

From: "Carter, Zach R" <Zach.R.Carter@hud.gov>
To: Jody Gibbs <j.gibbsarchitect@gmail.com>, "Williams, Ramona" <Ramona.Will...>
Date: 12/19/2014 3:32 PM
Subject: RE: Downtown Motor Hotel 106 Process
Attachments: Fwd: Section 106 Process - Downtown Motor Lodge, 383 S. Stone Avenue, Tucson Arizona

Jody,

Thank you for copying HUD on this communication. Thank you also for forwarding us your comments submitted to the City on Nov. 20th, which includes more detailed architectural analysis (attached).

I wanted to note that some of the questions below appear to fall outside the scope of issues addressed in the Section 106 process, which is the identification of historic properties and their unique qualities, related to National Register criteria of significance; the analysis of the impact of federally assisted activities on those properties; and the resolution of adverse effects. Several of the comments you've copied below are specific to the proposal, but others relate only to interactions among various participants in the process rather than to the project itself.

While the Section 106 lead agency has to have a process for obtaining public input, this does not necessarily require contacting each individual property owner to determine a project's impact on those owners, as individuals. While project information should be accessible to the interested public (such as at the office of the Responsible Entity or online), a copy of project plans is not required to be distributed to each resident.

Under HUD's regulations at 24 CFR Part 58, the City must be the lead agency for the Section 106 process. This cannot be delegated to a third party. The City and SHPO determine who is a consulting party. Consulting parties are a different, and more limited group, than interested members of the public. It would be very unusual, and probably not administrable, to make all residents in an area consulting parties.

I am concerned that if the Barrio Historico Historic District Advisory Board waits for the City to provide an individualized response to each of the requests below, some of which, again, are not clearly part of the Section 106 process, this may detract from the opportunity for the Board to provide any additional design- and preservation-specific comments and to have those considered by the City and consulting parties. It is important for HUD to clarify that while the Section 106 regulations at 36 CFR 800 require the City to consider and address specific comments about these resources and effects, the Section 106 agency has some discretion in the way it does this. Responding to comments can be done via website postings or in discussion with commenters, and the City can respond to similar comments in more efficiently by grouping them together.

Sincerely,

Zach Carter
Office of Environment & Energy
U.S. Dept. of Housing & Urban Development
One Sansome Street, Suite 1200
San Francisco, CA 94104-4430
415-489-6621
zach.r.carter@hud.gov<mailto:zach.r.carter@hud.gov>

(HUD environmental resources and training are available on the HUD Exchange website at <https://www.hudexchange.info/environmental-review/>)

From: Jody Gibbs [mailto:j.gibbsarchitect@gmail.com]
Sent: Friday, December 19, 2014 11:48 AM

To: Williams, Ramona; William Balak; kenbacher@earthlink.net; Mary Lou Heuett; a.hazen@cox.net; B. Vint; mayor1@tucsonaz.gov; ward1@tucsonaz.gov; ward2@tucsonaz.gov; ward3@tucsonaz.gov; ward4@tucsonaz.gov; ward5@tucsonaz.gov; ward6@tucsonaz.gov; citymanager@tucsonaz.gov; albert.elias@tucsonaz.gov; Demion Clinco; Gary Patch; jnintzel@tucsonweekly.com; caaliama@azstarnet.com; Darren DaRonco; tsteller@azstarnet.com; sgassen@azstarnet.com; tdavis@aystarnet.com; David Carter; Carter, Zach R
Subject: Fwd: Downtown Motor Hotel 106 Process

----- Forwarded message -----

From: Jody Gibbs <j.gibbsarchitect@gmail.com<mailto:j.gibbsarchitect@gmail.com>>

Date: Fri, Dec 19, 2014 at 12:39 PM

Subject: Downtown Motor Hotel 106 Process

To: sally.stang@tucsonaz.gov<mailto:sally.stang@tucsonaz.gov>

Ms. Sally Stang, Director
Housing and Community Development
City of Tucson
RE: Downtown Motor Hotel
106 Process

Dear Sally,

As you know the Barrio Historico Historic District Advisory Board voted unanimously on November 18 at a publicly noticed meeting, "that the demolition of the historic building and the proposed construction of a four story building at the Downtown Motor Hotel site both would cause irreparable damage to the historic zones".

We have witnessed two very chaotic and seemingly contrived public meetings in the 106 process.

Below are some questions which I hope you will answer promptly concerning the 106 progress.

- 1) Could you please identify the consulting parties selected to date ? How were they selected; what role will they play in the 106 process ?
- 2) Could you please identify the areas and individuals impacted by the potential demolition of the historic Joesler building and the areas and individuals impacted by the potential construction of the four story building ? Has this been determined and if so by whom ? How will this be determined if it has not been determined and by whom ?
- 3) What is the schedule of the of the meetings of the consulting parties and are their meetings public and clearly noticed ? Have meetings already occurred ?
- 4) What is the schedule of the 106 process in total ?
- 5) Will the 106 process involve mitigation of the impact of the proposed four story building on the two historic districts as well as mitigation of the impact of the loss of the historic Joesler building ? Will other alternatives be considered that do not require construction of the four story building and the demolition of the historic Joesler building?
- 6) Many people in Barrio Historico favor rehabilitating the historic Downtown Motor Hotel into low income housing and not constructing the four story building. If the historic Joesler building were rehabilitated into low income housing there would be nothing to mitigate - no impact by loss of the historic building and no impact on the historic districts of the four story building. Will the 106 Process consider the alternative of converting the existing historic Joesler building into low income housing as a means of eliminating the negative impact of the construction of the four story building on the Historic Districts and the negative impact of the destruction of the 1941 Joesler building ?
- 7) It is my understanding that the developer paid approximately \$625,000 for the property and it is also my understanding that the developer is applying for \$600,000 in Home funds for this project.

Is the developer or anyone else maintaining that the existing historic Joesler building cannot be rehabilitated into low income housing even if the \$600,000 in Home funds is received and the effective cost of acquisition of the property is approximately only \$25,000 ?

8) Would you please email me a copy of the Eric Means Construction Company study or comments regarding the feasibility of rehabilitation of the existing historic Joesler building if such exists ?
Could you please send me a copy of the developer's application for Home funds and the comments of City staff on this proposal ?

9) At the second public meeting the developer said they weren't interested in reducing the number of units or height or number of cars.

Is mitigation to proceed on that basis of what the developer wants or on the basis of correcting the compatibility of the four story building with its historic neighbors ? The Criteria for such compatibility listed in section 5.8.6 of the City's Unified Development Code and defined within the code.

10) The proposed development is surrounded by Barrio Historico on the west and Armory Park on the north, east, and south.

The architectural dividing line between Armory Park and Barrio Historico is not precise. There are Victorian Revival buildings (typical of Armory Park) in the Barrio Historico Historic District, and there are one story adobes buildings (typical of Barrio Historico) located in the Armory Park Historic District. Examples of both of these conditions can be found across the street from the proposed development and in the same block of the proposed development.

Given these conditions and the location of the project, the impact of the four story building and the impact of the demolition of the historic Joesler building both greatly effect both the Barrio Historico Historic District and the Armory Park Historic District. In fact because the proposed development is in between the two historic districts it could reasonably be said that the development equally impacts both historic districts. Can you identify for me which of the consulting parties represents Armory Park and which of the consulting parties represents Barrio Historico ?

11) Could you clarify if all property owners and residents in Barrio Historico and Armory Park have been informed of the potential demolition of the historic Joesler building and of the potential four story building and have they been advised that these two events negatively impact three cultural resources: 1) the historic listed 1941 Joesler building, 2) the character of the Barrio Historico Historic District itself and the historic buildings within it, 3) the character of the Armory Park Historic District itself and the historic buildings within it ?

Have all the residents and property owners in Barrio Historico and Armory Park received elevations and renderings of the proposed four story building showing the project in the context of its historic neighbors ?
12) I am informed that Jonathan Mabry has stated that the Barrio Historico residents support this project because Pedro Gonzales of the Barrio Viejo Neighborhood Association sent a letter saying so.

There is no evidence that the Barrio Viejo Neighborhood Association is representative of Barrio Historico. The Barrio Viejo Neighborhood Association is required legally to provide annual meeting reports to the City and to notify neighborhood residents and property owners (through City mailed notices) of bi-annual meetings for the election of officers. The Barrio Viejo Neighborhood Association has filed nothing with the City for over six years - no notice of a meeting to discuss this project, no notice of any meetings, no notice of elections, no minutes, nothing.

The Department of the City that deals with Neighborhood Associations is none other than the Office of Integrated Planning in which Jonathan Mabry works. Therefore it is inexcusable that Jonathan Mabry would say that an organization without noticed meetings and without noticed elections can be considered representative. You and he have overwhelming evidence that many residents in Barrio Historico oppose the construction of the four story building and the destruction of the historic Joesler building because of their negative impacts on the Historic District. Likewise you have evidence that many people support the rehabilitation of the historic building into low income housing.

In talking to Pedro it is clear that the details of the four story project were never explained to him nor was the possibility of converting the historic Joesler building into low income housing.

Unfortunately in both 106 public meetings City staff allowed considerable time for false accusations that opponents of the four story building were opponents of low income housing despite ample evidence to the contrary. If you have any evidence of opposition to low income housing on that site from persons in Barrio Historico or Armory Park please send me a copy. Likewise if you have a letter from Pedro Gonzales supporting the four story building please send me a copy.

13) The proposed four story building has a density of about 88 units per acre and is four stories tall. There are no four story buildings in either Armory Park or Barrio Historico and none with a density of 88 units per acre.

Do you plan to notify the residents and property owners in each district with an email or letter showing them the proposed four story building in context with its historic neighbors and clarifying that there is nothing of this height and density in either historic district; and also explaining that the project proposes to demolish a listed historic building designed by Josiah Joesler ?

14) On May 13 of this year Jonathan Mabry wrote a letter to the developer of this project stating that he had reviewed the plans proposed by the developer and that there was no additional negative impact upon any historical or cultural resource beyond the demolition of the historic Joesler building. That statement is false. The four story building has a very negative impact upon both the Armory Park and the Barrio Historico Historic Districts, which are both major the cultural and historic resources in the City.

Mabry's letter was then used by the developer to induce the Arizona State Preservation Office to enter a Memorandum of Agreement dated August 4 which repeats the false statement that the proposed four story building causes no negative impact on historic and cultural resources beyond the damage caused by the demolition of the historic Joesler building. Further that Memorandum falsely states that the new proposed four story building is "compatible with the characteristics of the National Register district" and is comparable in "scale" with several adjacent contributing buildings. Those statements are also false. Mabry's letter was no doubt submitted by the developer in their application for federal Internal Revenue Service Section 42 Low Income Housing Tax Credits (administered by the Arizona State Department of Housing), and in the the developer's application for federal Home Funds (administered by the the City of Tucson). Both the developer and the City know or should have known that Mabry's statements were false. The proposed project negatively impacts three cultural and historic resources: 1) the listed historic 1941 Joesler building 2) the Barrio Historico Historic District and 3) the Armory Park Historic District. The making and including of false statements in applications for \$600,000 federal Home funds and in the pursuit of an ever larger amount of funds generated by federal IRS Section 32 program are probably illegal.

15) The Barrio Historico Historic District Advisory Board on September 17 voted unanimously that the four story "proposed building is not compatible with its surrounding historically zoned neighbors in height, street scape, setbacks, site utilization, roof type type, exterior wall materials, proportions, projections and recessions, doors, windows, rhythm, building form, and details". The vote was conducted by the examination of each criteria for compatibility listed in the Code.

Other parties in the City Historic Review Process are required to review the project similarly per section 5.8.5 and section 5.8.6 of the Code. Unfortunately, and seemingly contrary to law, this has not occurred. Instead such other parties have equivocated, spoken incompletely, spoken incorrectly, or remained silent. This includes the the City Preservation Officer Jonathan Mabry, the Planning and Development Service Department of the City, the Armory Park Historic District Advisory Board, and the Tucson - Pima County Historic Commission Plans Review Subcommittee. If you have a clear evaluation of this project by any those parties done with a vote on each criteria listed in the Code, please send me a copy. If you don't have such evaluations, clearly made, in accordance with City Code sections 5.8.5 and 5.8.6, why don't you ?

16) As you know the Memorandum of Agreement signed August 4 between the developer and the Arizona State Historic Preservation Office was ruled invalid.

As you may also know Jonathan Mabry refused repeated requests from myself and others to provide information on this project prior to August 4. He maintained that the City had no records on the project.

Likewise the developer refused to provide information to me saying that it was premature and plans were not adequately defined. We now know from records received from the State that both the developer and the City were speaking falsely.

Mabry's refusal to provide records in his possession on this project appears to violate both State and Federal laws pertaining to public access to information.

Given this regrettable history of no transparency and apparent violation of law by the City would you consider running an ad in the newspaper (Star or Weekly) showing the plans and all elevations of the proposed building and its relationship to the historic buildings in Armory Park and Barrio Historico along with notification and information regarding the potential demolition of a building by well known Tucson architect Josiah Joesler ?

Or would you consider running even small ads in the Star or Weekly directing the public to a website showing the full plans and elevations of the proposed building in context with its historic neighbors in both Armory Park and Barrio Historico (along with the criteria in the Code which is supposed to be used to determine compatibility), and request public input on the impact of the proposed four story project on the three historical and cultural resources: 1) the listed historic 1941 Joesler building 2) the historic buildings and character of the Barrio Historico Historic District

and 3) the historic buildings and character of the the Armory Park Historic District ?

17) Because of the City's prior misconduct and because the City is not an "arm's length" independent third party there is a conflict of interest in having the City act as the "designated authority" to conduct the 106 process concerning this project. Would you consider removing the City as the "designated authority" in favor of an independent third party ?

18) I am told that at last Friday's meeting of the Tucson Pima County Historic Commission that Jonathan Mabry reported that the decision had already been made to demolish the historic Joesler building, and repeating the false statement that Barrio Historico neighborhood supports the four story building and the demolition of the historic Joesler building. Has such a decision already been made ? And if so by whom ?

19) Does your office not have any Mayor and Council policy guidelines
f low income home housing projects requesting Home Funds - for example:

a) the developer is asking for \$600,000 in public Home funds
and yet the housing will revert to market rate rentals owned by the developer after a limited
time period. Have the Mayor and Council policy issued no guidelines requiring Home
Funds to be spent on projects that will remain low income housing ?

b) the proposed project is not for the poorest in our City but rather
for persons making approximately \$14,000 or more. Have the
Mayor and Council not issued policy guidelines to your department
to address housing of the neediest (for example homeless
children or battered women or the poorest elderly and
handicapped) with Home funds ?

c) Have the Mayor and Council not issued policy guidelines regarding the housing
standards to be met in projects using City administered
Home funds ? For example in the proposed project, there are no private outdoor spaces
and no private balconies. There are no large common green spaces. The project has
units with no natural light and no windows in the living and dining rooms. There is
no through ventilation.

20) Last Thursday, December 11, the Barrio Historico Historic District Advisory Board voted to request
"consulting status" to the 106 process for themselves and for all residents and for all property owners in
the Barrio Historico Historic District. Frankly, it would also be good idea for all the residents and property
owners in Armory Park. People want democratic control of their lives and their neighborhoods. They don't
need intermediary parties to speak for them. They can speak for themselves. Can "consulting status" be
extended to all residents and property owners in the two historic districts ? Who would make that decision
?

Your assistant had requested that I meet with you today, however it seems more appropriate that you

respond to the above questions first. I will share your answers with members of the Advisory Board and will other persons in the neighborhood, and then get back to you.

Sincerely,
Jody Gibbs, Property Owner, Barrio Historico Historic District
Co-chair, Barrio Historico Historic District Advisory Board

22 December 2014

DOWNTOWN MOTOR HOTEL

Section 106
Mitigating the Adverse Effect
Alternatives to the proposed design

1]
RESTORE THE BUILDING AS LOW-INCOME OR SECTION 8 HOUSING.

This is a historic building surrounded by historic neighborhoods. Contrary to the developers and SHPO's biased and collusive findings, this property is perfect for restoration. It is a well built, solid, masonry building. With the courtyard converted from asphalt to green space it would make for a beautiful place to live and would have the least impact to the historic buildings and neighborhoods surrounding it.

Parking should only be allowed in the rear of the building with parking access from Russell Avenue only.

We understand that this does not accomplish what the developer wants, but another smaller, say 20 unit building could easily be built on one of the many, many vacant lots lining Stone and 6th to 22nd St.

Smaller buildings with less density would integrate people into our neighborhoods, not segregate them.

One of the biggest complaints about the developers proposal is the density ratio on such a small footprint. There is no green space or balconies and the living areas have no windows.

We repeat, the living areas have no windows. This is inhumane design at its worst.

Bethel Development Inc., a for profit enterprise, has failed to create quality living environments for the citizens of Tucson. It has done little or nothing to mitigate the longterm damage to the historic fabric that makes our neighborhoods one of the most interesting and beautiful places to live.

2]
DOWNSCALE THE CURRENT PROPOSAL

The current proposal has a 4 story building in an historic area that has NO FOUR STORY BUILDINGS. The buildings in the neighborhoods and properties that surround

the Downtown Motor Hotel are two story Victorian, one or two story brick or one story adobe. The current plan is completely out of context and scale to its surroundings. The developer claims they have listened to the neighborhood concerns and changed the designs to accommodate them. They have not changed the scale, density of units or parking considerations at all.

If they must destroy the building, then build only a two story structure that doesn't loom over and look down into neighboring properties. Again, additional units could be built on another lot.

3]

CHANGE THE MATERIALS

As planned, this is a wood frame building on a historic block where there are no wood frame buildings at all. None at all. The building should be brick and/or built with materials that echo the surrounding historic properties. It should have substance and character.

4]

ADD GREEN SPACE, BALCONIES AND WINDOWS.

With the right design, windows in the living areas could easily be added. The developer has failed in their architectural planning to find a creative, innovative way to better the design plan. There are architects in Barrio Historico who have sent design alternatives and sketches to the developer encouraging them to sit down and discuss creative alternatives.

The developer never responded to their input.

5]

BUILD THE STREETScape TO SCALE

Saving a small portion of the existing building might hinder, rather than help, more appropriate design alternatives. What about historical, context designed buildings to the street with a green space behind them and a lower density building at the alley?

What about adding a floor of apartments to the Casa Vincente building so the overall project height can be lowered, balconies and windows added?

Think outside of this literal box.

6]

INCLUDE THE NEIGHBORING PROPERTY OWNERS IN MITIGATION

None of the immediate neighbors have been included in any design or mitigation process. No one has ever been contacted by mail by the developer or the city or state to participate in the Section 106 process. These are the people who will be most affected by this monster building. This will affect their lives and property values for years and decades to come. They deserve a voice at the table.

7]

ADDRESS PARKING ISSUES

The current plan has 44 units with only 29 parking spaces. While the developer has obtained a variance, they cannot guarantee that all residents will not have vehicles. We live in a car-centric city and society. It would be nice to hope that everyone will use alternative transportation, but it will simply not be the case for years to come. A parking agreement should be made with neighboring landowners to assure that there will be access to more parking...the Casa Vincente parking lot, for example.

If ground floor parking is built, residents should only be allowed entrance and exit off of Russell Avenue. This will lessen the impact on Stone and the accompanying traffic, noise and pollution that this high density building would bring. It would also allow for green space in the front of the building.

Permeable parking lot surfaces if any spaces are exterior.

8]

MAKE THIS PROCESS TRANSPARENT

It has been very difficult to access and obtain information pertaining to this project. There should be much more transparency and communication. Could a website be set up? We would be happy to build an facilitate such a site.

9]

RESTORE WOMANKRAFT GALLERY

This Victorian mansion that is directly across the street and would be highly impacted by this development. This is a non-profit women's art collective.

10]

LANDSCAPE STONE AVENUE

From 13th Street to 18th Street with trees and lighting.

11]

BURY UTILITY LINES

To enhance the historic fabric and nature of the neighborhoods, bury all of the existing utility lines to improve the streetscape and lessen visual clutter.

12]

NEGOTIATE A LAND SWAP

The city could force a land swap and take possession of the DMH and repurpose it as Section 8 housing. It could also be resold for development as a Motor Hotel. There are many vacant lots along the Stone/6th Avenue corridor that would be much better suited for the developers proposal.

Again, smaller buildings of say 20 units, rather than monster buildings, would better suit the neighborhood and people would be integrated, rather than segregated.

Swap stair tower to north side.

CONSULTING PARTIES WE WOULD LIKE IN THE SECTION 106 PROCESS

Gary Patch
Darren Clark
Designers / Live across the street from the DMH on Simpson
Within view of site

Patricia Stanley
Jeff Stanley
Live on Stone, across the street
Within view of site

Woman Kraft
Directly across the street from the development.
Within view of site

Danny
Katja Fritzche
Live on Stone next to the Stanley's
Within view of site

Stephen Paul
Elaine Paul
Live on Simpson Street
Within view of site

Mary Lou Huett
Lives on Stone one door south from DMH
Within view of site

Philipp Neher
Architect with Rick Joy Architects
Has great creative insight into design and mitigation

Ken Scoville
Tucson Historian
Has dealt with many issues around historic sites and development

Jody Gibbs
Architect / Board member of the Barrio Historico Preservation Zone Advisory Board

Demion Clinco
Tucson Historic Preservation Foundation

Bill Dillon
Lives on Stone in National Trust property / in view of site

12/9/14
date

Sally Stang, Director
City of Tucson Department Housing and Community Development
P.O. Box 27210
Tucson, AZ 85726-7210

Re: Downtown Motor Hotel Demolition and Proposed Development Plan

Dear Ms. Stang,

I am writing regarding the proposed Downtown Motor Hotel project in Tucson, Arizona and its potential adverse effects on the surrounding historic properties and neighborhoods. As a property owner in the surrounding Historic District, I am concerned about the undertaking's effects on historic properties in my neighborhood and the personal economic impact that a 4 story, 44 unit property that fails to reflect the historic context of its setting, surrounding properties, and our neighborhood's unique historic and cultural assets will have on my property.

I understand that a formal consultation has been initiated under Section 106 of the National Historic Preservation Act (NHPA) for the Downtown Motor Hotel. This letter serves as my formal request to actively participate in the review process, as a "consulting party" under Section 106 of the NHPA, pursuant to 36 C.F.R. § 800.2(c)(5).

Because of my knowledge and concern about historic properties potentially affected by the project, I believe I can provide important information and a valuable perspective as a consulting party under Section 106. Please include me in your distribution list for public notices of any meetings, and for the circulation of any documents for comment.

We look forward to participating as the review and consultation process moves forward for the Downtown Motor Hotel.

Sincerely,

SANDRA LEAL
name

580 S. 9th AVE #1701
address

SLEAL75@gmail.com
email

cc Advisory Council on Historic Preservation
State Historic Preservation Office
City of Tucson, City Councilor Steve Kozachik
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban
Development, Zach Carter

Dec 8 2014

date

Sally Stang, Director
City of Tucson Department Housing and Community Development
P.O. Box 27210
Tucson, AZ 85726-7210

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We look forward to participating as the review and consultation process moves forward for the Downtown Motor Hotel.

Sincerely,

Claire M. Zepeda and Gontran R. Zepeda

name

53 W. Simpson St.

address

fuera-viejo@MEXILIS.gotdns.com

email

cc Advisory Council on Historic Preservation
State Historic Preservation Office
City of Tucson, City Councilor Steve Kozachik
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban
Development, Zach Carter

12/8/14

date

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City of Tucson Department Housing and Community Development
P.O. Box 27210
Tucson, AZ 85726-7210

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We look forward to participating as the review and consultation process moves forward for the Downtown Motor Hotel.

Sincerely,

David Furmanski

name

119 E 16th Street

address

Furmanski68@msn.com

email

cc Advisory Council on Historic Preservation
State Historic Preservation Office
City of Tucson, City Councilor Steve Kozachik
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban
Development, Zach Carter

12/7/14

date

Sally Stang, Director
City of Tucson Department Housing and Community Development
P.O. Box 27210
Tucson, AZ 85726-7210

Re: Downtown Motor Hotel Demolition and Proposed Development Plan

Dear Ms. Stang,

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We look forward to participating as the review and consultation process moves forward for the Downtown Motor Hotel.

Sincerely,

Wendy Tewksbury + Rob Wisner

name

601 S 5th Ave

address

wt@hathouseswithhistory.com

email

cc Advisory Council on Historic Preservation
State Historic Preservation Office
City of Tucson, City Councilor Steve Kozachik
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban
Development, Zach Carter

Dec. 8 '14

date

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City of Tucson Department Housing and Community Development
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We look forward to participating as the review and consultation process moves forward for the Downtown Motor Hotel.

Sincerely,

Charles and Kate Koch

name

807 S. 3rd Ave. Tucson 85701

address

coolmakes05@msn.com

email

cc Advisory Council on Historic Preservation
State Historic Preservation Office
City of Tucson, City Councilor Steve Kozachik
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban
Development, Zach Carter

12/11/14
date

Sally Stang, Director
City of Tucson Department Housing and Community Development
P.O. Box 27210
Tucson, AZ 85726-7210

Re: Downtown Motor Hotel Demolition and Proposed Development Plan

Dear Ms. Stang,

I am writing regarding the proposed Downtown Motor Hotel project in Tucson, Arizona and its potential adverse effects on the surrounding historic properties and neighborhoods. As a property owner in the surrounding Historic District, I am concerned about the undertaking's effects on historic properties in my neighborhood and the personal economic impact that a 4 story, 44 unit property that fails to reflect the historic context of its setting, surrounding properties, and our neighborhood's unique historic and cultural assets will have on my property.

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We look forward to participating as the review and consultation process moves forward for the Downtown Motor Hotel.

Sincerely,

Kalvin A. Koop
name

821 S. 5th Ave TUL 85701
address

kaKoopman@aol.com
email

cc Advisory Council on Historic Preservation
State Historic Preservation Office
City of Tucson, City Councilor Steve Kozachik
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban
Development, Zach Carter

8 December 2014
date

Sally Stang, Director
City of Tucson Department Housing and Community Development
P.O. Box 27210
Tucson, AZ 85726-7210

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Sincerely,

Elizabeth Garber ELIZABETH GARBER
name

546 S. 4th AVE. TUCSON AZ 85701
address

elizabethjessiegarber@gmail.com
email

cc Advisory Council on Historic Preservation
State Historic Preservation Office
City of Tucson, City Councilor Steve Kozachik
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban
Development, Zach Carter

Dec 8 / 2014
date

Sally Stang, Director
City of Tucson Department Housing and Community Development
P.O. Box 27210
Tucson, AZ 85726-7210

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Sincerely,

Roy P. Pearson
name

546 S. 4th AVE
address

RPPEARSON@CUNET
email

cc Advisory Council on Historic Preservation
State Historic Preservation Office
City of Tucson, City Councilor Steve Kozachik
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban
Development, Zach Carter

Dec. 11, 2014
date

Sally Stang, Director
City of Tucson Department Housing and Community Development
P.O. Box 27210
Tucson, AZ 85726-7210

Re: Downtown Motor Hotel Demolition and Proposed Development Plan

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Sincerely,

Kathleen McDonough
name

63 West Simpson St. Tucson, Az. 85701
address

KMC1200@gmail.com
email

cc Advisory Council on Historic Preservation
State Historic Preservation Office
City of Tucson, City Councilor Steve Kozachik
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban
Development, Zach Carter

12/12/14
date

Sally Stang, Director
City of Tucson Department Housing and Community Development
P.O. Box 27210
Tucson, AZ 85726-7210

Re: Downtown Motor Hotel Demolition and Proposed Development Plan

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Sincerely,

Robert G. Bailey, Jr.
name

222 E. 14th St., Tucson, Arizona 85701
address

ARMORY PARK

email

cc Advisory Council on Historic Preservation
State Historic Preservation Office
City of Tucson, City Councilor Steve Kozachik
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban
Development, Zach Carter

12/10/14

date

Sally Stang, Director
City of Tucson Department Housing and Community Development
P.O. Box 27210
Tucson, AZ 85726-7210

Re: Downtown Motor Hotel Demolition and Proposed Development Plan

Dear Ms. Stang,

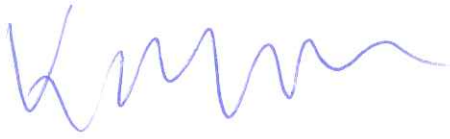
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Sincerely,

K. FRITZSCHE 

name

452 S. STONE

address

artgod@whidbey.com

email

- cc Advisory Council on Historic Preservation
- State Historic Preservation Office
- City of Tucson, City Councilor Steve Kozachik
- Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban Development, Zach Carter

12.9.2014

date

Sally Stang, Director
City of Tucson Department Housing and Community Development
P.O. Box 27210
Tucson, AZ 85726-7210

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Sincerely,

 Mr. Bruce Crossman
512 S. 3rd Ave., Apt. 7
Tucson AZ 85701-2400

email

cc Advisory Council on Historic Preservation
State Historic Preservation Office
City of Tucson, City Councilor Steve Kozachik
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban
Development, Zach Carter

Dec 10. 14

date

Sally Stang, Director
City of Tucson Department Housing and Community Development
P.O. Box 27210
Tucson, AZ 85726-7210

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Sincerely,

Ray Kysik

Robert J. KINGSTON

name

4403 E. Cerrada del Charo Tucson AZ 85718

address

email

cc Advisory Council on Historic Preservation
State Historic Preservation Office
City of Tucson, City Councilor Steve Kozachik
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban
Development, Zach Carter

dec 8 2014

date

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P.O. Box 27210
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Sincerely,

Therèse de Vet + Steve Kanschig
name

392 S. Convent Ave 85701
address

tdevet@mac.com
email

cc Advisory Council on Historic Preservation
State Historic Preservation Office
City of Tucson, City Councilor Steve Kozachik
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban
Development, Zach Carter

12 / 10 / 14
date

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Sincerely,

Chad Kouts

name

344 S. 6th Ave.

address

chad@jvico.com

email

cc Advisory Council on Historic Preservation
State Historic Preservation Office
City of Tucson, City Councilor Steve Kozachik
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban
Development, Zach Carter

10-12-14

date

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City of Tucson Department Housing and Community Development
P.O. Box 27210
Tucson, AZ 85726-7210

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Sincerely,



JEFFERSON BAILEY

name

330 S. 3RD Ave 85701

address

deaconjefferson@gmail.com

email

cc Advisory Council on Historic Preservation
State Historic Preservation Office
City of Tucson, City Councilor Steve Kozachik
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban
Development, Zach Carter

Dec 9 2014

date

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P.O. Box 27210
Tucson, AZ 85726-7210

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Sincerely,

Mary Lou Williams

name

733 S. 3rd AV 85701

address

email

This proposal is heinous.

- cc Advisory Council on Historic Preservation
- State Historic Preservation Office
- City of Tucson, City Councilor Steve Kozachik
- Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban Development, Zach Carter

12/8/14

date

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Tucson, AZ 85726-7210

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Sincerely,

Hollywheel Wright / Ricci Silberman owners of Cushing St. Family Practice

name

58 W Cushing St.

address

Tucson AZ 85701

email

Hollywheel@gmail.com

cc Advisory Council on Historic Preservation
State Historic Preservation Office
City of Tucson, City Councilor Steve Kozachik
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban
Development, Zach Carter

13 DEC 14

date

Sally Stang, Director
City of Tucson Department Housing and Community Development
P.O. Box 27210
Tucson, AZ 85726-7210

Re: Downtown Motor Hotel Demolition and Proposed Development Plan

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Sincerely,

Rob Risley

name

510 S. Convent Ave, Tucson AZ 85701

address

rob@risley.net

email

(mail received at his address only:
333 N Central Ave
PHX AZ 85004

cc Advisory Council on Historic Preservation
State Historic Preservation Office
City of Tucson, City Councilor Steve Kozachik
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban
Development, Zach Carter

Dec 10 - 14

date

Sally Stang, Director
City of Tucson Department Housing and Community Development
P.O. Box 27210
Tucson, AZ 85726-7210

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Sincerely,

Augustine N. Bernal

name

9446 La SUIDA DR

address

BERNAL8@Cox.Net

email

cc Advisory Council on Historic Preservation
State Historic Preservation Office
City of Tucson, City Councilor Steve Kozachik
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban
Development, Zach Carter

12/5/14

date

Sally Stang, Director
City of Tucson Department Housing and Community Development
P.O. Box 27210
Tucson, AZ 85726-7210

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Sincerely,

Stephen H. Paul

name

38 W. Simpson ST

address

stephen@hamiltandistillers.com

email

I have never been notified by the City or by the developer of any public meetings. My neighbor has ~~to~~ informed me of them !!

cc Advisory Council on Historic Preservation
State Historic Preservation Office
City of Tucson, City Councilor Steve Kozachik
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban Development, Zach Carter

Dec 9 14
date

Sally Stang, Director
City of Tucson Department Housing and Community Development
P.O. Box 27210
Tucson, AZ 85726-7210

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Sincerely,

Jane List

name

624 S. Rubio Ave, Tucson

address

email

Mailing address:
111 Harrison Ave.
Newport, R.I.^{m-9}
02840

cc Advisory Council on Historic Preservation
State Historic Preservation Office
City of Tucson, City Councilor Steve Kozachik
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban
Development, Zach Carter

December 10, 2015

date

Sally Stang, Director
City of Tucson Department Housing and Community Development
P.O. Box 27210
Tucson, AZ 85726-7210

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We look forward to participating as the review and consultation process moves forward for the Downtown Motor Hotel.

Sincerely, *M. Bevin*

MICHAEL BEVINS

name

848 S. 4th Ave

address

mbevin1@verizon.net

email

cc Advisory Council on Historic Preservation
State Historic Preservation Office
City of Tucson, City Councilor Steve Kozachik
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban
Development, Zach Carter

12-8-14

date

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I am writing regarding the proposed Downtown Motor Hotel project in Tucson, Arizona and its potential adverse effects on the surrounding historic properties and neighborhoods. As a property owner in the surrounding Historic District, I am concerned about the undertaking's effects on historic properties in my neighborhood and the personal economic impact that a 4 story, 44 unit property that fails to reflect the historic context of its setting, surrounding properties, and our neighborhood's unique historic and cultural assets will have on my property.

I understand that a formal consultation has been initiated under Section 106 of the National Historic Preservation Act (NHPA) for the Downtown Motor Hotel. This letter serves as my formal request to actively participate in the review process, as a "consulting party" under Section 106 of the NHPA, pursuant to 36 C.F.R. § 800.2(c)(5).

Because of my knowledge and concern about historic properties potentially affected by the project, I believe I can provide important information and a valuable perspective as a consulting party under Section 106. Please include me in your distribution list for public notices of any meetings, and for the circulation of any documents for comment.

We look forward to participating as the review and consultation process moves forward for the Downtown Motor Hotel.

Sincerely,

own home at
512 S. 4th Ave.
Tucson, AZ

Mary E. Perillo

name

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cc Advisory Council on Historic Preservation
State Historic Preservation Office
City of Tucson, City Councilor Steve Kozachik
Office of Environment and Energy, Region 9 U.S. Department of Housing and Urban
Development, Zach Carter

- NO MODERN
STRUCTURES!

Keep the historic
integrity!