

>>> Demion Clinco <demion.clinco@preservetucson.org> 2/18/2016 10:31 AM >>>  
Ms. Stang,

I am resending our letter of January 22, 2016 regarding the concerns of the Tucson Historic Preservation Foundation related to the execution of the Downtown Motor Hotel MOU and action related to Section 1.B and 1.C. When we spoke on February 1, 2016 at the City of Tucson Choice Neighborhood Planning Grant Public Meeting I was assured we would be hearing from your office and the City of Tucson soon.

We are deeply concerned that there has been no communication or action to address these issues and are particularly troubled because the underlying issues relate to the demolition and removal of historic fabric and violation of the signed MOU. Since our letter was sent no action appears to have been taken and additional historic fabric has been demolished and destroyed. It is unsettling that the current undertaking is inconsistent with the terms of the MOU and it is troubling that there appears to be no urgency in ensuring this project complies with the agreed.

We ask that your office take swift action and issue a stop work order on this project until the impacts of the demolition of historic features and details can be reviewed by the Tucson Pima County Historical Commission and a mitigation plan developed or withdraw the HUD funds from this project for non-compliance.

We look forward to hearing back from you as soon as possible,  
Demion Clinco  
Tucson Historic PReservation Foundation  
PO Box 40008  
Tucson, Arizona 85717  
demion.clinco@preservetucson.org

On Fri, Jan 22, 2016 at 5:37 PM, Demion Clinco <demion.clinco@preservetucson.org> wrote:

Ms. Stang,

Attached is a letter regarding the Tucson Historic Preservation Foundation concerns related to the execution of the Downtown Motor Hotel MOU and action related to Section 1.B and 1.C.

We are particularly concerned because this issue relate to the demolition and removal of historic fabric.

We look forward to hearing back from you.

Demion Clinco

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Ms. Stang,

Attached is a letter regarding the Tucson Historic Preservation Foundation concerns related to the execution of the Downtown Motor Hotel MOU and action related to Section 1.B and 1.C. We are particularly concerned because this issue relate to the demolition and removal of historic fabric. We look forward to hearing back from you.

Demion Clinco



**TUCSON  
HISTORIC  
PRESERVATION  
FOUNDATION**

January 22, 2016

Sally Stang  
Director, Housing and Community Development Department  
City of Tucson  
310 North Commerce Park Loop  
PO Box 27210, Tucson, Arizona 85726-7210

**Re: Dispute of Memorandum of Agreement Regarding the Downtown Motor Apartments 383 South Stone Ave, Tucson, Arizona**

Dear Ms. Stang,

In reviewing the current condition of the Downtown Motor Apartments located at 383 South Stone Avenue, I am deeply concerned by the actions and manner in which the stipulated terms outlined in the Memorandum of Agreement are being completed. Stipulation 1.B and 1.C Rehabilitation of Historic Sing and Portion of Hotel say:

B. Developer will retain approximately 47' of the westernmost portion of the north building on the property and approximately 36' of the westernmost portion of the south building on the property as depicted in the drawing attached as Exhibit C. These spaces will be used as offices and community space.

C. Any historic preservation of these portions of the property will meet the Secretary of the Interior's Standards for Archaeology and Historic Preservation, and will be carried out by or under the direct supervision of qualified professionals who meet the Secretary of the Interior's Professional Qualification Standards.

I have attached photographs of the current state of the retained portions of the building. Significant historic fabric, features and material have been torn out. The treatment appears inconsistent with the Secretary of the Interior's Standard for Rehabilitation. Specifically rehabilitation standards: 1, 2, 4, 6, 7 and 9. I have included and highlighted the relevant standards.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Additionally, I request you provide a list of the qualified professionals who meet the Secretary of the Interior's Professional Qualification Standards who are carrying out or directly supervising this preservation part of the Downtown Motor Hotel project.

Thank you for your attention to this matter.

Demion Clinco  
Executive Director  
Tucson Historic Preservation Foundation  
PO Box 40008  
Tucson, Arizona 85717  
demion.clinco@preservetucson.org

CC Zack Carter, Field Environmental Officer HUD  
Jaime Loichinger Advisory Council on Historic Preservation  
James Garrison, Arizona State Historic Preservation Officer

*Photos on the Following Pages Taken January 22, 2016*





