

**Sally Stang - Fwd: Historic Home Tour only a few weeks away**

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**From:** Catherine Eyde <catherineeyde@gmail.com>  
**To:** <Sally.Stang@tucsonaz.gov>, <jonathan.mabry@tucsonaz.gov>  
**Date:** 04/04/2015 12:59 PM  
**Subject:** Fwd: Historic Home Tour only a few weeks away  
**Cc:** "mayor1@tucsonaz.gov" <mayor1@tucsonaz.gov>, <Ryan.Anderson@tucsonaz.gov...>

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Ms Stang and Mr Mabry,

I would encourage you to go on this upcoming *tour* (see below) of homes created by our Josias Joesler.

After you have seen his architectural work in person from both the inside and out, I hope you might think differently about the Downtown Motor Hotel (and your future choices about the downtown area).

This architect has visually molded Tucson and his influence is evident.

It's obvious that the city of Tucson has benefited from Joesler and continues to.

Out of respect, please research him, visit his public buildings, go on this tour and see his private residential work first hand.

He inspired the building of my own home and I was lucky to find a local architect that felt the same about his legacy.

I feel The Downtown Motor Hotel should be created in the same vein as the original and not replaced with an unworthy structure.

I write because I care. Other community members have written because they care.

Fine Architecture will enrich a city for many years, if we use our hearts and our city's leadership to ensure it.

This location and structure are definitely worth another consideration.

Best Regards,  
Catherine Eyde  
Downtown Resident and Homeowner

Begin forwarded message:

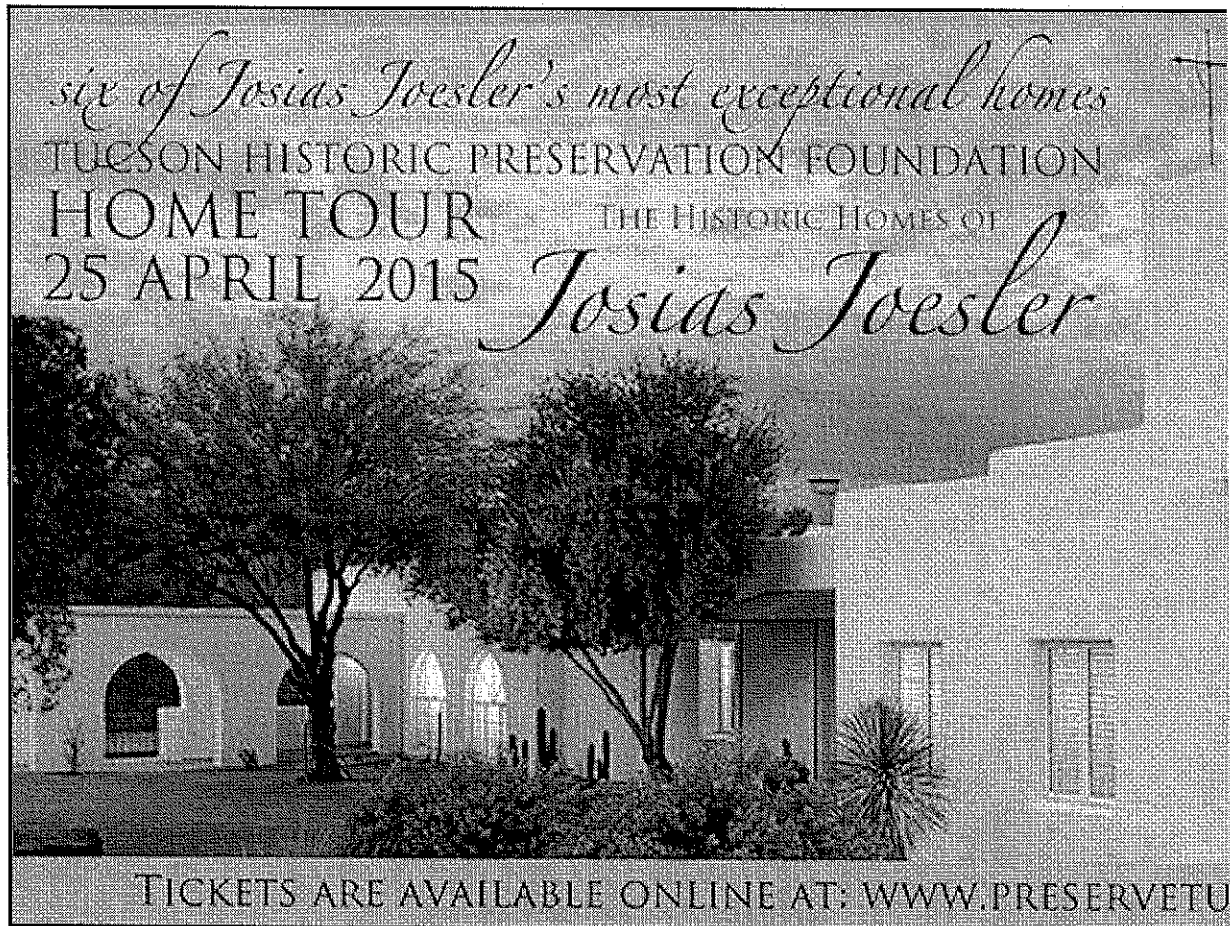
**From:** "Tucson Historic Preservation Foundation"  
<[info@preservetucson.org](mailto:info@preservetucson.org)>

**Subject:** Historic Home Tour only a few weeks away

**Date:** April 3, 2015 at 6:50:37 PM MST

**To:** Catherine Eyde <[catherineeyde@gmail.com](mailto:catherineeyde@gmail.com)>

**Reply-To:** "Tucson Historic Preservation Foundation"  
<[info@preservetucson.org](mailto:info@preservetucson.org)>



*six of Josias Joesler's most exceptional homes*  
TUCSON HISTORIC PRESERVATION FOUNDATION  
HOME TOUR THE HISTORIC HOMES OF  
25 APRIL 2015 *Josias Joesler*

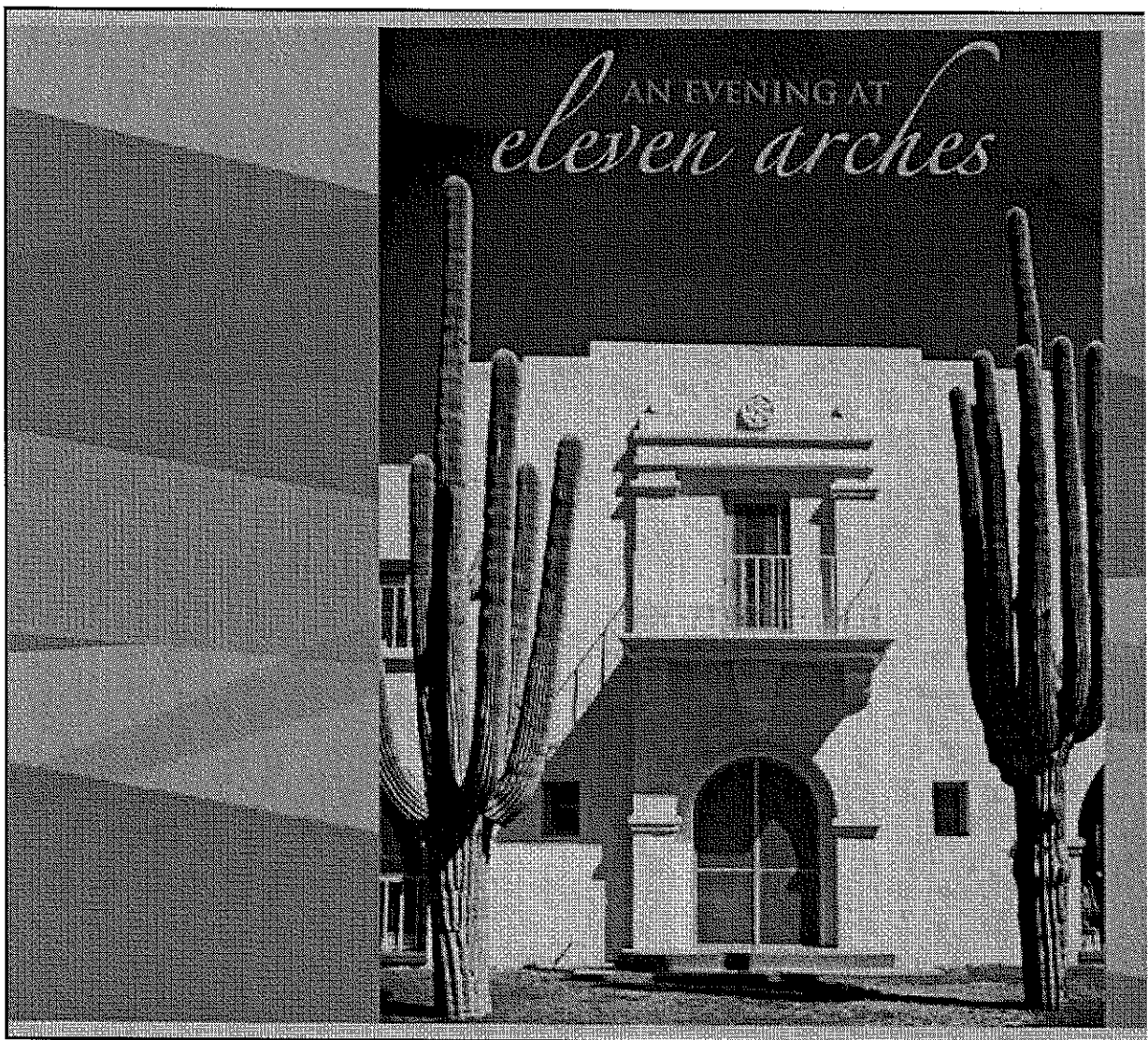
TICKETS ARE AVAILABLE ONLINE AT: [WWW.PRESERVETU](http://WWW.PRESERVETU)

Get your tickets for the Historic Home Tour of Joesler's Architectural Masterpieces!

**Home Tour 2015: Josias Joesler**  
**25 April 2015**

Join the Tucson Historic Preservation Foundation for an exceptional 2  
Tour Featuring the Romantic and extraordinary design of Tucson's mo  
celebrated architect of the 20th century: Josias Joesler. This tour is a ra  
venture inside some of Joesler's best homes and experience the design  
Tucson style for generations. Explore the legacy of Tucson's architectu

[Click here for more information and to purchase your tickets](#)



# VIP Joesler Reception at 11 Arches 24 April 2015

The Tucson Historic Preservation Foundation Invites You to An Evening of Cocktails & Hors d'oeuvres at the Historic **Eleven Arches Mansion.** ] of our 30th Anniversary and the 2015 Home Tour Featuring the Architect Josias Joesler.

**Friday April 24, 2015  
6:00 Till the Music Ends**

*Eleven Arches Mansion was designed by famed twentieth century Tucson architect Louise N. Grace of Grace Shipping Lines, the mansion was Joesler's largest residence a rare opportunity to experience this remarkable 16,000 square foot home and celebrate Tucson unique.*

*Tickets for this special event are highly limited.*

Tickets are \$100 per person and includes a Home Tour ticket for Saturday April 25

**[Tickets can be purchased online by Clicking Here](#)**

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PO Box 40008  
Tucson , Arizona 85717  
Tucson Historic Preservation Foundation  
[info@preservetucson.org](mailto:info@preservetucson.org)

To unsubscribe from future emails: [Click Here](#)

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## Sally Stang - Re: Save The Downtown Motor Hotel

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**From:** burns joey <j\_calexico@yahoo.com>  
**To:** Gary Patch <standuptall@gmail.com>, Sally Stang <Sally.Stang@tucsonaz.go...>  
**Date:** 04/04/2015 4:57 PM  
**Subject:** Re: Save The Downtown Motor Hotel  
**Cc:** "mayor1@tucsonaz.gov" <mayor1@tucsonaz.gov>, "Ryan.Anderson@tucsonaz.gov..."

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Dear Sally Stang and Jonathan Mabry  
 Please save the Downtown Motor Hotel. It's such a cool project to show the true creativity and spirit of respect for our town's history.


Do the right thing and keep the historical neighborhoods of downtown in tact. Don't bulldoze it!!!

Thank you Gary and Darren for doing all of the hard work and keeping on this important issue.

Joey Burns

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**From:** Gary Patch <standuptall@gmail.com>  
**To:** Sally Stang <Sally.Stang@tucsonaz.gov>; Jonathan Mabry <jonathan.mabry@tucsonaz.gov>  
**Cc:** mayor1@tucsonaz.gov; Ryan.Anderson@tucsonaz.gov; "martha.durkin@tucsonaz.gov" <Martha.durkin@tucsonaz.gov>; Nicole Ewing-Gavin <Nicole.Ewing-Gavin@tucsonaz.gov>; Steve Kozachik <Steve.Kozachik@tucsonaz.gov>; ward1@tucsonaz.gov; ward3@tucsonaz.gov; Jack McLain <jackmclain@mac.com>; Jody Gibbs <j.gibbsarchitect@gmail.com>; Demion Clinco <demionclinco@gmail.com>; OrientationTest2013 <Zach.R.Carter@hud.gov>; "jloichinger@achp.gov" <jloichinger@achp.gov>  
**Sent:** Friday, April 3, 2015 1:41 PM  
**Subject:** Downtown Motor Hotel

 IMG\_4369.MOV

Ms. Stang & Mr. Mabry,

I'm sending this small video clip from the opening of the Downtown Clifton last weekend.

This property, just one block south of the Downtown Motor Hotel, was refurbished, restored and has been put back into use. Similar in scale to the DMH, the neighborhoods of both Armory park and Barrio Libre are proud to see good development that honors its past and celebrates the distinct characteristics which make Tucson unique.

This is great adaptive reuse of an existing property.  
 Take a good look, this is what the DMH could become.

But, because of your continued position Ms. Stang - aligning yourself with the developer of the Downtown Motor Hotel property - the neighborhood residents, who were hoping for an objective and fair Section 106 review, are continually astonished by your biased mishandling of this project.

A year ago in April 2014, you, Ms. Stang, were the signatory representing the city and approved of the the demolition/development of this historic property. We were disheartened to find this information while searching through the hundreds of documents pertaining to this project. [see attachment]

Last December, when you called us into your office to find out our viewpoint, we were really enthused. We knew that even though we may not get the results we wanted with the Downtown Motor Hotel, at least we were doing our civic duty and participating in our local, democratic process. We believed in it and we care about the future of our city. You said you were objective in your goals, that you wanted to consider all viewpoints so you could make an informed decision. The reality was that you had already committed, months ago, to a decision in writing and submitted it to the city and state.

You lied to our faces in a farcical fabrication of pretend justice. Your meeting was a sham and actions like yours are a disgrace to our democratic system.

The citizens of Tucson look to you Ms. Stang, as a city official, to provide us with quality development and preserve the unique characteristics of our town. What we have gotten instead is a gross miscarriage of power. Through the mishandling of the Section 106 process you repeatedly choose to align yourself with out of town developers who profit off the poor and care little about quality buildings and architectural history. This at the expense of doing what is balanced and fair for our city and its people.

You should recuse yourself immediately from heading this Section 106 as you cannot possibly lay claim to being fair and impartial.

That you, Mr. Mabry, as a historic preservation officer and a Section 106 representative with knowledge of the inner workings of city departments, have not brought this to the attention of city officials, only adds to the collusive and mendacious actions within both of your departments.

To add insult to injury, you claim the barrio will not be adversely effected?

Shame on both of you for selling our architectural heritage to the highest bidder, for misrepresenting yourselves as impartial civil servants, for not doing your jobs objectively and then running a deceitful 106 review.

In the future, both of your names will be connected to the destruction a historic Josias Joesler building. The residents of this area will remember you every time they see the garbitecture you championed and enabled to be built in our most historic of neighborhoods.

Is this really what you want?

Gary Patch  
Darren Clark

P.S. This is also being BCC'd to the 200 neighborhood residents who asked to be included - or at least represented - in the Section 106 process. Citizens whom you chose to dismiss, ignore and silence through your actions.

**Sally Stang - Re: Downtown Motor Hotel**

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**From:** LisaMele <lisamele@aim.com>  
**To:** Gary Patch <standuptall@gmail.com>  
**Date:** 04/05/2015 1:36 AM  
**Subject:** Re: Downtown Motor Hotel  
**Cc:** Sally Stang <Sally.Stang@tucsonaz.gov>, Jonathan Mabry <jonathan.mabry@t...>

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To whom it may concern,

In regards to information contained in the letters attached to the email that was sent to us, I have some questions I was hoping someone could enlighten me?

Regarding this large uninspired apartment building planning to be built to serve low income and veteran households, it is being claimed there is a long litany of amenities and supportive services all within one mile of this site.

Could someone inform me where the grocery store within a mile of this low income housing project exists? Especially a grocery store suited for someone on a (food stamp) budget?

I'm not aware of a neighborhood health care center that would accommodate the specific needs of the low income renters, within a mile. As well as the medical center for veterans? Within a mile? And the renters whom I would presume if they aren't the veterans, don't they require access to medical offices that accept their medical plan through AHCCCS? Is there a neighborhood medical center within a mile of the site that would accommodate a person on AHCCCS?

Remember this site will not accommodate enough parking for each apartment.

I also went online to see how scarce low income housing is, since that was said over and over again in the meetings. ( so scarce, we need more!!). From what I could see, on the Tucson City government's website, not only is low income housing not scarce in Tucson, , there are plenty of vacancies throughout the city. With many low income homes and apartments waiting to be rented. Many vacancies. Check it out for yourselves.


And from where I live, I have multiple low income housing projects within 1/2 block of my home, and more beyond in every direction. Shortage of low income housing? I don't see it? What am I missing?? Why do the city officials keep insisting there is a shortage? That this building must be built to relieve the shortage of rentals.

I sincerely would like to know the answers to these questions.



Thank you. Lisa

On Apr 3, 2015, at 1:41 PM, Gary Patch <[standuptall@gmail.com](mailto:standuptall@gmail.com)> wrote:

 IMG\_4369.MOV

Ms. Stang & Mr. Mabry,

I'm sending this small video clip from the opening of the Downtown Clifton last weekend.

This property, just one block south of the Downtown Motor Hotel, was refurbished, restored and has been put back into use. Similar in scale to the DMH, the neighborhoods of both Armory park and Barrio Libre are proud to see good development that honors its past and celebrates the distinct characteristics which make Tucson unique.

This is great adaptive reuse of an existing property.  
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But, because of your continued position Ms. Stang - aligning yourself with the developer of the Downtown Motor Hotel property - the neighborhood residents, who were hoping for an objective and fair Section 106 review, are continually astonished by your biased mishandling of this project.

A year ago in April 2014, you, Ms. Stang, were the signatory representing the city and approved of the the demolition/development of this historic property. We were disheartened to find this information while searching

through the hundreds of documents pertaining to this project. [see attachment]

Last December, when you called us into your office to find out our viewpoint, we were really enthused. We knew that even though we may not get the results we wanted with the Downtown Motor Hotel, at least we were doing our civic duty and participating in our local, democratic process. We believed in it and we care about the future of our city. You said you were objective in your goals, that you wanted to consider all viewpoints so you could make an informed decision. The reality was that you had already committed, months ago, to a decision in writing and submitted it to the city and state.

You lied to our faces in a farcical fabrication of pretend justice. Your meeting was a sham and actions like yours are a disgrace to our democratic system.

The citizens of Tucson look to you Ms. Stang, as a city official, to provide us with quality development and preserve the unique characteristics of our town. What we have gotten instead is a gross miscarriage of power. Through the mishandling of the Section 106 process you repeatedly choose to align yourself with out of town developers who profit off the poor and care little about quality buildings and architectural history. This at the expense of doing what is balanced and fair for our city and its people.

You should recuse yourself immediately from heading this Section 106 as you cannot possibly lay claim to being fair and impartial.

That you, Mr. Mabry, as a historic preservation officer and a Section 106 representative with knowledge of the inner workings of city departments, have not brought this to the attention of city officials, only adds to the collusive and mendacious actions within both of your departments.

To add insult to injury, you claim the barrio will not be adversely effected?

Shame on both of you for selling our architectural heritage to the highest bidder, for misrepresenting yourselves as impartial civil servants, for not doing your jobs objectively and then running a deceitful 106 review.

In the future, both of your names will be connected to the destruction a historic Josias Joesler building. The residents of this area will remember you every time they see the garbitecture you championed and enabled to be built in our most historic of neighborhoods.

Is this really what you want?

Gary Patch  
Darren Clark

P.S. This is also being BCC'd to the 200 neighborhood residents who asked to be included - or at least represented - in the Section 106 process. Citizens whom you chose to dismiss, ignore and silence through your actions.

<StangApprovalLetter4:2014.pdf>

**From:** Sally Stang  
**To:** Jonathan Mabry; Gary Patch  
**CC:** Martha Durkin; Nicole Ewing-Gavin; Ryan Anderson; Steve Kozachik; Wa...  
**BC** Ramona Williams  
**Date:** 04/03/2015 3:36 PM  
**Subject:** Re: Downtown Motor Hotel  
**Attachments:** DMA HPIF.pdf

Dear Mr. Patch,

Thank you for your correspondence. Please find attached a copy of the State of Arizona Historic Property Inventory Form. On page two please note that the property at 383 S. Stone Ave was listed as a contributor to the Armory Park Historic Residential District on 4/14/14. As such, on April 4, 2014 when my letter of support was written and submitted, the property was not a contributing property nor did we have any reason to believe it would be because in 1996 when the Historic District was expanded and the subject property was 55 years old, in better condition, and eligible for listing it was deemed a non-contributing property.

Please remember, this Section 106 process is about a \$600,000 loan of HOME Investment Partnership Funds for this project. The use of federal funds is the only trigger for the Section 106 process, allows us to request mitigation of adverse effect, and puts the City in a role to monitor the project for HOME Program compliance for the next 20 years. Without the HOME funds the project still can be built without the restoration of the two front historic buildings, without additional mitigation, and without City HOME Program monitoring.

The fact that we have adjusted the Area of Potential Effect, added the Barrio Historico Historic District as a consulting party, and have adjusted the adverse effect determination demonstrates that we are listening to the Public and to the Consulting Parties which is the foundation of a Section 106 Process.

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

310 North Commerce Park Loop  
Santa Rita Building  
520.791.4171 office  
520.837.5395 direct

>>> Gary Patch <standuptall@gmail.com> 4/3/2015 1:41 PM >>>

[IMG\\_4369.MOV](#)

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STATE OF ARIZONA

HISTORIC PROPERTY INVENTORY FORM

NTORY FORM

Please type or print clearly. Fill out each applicable space accurately and with as much information as is known about the property. Use continuation sheets where necessary. Send completed form to: State Historic Preservation Office, 1300 W. Washington, Phoenix, AZ 85007

PROPERTY IDENTIFICATION

For properties identified through survey: Site No: Survey Area:

Historic Name(s): Downtown Motel, Downtown Motor Hotel (Enter the name(s), if any, that best reflects the property's historic importance)

Address: 383 South Stone Avenue

City or Town: Tucson Municipality County: Pima Tax Parcel No. 117-14-0930

Township: 14S Range: 13E Section: 13 Quarter Section: Acreage: .5

Block: 232 Lot(s): 7 Plat (Addition): City of Tucson Year of plat (addition): 1872

UTM reference: Zone Easting Northing USGS 7.5' quad map:

Architect: Josias Joesler not determined known (source: construction plans)

Builder: Helen and John Murphey not determined known (source: construction plans)

Construction Date: 1941 known estimated (source: Pima County Assessor)

STRUCTURAL CONDITION

Good (well maintained, no serious problems apparent) Fair (some problems apparent) Describe: General deterioration from deferred maintenance. Poor (major problems; imminent threat) Describe:

Uninhabitable

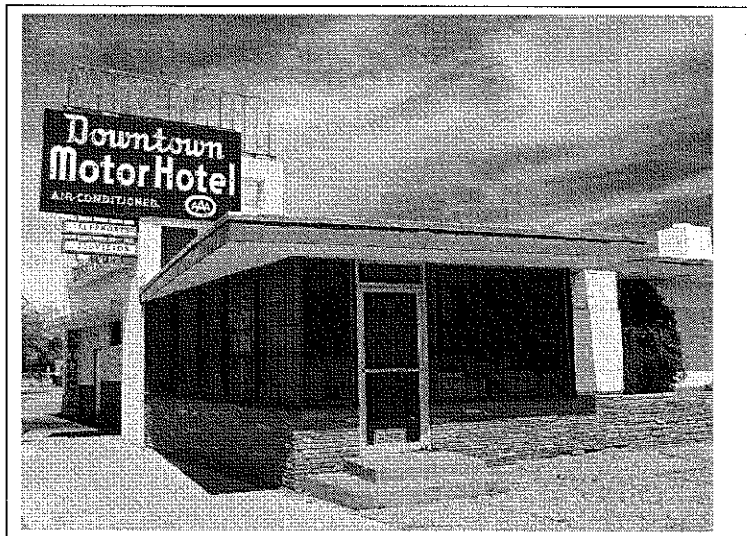
USES/FUNCTIONS

Describe how the property has been used over time, beginning with the original use. DOMESTIC: hotel

Sources: Tucson City Directory

PHOTO INFORMATION

Date of photo: 2012 View Direction (looking towards) Northeast Negative No.:



**SIGNIFICANCE**

To be eligible for the National Register of Historic Places, a property must represent an important part of the history or architecture of an area. Note: a property need only be significant under one of the areas below to be eligible for the National Register.

A. HISTORIC EVENTS/TRENDS (On a continuation sheet describe how the property is associated either with a significant historic event, or with a trend or pattern of events important to the history of the nation, the state, or a local community.)

B. PERSON (On a continuation sheet describe how the property is associated with the life of a person significant in the past.)

C. ARCHITECTURE (On a continuation sheet describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values.)

Outbuildings: (Describe any other buildings or structures on the property and whether they may be considered historic.)

**INTEGRITY**

To be eligible for the National Register, a property must have integrity, that is, it must be able to visually convey its importance. Provide detailed information below about the property's integrity. Use continuation sheets if necessary.

Despite condition issues the property retains a high degree of integrity.

1. LOCATION  Original Site  Moved (date \_\_\_\_\_) Original Site: \_\_\_\_\_

2. DESIGN (Describe alterations from the original design, including dates—known or estimated—when alterations were made) The architectural design remains intact with the exception of a 1950s lobby reconfiguration that used glass window walls and the installation of a larger neon monument sign. (see historic images for change)

3. SETTING (Describe the natural and/or built environment around the property) The setting along the historic alignment of US 80; US 89 and AZ 84 is unchanged. The immediate urban setting is unchanged from the construction date.

Describe how the setting has changed since the property's period of significance: \_\_\_\_\_

4. MATERIALS (Describe the materials used in the following elements of the property) Walls (structure): **block** Foundation: **concrete** Roof: **flat, rolled and polymer** Windows: **operable and fixed steel casement** If the windows have been altered, what were they originally? \_\_\_\_\_ Wall Sheathing: **paint and stucco** If the sheathing has been altered, what was it originally? \_\_\_\_\_

5. WORKMANSHIP (Describe the distinctive elements, if any, of craftsmanship or method of construction)

**NATIONAL REGISTER STATUS (if listed, check the appropriate box)**

Individually listed;  Contributor  Contributor to Armory Park Historic District  
Date Listed: 4-14-14  Determined eligible by Keeper of National Register (date: \_\_\_\_\_)

**RECOMMENDATIONS OF ELIGIBILITY (opinion of SHPO staff or survey consultant)**

Property  is  eligible individually.  
Property  is  eligible as a contributor to a potential historic district. (Armory Park NRHD)   
More information needed to evaluate.  
If not considered eligible, state reason: \_\_\_\_\_

**FORM COMPLETED BY:**

Name and Affiliation: **Tucson Historic Preservation Foundation**  
Mailing Address: **PO Box 40008, Tucson Arizona 85717**

Date: **Sep 1, 2013**  
Phone No.: \_\_\_\_\_

**STATE OF ARIZONA**

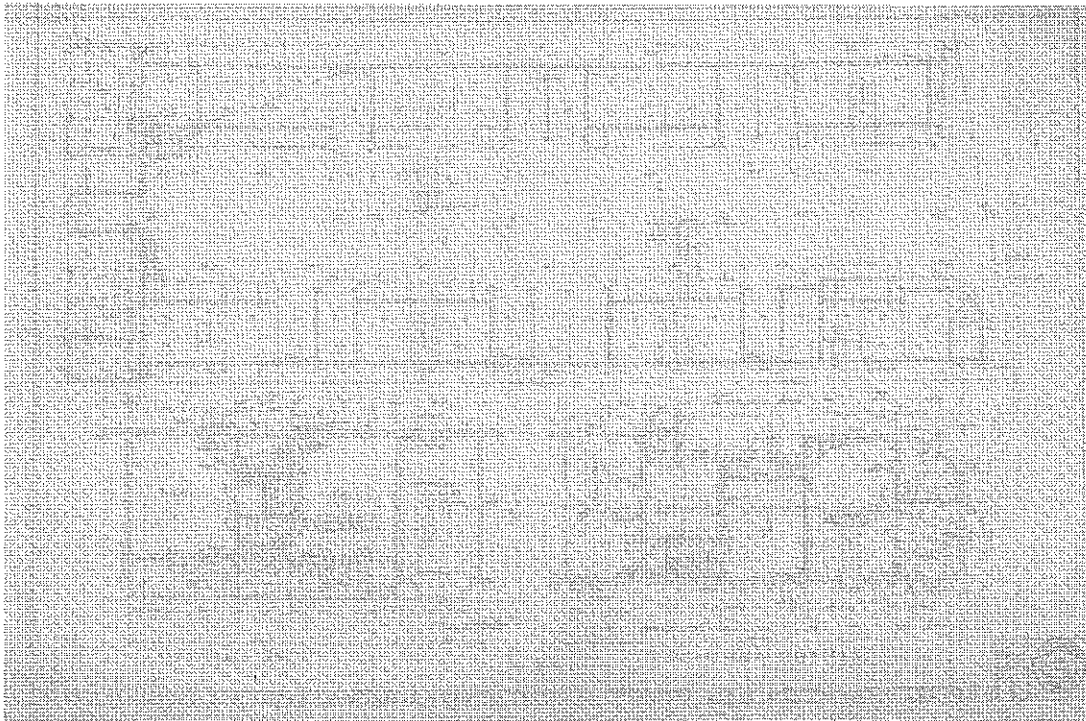
**HISTORIC PROPERTY INVENTORY FORM  
CONTINUATION SHEET**

name of property Downtown Motel, Downtown Motor Hotel

Continuation Sheet No. \_\_\_\_\_

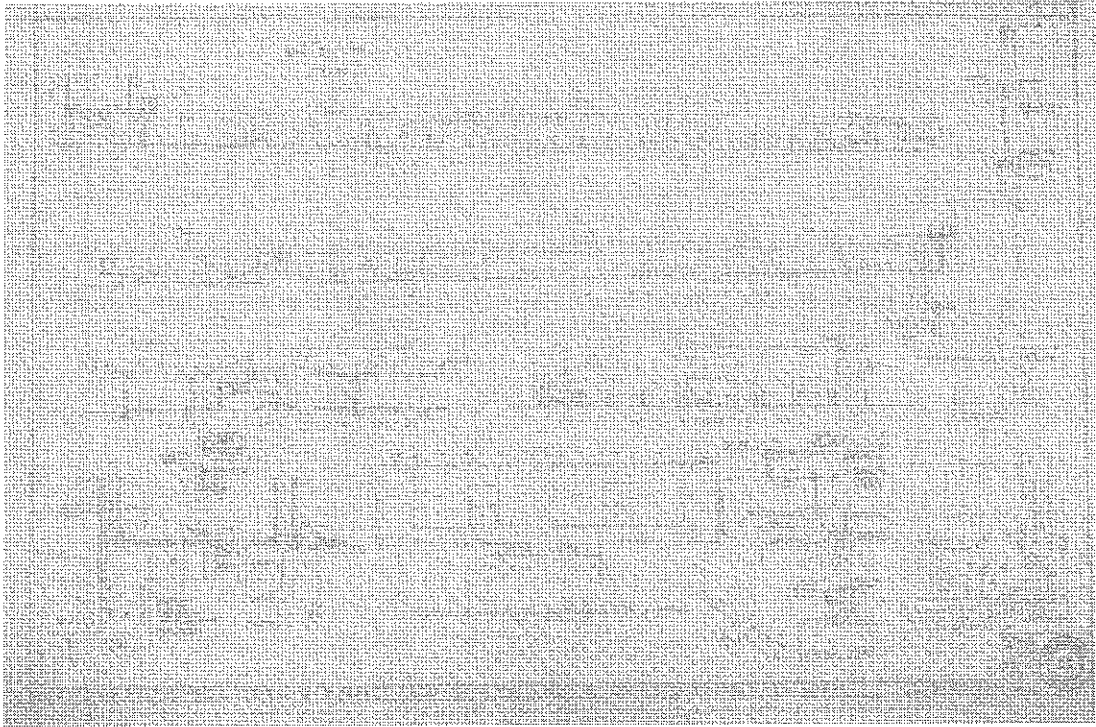
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The Downtown Motel was designed by architect Josias Joesler in 1941 for developer/builder Helen and John Murphy. The design was originally conceived as a pueblo revival but was abandoned for a Modern international style inspired project. The building should be considered eligible as a contributor to the Armory Park Historic District Amendment (period of significance 1880 – 1945).

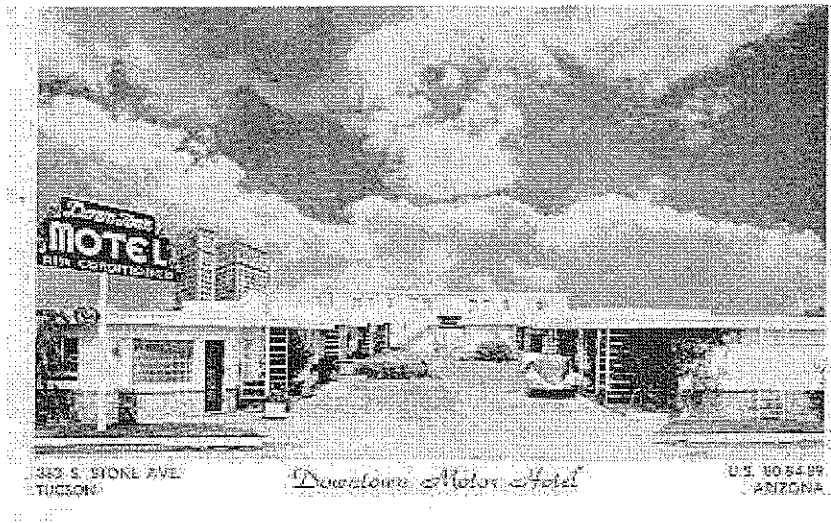


Joesler Architectural Plan, 1941. Page 1



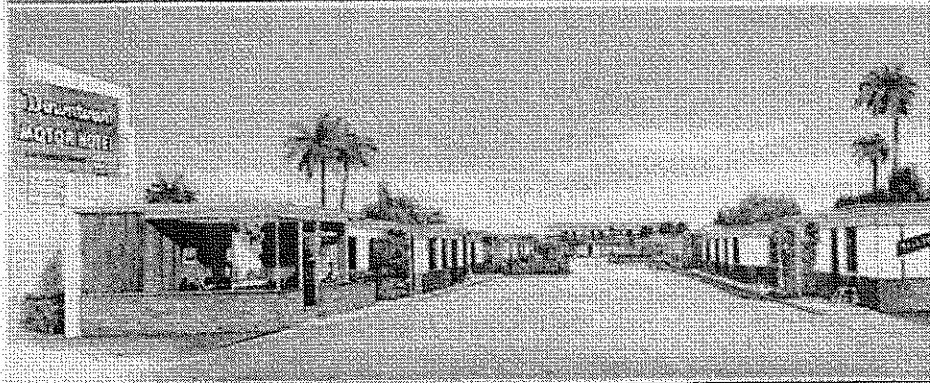


Joesler Architectural Plan, 1941 Page 2.



Postcard c. 1942

Downtown MOTOR HOTEL



OFFICIAL  MEMBER PREFERRED MOTELS  
TUCSON'S LARGEST AND FINEST MOTEL IN THE HEART OF THE CITY

Postcard c. 1958



Downtown Motor Hotel northeast, 2012