

>>> Sally Stang 2/19/2016 4:20 PM >>>
Good Afternoon Mr. Clinco,

Please find attached my response to your letter dated 1/22/16 concerning the MOA for the Downtown Motor Apartments.

Regards,

Sally Stang, Director
Housing & Community
Development Department
City of Tucson

310 North Commerce Park Loop
Santa Rita Building
520.791.4171 office

>>> Demion Clinco <demion.clinco@preservetucson.org> 1/22/2016 5:37 PM >>>
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



CITY OF TUCSON
HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT
ADMINISTRATION DIVISION

February 19, 2016

Demion Clinco, President
Tucson Historic Preservation Foundation
P.O. Box 40008
Tucson, AZ 85717

Re: Downtown Motor Apartments MOA

Dear Mr. Clinco:

I apologize for the delay in responding to your letter dated 1/22/16 in which you indicated that you felt that stipulations 1.B and 1.C of the Memorandum of Agreement for the Downtown Motor Apartments were not being upheld. This letter serves as response to those concerns.

Specifically Stipulation 1.B states “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.”

In response, the photographs that you submitted clearly reveal the retention of approximately 47’ of the westernmost portion of the north building and approximately 36’ of the westernmost portion of the south building on the property and we will confirm when the project is complete that they will be used for offices and community space.

Specifically Stipulation 1.C. states “Any historic preservation of these portions of the property will meet the Secretary of the Interior’s Standards for Archaeology and Historic Preservation (SOI’s Standards; http://www.nps.gov/history/local-law/arch_stnds_9.htm), and will be carried out by or under the direct supervision



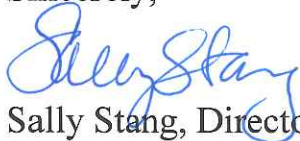
February 19, 2016

of qualified professionals who meet the Secretary of Interior's Professional Qualifications Standards."

In response, the Developer hired Bob Lanning, Architect who the City's Historic Preservation Officer, Jonathan Mabry confirmed meets the Secretary of Interior's Standards for Profession Qualifications. Mr. Lanning has met with Mr. Mabry and has been meeting with the contractor on a regular basis. Mr. Lanning provided the following statement - "Here is an update on the project at the Downtown Motor Apartments. As you know, the two existing buildings at the front of the project (the 994 square foot "Gallery Room" and the 610 square foot "Community Room") were permitted with the overall apartment complex project. Construction work on the project commenced last month. I am currently working on construction documents that will provide guidance for the rehabilitation of these structures, including the repair and /or replacement of damaged materials and elements. I am following the Secretary of the Interior's Standards for Rehabilitation, and I am also aware of the City of Tucson's Memorandum of Agreement regarding this project. I expect to have the construction documents finalized within one week, and work on the two structures can then begin."

As such I find no violation of Stipulations 1.B and 1.C of the Memorandum of Agreement regarding the Downtown Motor Apartments.

Sincerely,



Sally Stang, Director
Housing & Community Development Department
City of Tucson

