has been determined as eligible for inclusion in the National Register of Historic Places (NRHP) pursuant to 36 CFR Part 800, the regulation implementing Section 106 of the NHPA (54 U.S.C. §306108); and

WHEREAS, in accordance with 36 CFR §800.6(a)(1), the Army has notified the Advisory Council on Historic Preservation (ACHP) of its adverse effect determination, provided the specified documentation, and the ACHP has declined to participate in the consultation pursuant to 36 CFR §800.6(a)(1)(iii) in a letter dated July 1, 2015; and

NOW, THEREFORE, the HWAD and SHPO agree that the undertaking shall be implemented in accordance with the following stipulations in order to take into account the effects of the undertaking on historic properties.

STIPULATIONS

The HWAD shall ensure that the following stipulations designed to mitigate adverse effects are implemented below.

I. AREA OF POTENTIAL EFFECT (APE)

The one-story, Contemporary-style duplex units were built in 1969 and are commonly referred to as the "Conelly Duplex Units." The demolition of the Conelly Duplex Units and associated infrastructure is needed to relieve the United States Army of property that is excess to the needs and requirements of HWAD. The units are currently vacant and associated landscaping has been neglected. The lawns and flowerbeds have died but many of the mature cottonwood trees, pine trees, and juniper bushes survive.

- A. The Conelly Duplex Units are comprised of twenty-five (25) residential duplex buildings located at the HWAD.
- B. Related infrastructure includes asphalt roads, concrete driveways, carports, small storage unit buildings, streetlights, and modern bus stops.
- C. The scope of the project includes ending the landscape maintenance.
- D. Collectively the APE consists of 29 acres as depicted in Attachment 1.

II. DOCUMENTATION STANDARDS FOR RESOLUTION OF ADVERSE EFFECTS TO THE CONELLY HOUSING COMPLEX AND RELATED FACILITIES

- A. The HWAD will hire a Secretary of the Interior (SOI)-qualified architectural historian to complete architectural resource assessment (ARA) forms (Attachment 2) for the 25 Duplex Units and submit them to the SHPO for review and inclusion in the Nevada Cultural Resource Information System (NVCRIS) database.
- B. The HWAD will record remaining landscape features attributed to the Conelly Housing Complex following the SHPO documentation standards for historic resources and including the development of a site plan of features.

- C. The HWAD is to retain and continue the maintenance of the historic landscape that existed prior to the construction of the Conelly Housing Complex by reestablishing, watering or maintaining some of the mature, healthy trees.
- D. Under the guidance of a SOI-qualified historian or archeologist the HWAD will conduct oral history interviews with former residents of the Conelly Housing Complex and/or HWAD personnel (Attachment 3) and locate and assemble historic photographs of the duplexes. This information will be compiled and placed on a publicly accessible website. Copies of reports including interview transcripts and photographs will be provided to the SHPO for review.
- E. All work conducted under the Stipulations outlined above shall be performed by individuals meeting the Secretary of the Interior's Professional Qualification Standards at 36 CFR 61, Appendix A. These qualifying individuals will conduct all historic and architectural documentation and treatment.

III. REVIEW OF DOCUMENTATION

The HWAD will coordinate with SHPO for Notice to Proceed (NTP) and submit mitigation reports to SHPO for review and comment within one year of execution of this document.

- A. A preliminary letter describing the completion of all of the field work, archival research, and compilation of oral histories will be submitted by the HWAD to the SHPO within 15 days after completion of this work. The SHPO will then have 15 days from receipt of this letter in which to review and comment on the adequacy of the treatment measures.
- B. If the SHPO does not find the treatment adequate, the SHPO must notify the HWAD by the 15 day deadline. If the SHPO notifies the HWAD of inadequacy, the HWAD must appropriately satisfy the SHPO's concerns and resubmit the preliminary letter with explanations noting the additional measures taken. Again, SHPO will have 15 days from receipt to review this revised preliminary letter for adequacy.
- C. After SHPO acknowledges the adequacy of mitigation efforts described in the preliminary letter, the HWAD will proceed with the proposed undertaking, with the understanding that the remaining treatment measures not conducted in the field (i.e., report production, etc.) must be completed within 15 days.
- D. The HWAD will submit two copies of mitigation reports to SHPO for review and comment. The SHPO shall have 30 days from receipt to provide comments to the HWAD. If additional information or documentation is requested, the HWAD shall ensure that the request is adequately addressed to the SHPO's satisfaction.
- E. The HWAD will submit final documentation to the SHPO within 60 days of notification of approval of the draft documentation, taking into consideration comments made by the

SHPO.

IV. REVIEW OF PUBLIC OBJECTIONS

At any time during implementation of the measures stipulated in this MOA should an objection to any such measure or its manner of implementation be raised by a member of the public, the HWAD shall take the objection into account and consult as needed with the objecting party and the SHPO to resolve the objection.

V. AMENDMENTS

If any signatory to this MOA determines that its terms will not or cannot be carried out or that an amendment to its terms is necessary, that party shall immediately consult with the other party to develop an amendment to this MOA pursuant to 36 CFR 800.6(c)(7) and 800.6(c)(8). The amendment will be effective on the date a copy signed by all of the original signatories is filed with the ACHP. If the signatories cannot agree to appropriate terms to amend the MOA, any signatory may terminate it in accordance with Stipulation VI.

VI. TERMINATION

If any signatory to this MOA determines that its terms will not or cannot be carried out, that party shall immediately consult with the other signatory to attempt to develop an amendment per Stipulation IV, above. If within 30 days (or another time period agreed to by all signatories) an amendment cannot be reached, any signatory may terminate the MOA upon written notification to the other signatory.

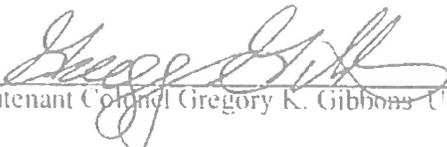
If this MOA is not amended following the consultation set out in Stipulation V, it may be terminated by any signatory. Within 30 days following termination, the HWAD shall notify the signatories if it will initiate consultation to execute an MOA with the signatories under 36 CFR 800.6(c)(1) or request the comments of the ACHP under 36 CFR 800.7(a) and proceed accordingly.

VII. EXECUTION OF THIS AGREEMENT

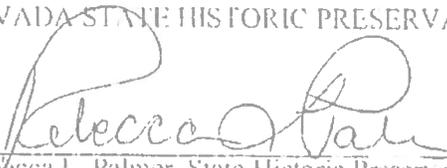
Execution of this MOA by the HWAD and SHPO and implementation of its terms is evidence that the HWAD has taken into account the effects of the undertaking on historic properties and afforded the ACHP an opportunity to comment.

SIGNATORIES:

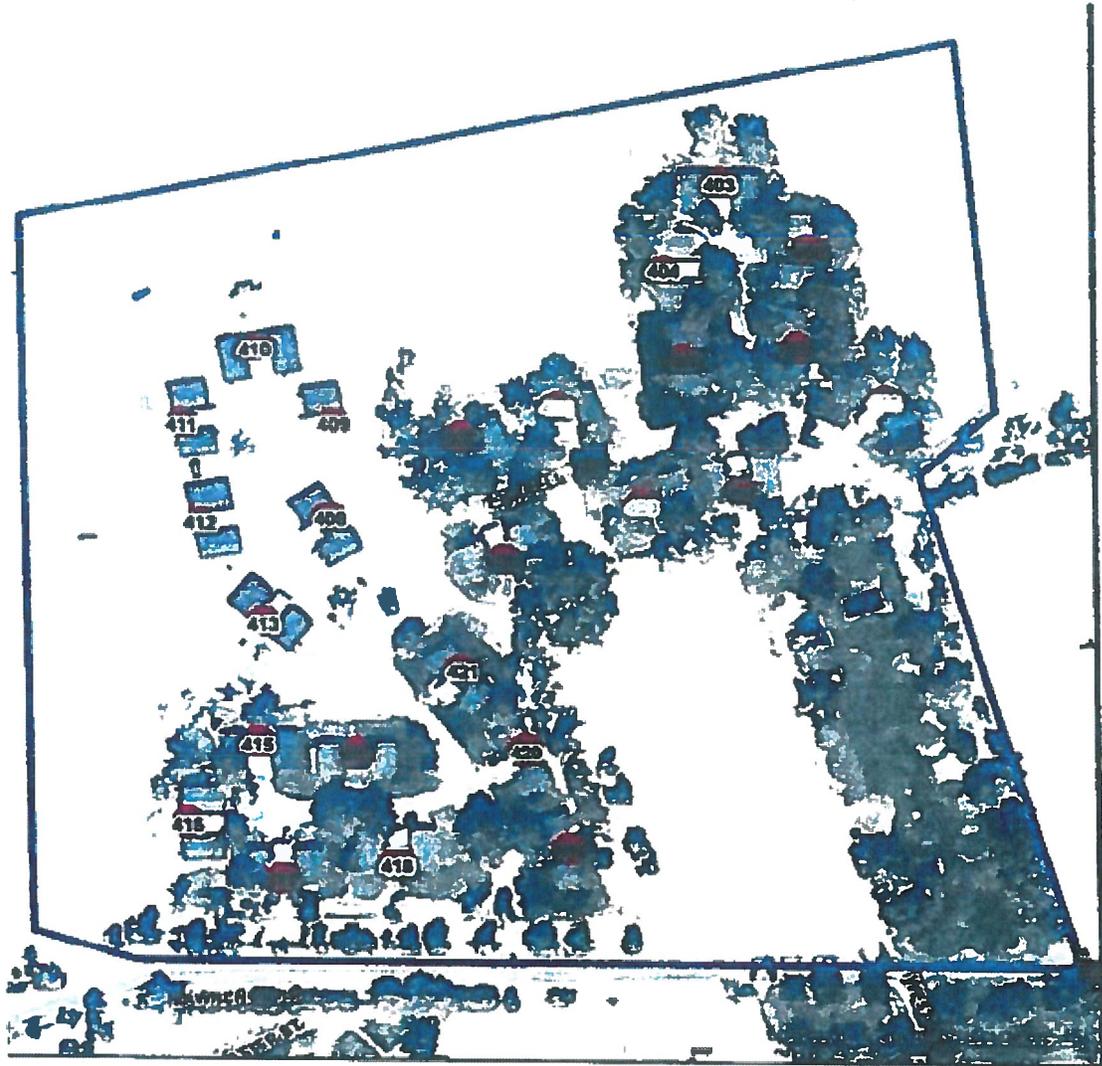
HAWTHORNE ARMY DEPOT, HAWTHORNE, NEVADA

By:  Date: 15 Oct 2015
Lieutenant Colonel Gregory K. Gibbons U.S. Army, Commanding, Hawthorne Army Depot

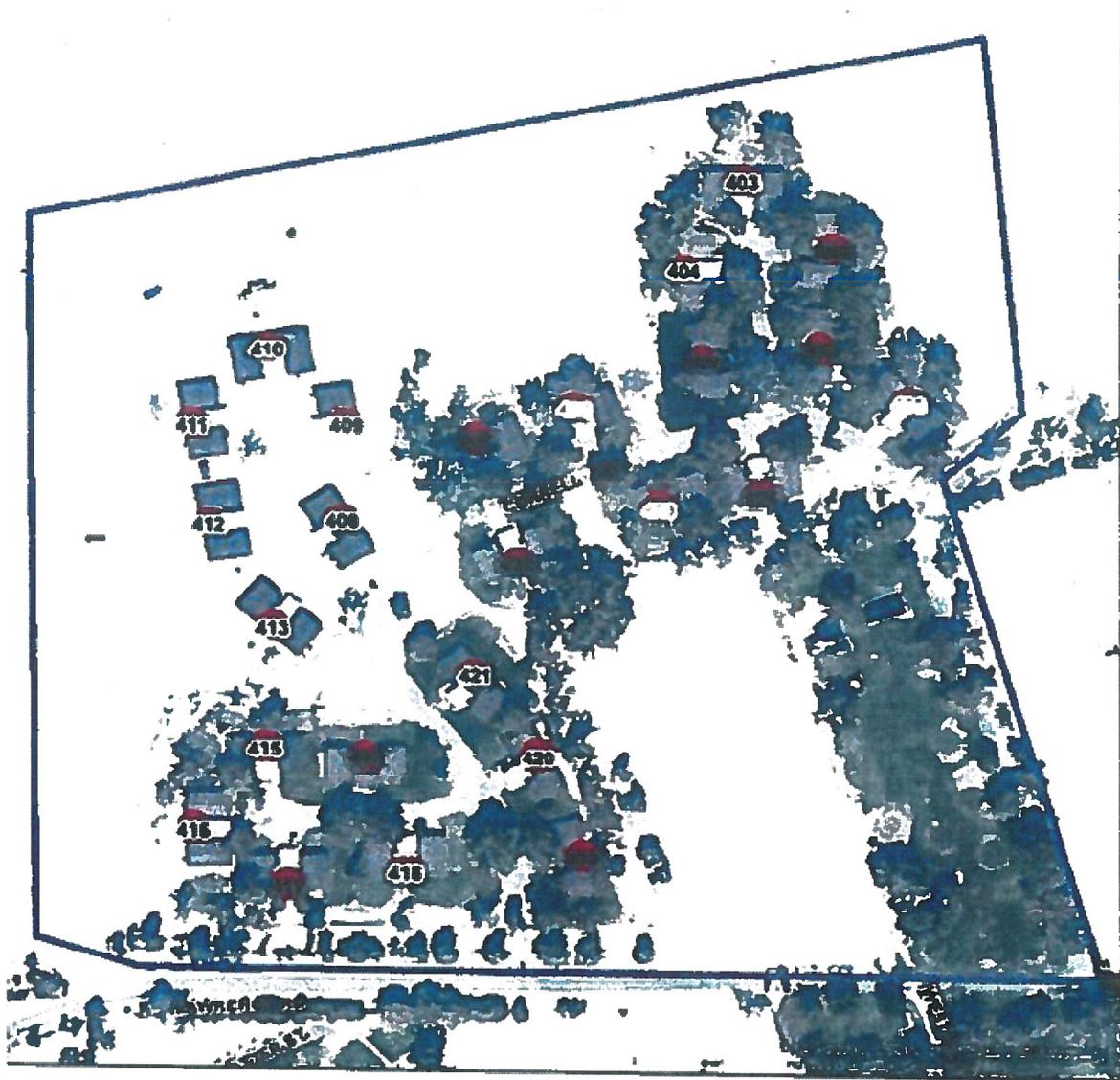
NEVADA STATE HISTORIC PRESERVATION OFFICER

By:  Date: 10/16/15
Rebecca L. Palmer, State Historic Preservation Officer

Attachment 1: Map of the Area of Potential Effect (APE) 29 Acres



Attachment 1: Map of the Area of Potential Effect (APE)



Attachment 2: Architectural Resource Assessment (ARA) Form for a Building

1. SHPO Resource Number: _____
 Other ID Number: _____

NEVADA STATE HISTORIC PRESERVATION OFFICE
ARCHITECTURAL RESOURCE ASSESSMENT (ARA)
BUILDING FORM

For SHPO Use Only

Lead Eligibility _____

SHPO Concurrence Y / N

2. PHOTO

3. PROPERTY OVERVIEW

URBAN <input type="checkbox"/>	RURAL <input type="checkbox"/>	
ADDRESS		
CITY, ZIP CODE		
ASSESSOR'S PARCEL #		
CONSTRUCTION DATE		
SURVEY DATE		
ACCESSORY RESOURCES TOTAL #		
ACCESSORY RESOURCES FORM(S) ATTACHED?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
IMACS FORM(S) ATTACHED?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
DISTRICT #		

4. WRITTEN DESCRIPTION

IF FURTHER SPACE NEEDED FOR WRITTEN DESCRIPTION, PLEASE ATTACH A SEPARATE CONTINUATION SHEET.

5. REPORTED BY: _____ AGENCY REPORT NUMBER: _____

SHPO Resource Number:
Other ID Number:

6. INTEGRITY & CONDITION

Integrity:	Original <input type="checkbox"/>	Intact <input type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Condition:	Excellent <input type="checkbox"/>	Good <input type="checkbox"/>	Fair <input type="checkbox"/>	Poor <input type="checkbox"/>	Other <input type="checkbox"/>
If Other, Describe:					

7. PROPERTY INFORMATION

Historic Name	
Current/Common Name	
Original Owner	
Current Owner & Mailing Address	
Architect/Engineer/Designer	
Building/Contractor	

8. ARCHITECTURAL INFORMATION

Architectural Period	
Architectural Style	
Architectural Sub Style	

9. UTM LOCATION/REFERENCE(S)

ZONE	EASTING	NORTHING
ZONE	EASTING	NORTHING

10. TOWNSHIP/RANGE/SECTION/MAP

Township:	Range:	Section	USGS Map/Date:
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11. THREATS TO RESOURCE

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12. NATIONAL REGISTER ELIGIBILITY

NR Listed <input type="checkbox"/>	Date NR Listed			
Eligible Under.	Criterion A <input type="checkbox"/>	Criterion B <input type="checkbox"/>	Criterion C <input type="checkbox"/>	Criterion D <input type="checkbox"/>
Not Eligible <input type="checkbox"/>				
Unevaluated <input type="checkbox"/>				
Historic Themes				
Eligibility Justification: Please attach continuation sheet.				

Attachment 3: Oral History Scope of Work

This Scope of Work outlines the Conelly Oral History Project standards and requirements. The Conelly Oral History Project will follow similar oral history interviews as conducted between the departments of the U.S. Navy and Army and the Advisory Council of Historic Preservation (ACHP) completed by R. Goodwin & Associates, Inc., concerning the management of military family housing constructed during the Cold War (Peeler et al. 2007). The oral histories were conducted with former residents of the Wherry and Capehart housing programs following guidelines and standards of the Library of Congress, Veterans History Project (2014). The purpose of the oral interviews was to determine residents' viewpoints on whether the objectives of the Wherry and Capehart programs as solutions to the postwar World War II housing shortage during their period of funding between 1949 and 1964, were achieved. Therefore, the objective was not to gather detailed information about the physical features of the housing, which already is contained in the architectural record, but to gather information about aspects of the housing important to residents, such as whether the housing layout was conducive to family life or whether the house and neighborhood met the needs of resident children.

Although funding for the Capehart program ended in 1964, the Schweer and Conelly units were built at the Hawthorne Naval Ammunition Depot (NAD) in 1969 following the Navy's Capehart design criteria but within a trend toward larger unit size over the duration of its implementation (Peeler et al. 2007:155-156). The duplex units were designed by the U.S. Navy Bureau of Yards & Docks specifically to house an influx of Naval military personnel required to work on a new bomb line for the Vietnam Conflict effort (*Mineral County Independent* 11/15/1967:1). Prefabricated, 20' x 20' metal carports, concrete foundations, sidewalks, electrical lights, and related work was installed in 1975. After the facility was converted to government-owned, contractor-operated status in 1980, contractors and their families occupied the housing units.

The Conelly Housing Complex is recommended as a contributing element to a proposed Hawthorne NAD National Register Historic District, as documented in the 1989 draft National Register of Historic Places Nomination prepared by Ana Koval of Rainshadow Associates (Koval 1989). The Conelly Duplex Units are contributors under Criterion A, for their association with the development of stateside military housing in support of the Vietnam Conflict. The purpose of the Conelly Oral History Project is to conduct oral interviews of prior residents to determine their viewpoint on whether the construction of the housing units met the objective of providing adequate housing for the addition of Navy military personnel working on the new bomb line and later civilian contractor housing needs.

Former residents are to serve as informants for oral history interviews.

1. Many of the residents and employees that resided at the Conelly Housing Complex are still actively employed at HWAD as civilian contractors and can provide a list of potential informants and contact information; therefore, there is no need for additional public outreach.
2. A range of residents to be interviewed are to include those who occupied the units over the duration of their use and most likely to provide input concerning the adequacy of the units

in meeting the housing needs of the Army during the Vietnam conflict and later civilian employees and their families. At minimum three separate military personnel who resided in separate units during the initial housing construction and later series of upgrades in 1975 are to be interviewed concerning the adequacy of the units in meeting the housing needs of the installations additional personnel, the need for housing upgrades, and their relative success. An additional four residents who occupied the facility after it was converted to government-owned, contractor-operated status in 1980 are to be interviewed concerning the adequacy of the units in meeting the needs of civilian contractors and their families.

The interviews are to be conducted by a SOI-qualified archaeologists or historian and the project is to be completed within 60 days of the finalization of this agreement. The Conelly Oral History Project uses forms and follows the guidelines of the Veterans History Project available in a field kit for conducting and preserving interviews (forms attached). The field kit identifies important requirements and guidelines to follow for participation in the Veterans History Project. An informant must be retired active duty or dependents over 10-grade high school age. Each interview must be at least 30 minutes in length and relate to veterans or dependents first hand experiences with only original un-edited materials to be submitted. Original transcripts including audiotapes, transcripts, and photos and other documentary information are to be submitted to the Library of Congress American Folklife Center Veterans History Project as well as the Naval Historical Center. Upon completion and acceptance of the submittal to the Veterans History Project, digital records will be accessible through a search of the online database at www.loc.gov/vets. As a form of public outreach, but also to aid further researchers conducting similar Wherry and Capehart property demolition and development plans, project information including photographs are to be made available on the HWAD's website.

Research questions follow "Tips for Interviewers" provide by the Regional Oral History Office (ROHO) available from the Bancroft Library, UC Berkeley Library (The Regents of the University of California 2012). In addition to examples of the prior oral histories conducted of Wherry and Capehart residents in fulfillment of the program comment between the departments of the U.S. Navy and Army and the ACIIP (Peeler et al. 2007). A series of relevant research questions formulated for the Conelly Oral History Project are presented below.

CONNELLY HOUSING COMPLEX QUESTIONS FOR ORAL HISTORY INTERVIEWS

The goal of the interview is to establish the informants role in the narrative by identifying their position at HWAD and location of residence at the Conelly Housing Complex.

Basic Biographical Information

1. Name
2. City and state of current residence
3. Branch of service
4. Number of years in service
5. Summary of service – starting and ending years; changes in rank; rank when lived in the Conelly Housing Complex
6. Career field during military service

Basic information about the Conelly Housing Complex

1. Years of residence.
2. Why were you or your military family member stationed at the Conelly Housing Complex? Were you employed on the new bomb line and were you brought to the installation or assigned from another division on the base?
3. Number of housing unit, if remembered.

Questions

1. What type of housing did you live in prior to Conelly and how did it compare?
2. Did your living conditions change or improve dramatically when you moved to the Connelly Housing Complex?
3. In general, did you like living at the Conelly Housing Complex? Why? Did the housing meet your family's needs? Did you and your family members generally feel comfortable?
4. How did your housing compare to housing in the civilian sector?
5. Did the housing provide enough space for your family?
6. Did family members have privacy within the house?
7. Did you feel that storage space was adequate?
8. If you were raising children, did you think the housing was adequate for children? Why and how? Was the neighborhood a good place for children to live?
9. One of the objectives of this housing was to provide "open" floor plans to create a feeling of spaciousness, to allow family members to congregate easily, and to allow parents to watch their children. Did your housing succeed in this? Was the housing layout/plan conducive to family life?

10. Did the housing and the neighborhood design help you feel a sense of community within the neighborhood?

11. How would you characterize your level of privacy in reference to the neighborhood? Did you feel that the housing provided privacy?

12. How would you characterize the amount of outdoor space available to your unit? What kind of outdoor space did you have, and was it adequate? What kind of views did you have of outdoor space from indoors?

13. One intent of these housing programs was to create a "suburban" environment. What feeling did the outdoor environment (such as landscaping and street layout) create, both around your house and in the neighborhood? Was it an appealing place to live?

15. What do you remember about the physical features of the house?

16. What physical features of the house did you like, and what features did you dislike?

17. How were residents able to personalize their residence? Were there limits on color of paint, landscaping, adding fences to yards (modification of yard), etc.?

18. How did the addition of the car ports facilitate the living conditions at the units?