



CITY OF TUCSON  
HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT  
ADMINISTRATION DIVISION

Quarterly Monitoring Report  
Memorandum of Agreement  
Downtown Motor Apartments  
For the period 7/1/2016-9/30/2016

Stipulations – Status

I. Rehabilitation of Historic Sign and Portion of Hotel

A. Downtown Motor Lodge LLC (Developer) will save and restore the existing project sign. Developer will work with the City Historic Preservation Office to attempt to obtain “Historic Landmark Sign Designation” and will pay for the application. In addition the developer will execute a Conservation Easement on the sign in favor of the City of Tucson. The form of Conservation Easement shall be as agreed to by the City of Tucson’s Historic Preservation Officer, City Attorney, and developer.

7/15/15-9/30/15 status update: Conservation easement has been drafted and is pending execution.

10/1/15-12/31/15 status update: Conservation easement executed and recorded. Copy is attached. **Stipulation I(A) is complete.**

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.

7/15/15-9/30/15 status update: No action during this period.

10/1/15-12/31/15 status update: Underway. Demolition of other areas of the building is complete; these two sections remain.

1/1/16-3/31/16 status update: Underway. On 1/22/16 the City of Tucson received a dispute related to MOA Stipulation 1.B; dispute correspondence can be found at [https://www.tucsonaz.gov/files/hcd/1-22-2016\\_Email\\_from\\_Demion\\_Clinco\\_combined.pdf](https://www.tucsonaz.gov/files/hcd/1-22-2016_Email_from_Demion_Clinco_combined.pdf) and City of Tucson response dated 2/19/16 can be found at [https://www.tucsonaz.gov/files/hcd/2-19-2016\\_Sallys\\_email\\_response.pdf](https://www.tucsonaz.gov/files/hcd/2-19-2016_Sallys_email_response.pdf).



4/1/16-6/30/16 status update: Construction continues.

7/1/16-9/30/16 status update: Construction continues.

C. 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](http://www.nps.gov/history/local-law/arch_stnds_9.htm)), and will be carried out by or under the direct supervision of qualified professionals who meet the Secretary of Interior's Professional Qualifications Standards.

7/15/15-9/30/15 status update: No action during this period.

10/1/15-12/31/15 status update: Developer has hired an architect approved by the Tucson Historic Preservation Office to oversee work related to the 47' of the westernmost portion of the north building and 36' of the westernmost portion of the south building as depicted in Exhibit C.

1/1/16-3/31/16 status update: Underway. On 1/22/16 the City of Tucson received a dispute related to MOA Stipulation 1.C; dispute correspondence can be found at [https://www.tucsonaz.gov/files/hcd/1-22-2016\\_Email\\_from\\_Demion\\_Clinco\\_combined.pdf](https://www.tucsonaz.gov/files/hcd/1-22-2016_Email_from_Demion_Clinco_combined.pdf) and City of Tucson response dated 2/19/16 can be found at [https://www.tucsonaz.gov/files/hcd/2-19-2016\\_Sallys\\_email\\_response.pdf](https://www.tucsonaz.gov/files/hcd/2-19-2016_Sallys_email_response.pdf).

4/1/16-6/30/16 status update: Construction continues.

7/1/16-9/30/16 status update: Construction continues.

D. Contingent upon lender approval, developer will execute a Conservation Easement in favor of the City of Tucson. The form of Conservation Easement shall be as agreed to by the City of Tucson's Historic Preservation Officer, City Attorney, and developer.

7/15/15-9/30/15 status update: Conservation easement has been drafted and is pending execution.

10/1/15-12/1/15 status update: Conservation easement is executed and recorded. Copy is attached. **Stipulation I(D) is complete.**

E. Developer will confer with the Armory Park Neighborhood Association, the Armory Park Historic Zone Advisory Board, and the Plans Review Subcommittee of the Tucson-Pima County Historic Preservation Commission on building colors with an emphasis on masses or strong shades and horizontal colorization.

7/15/15-9/30/15 status update: No action during this period.

10/1/15-12/31/15 status update: No action during this period.



1/1/16-3/31/16 status update: Developer has begun discussion with the Armory Park Neighborhood Association.

4/1/16-6/30/16 status update: No further action during this period.

7/1/16-9/30/16 status update: Developer continued discussion with John Burr of the Armory Park Neighborhood Association who has been conferring with the Armory Park Historic Zone Advisory Commission. No decision has yet been made concerning the building colors. Once a decision is made it will be presented to the Plans Review Subcommittee of the Tucson-Pima County Historic Preservation Commission.

## II. Salvage

A. Developer will allow owners of historic properties in Armory Park and contractors that specialize in rehabilitation of historic properties the right to salvage building materials, ornamentation, and architectural remains from the Property prior to demolition and only from the buildings scheduled to be demolished. Liability waivers will be required. To this end, the Developer will advertise and host an open house where Armory Park historic property owners and contractors can tour the building to identify specific removable materials to attempt recovery prior to demolition. Developer will engage in reasonable efforts to provide for salvage of the bricks to be set aside for a limited period of time. All materials requested will be made available first to owners of historic properties in Armory Park and then any remaining materials will be made available to contractors that specialize in rehabilitation of historic properties. The on-site Open House will not exceed the first 40 people. Developer will not permit materials contaminated with hazardous materials such as lead or asbestos to be salvaged.

7/15/15-9/30/15 status update: No action during this period.

10/1/15-12/31/15 status update: Salvage events occurred 10/18/15 and 11/13/15. Notification of salvage events were posted on the HCD Downtown Motor Apartments Project webpage and sent to the Armory Park Neighborhood Association and Armory Park Historic Preservation Zone Advisory Board. **Stipulation II(A) is complete.**

## III. Interpretive Exhibit/Signage

A. Developer will provide \$1,000.00 to create an exhibit/display that will interpret the historic building on the property or to create a plaque/memorial to Josias Joesler, Architect, at a location to be determined by those parties and the Developer. The interpretive exhibit/signage will need to approval by the City's Preservation Officer in consultation with the Tucson Pima County Historic Plans Review Subcommittee.

7/15/15-9/30/15 status update: No action during this period

10/1/15-12/31/15 status update: No action during this period



1/1/16-3/31/16 status update: Developer is working with R. Brooks Jeffrey, the Director of the Drachman Institute at the University of Arizona's College of Architecture Planning and Landscape Architecture (CAPLA). Mr. Jeffery will work with a graduate student from the Drachman Institute and the Heritage Conservation Program during the Summer of 2016 to create the interpretative exhibit.

4/1/16-6/30/16 status update: Copy of executed proposal with time line is attached.

7/1/16-9/30/16 status update: Copy of the interpretive display is attached and was approved by the City's Historic Preservation Officer. **Stipulation II(A) is complete.**

#### IV. Neighborhood Outreach

- A. Compass Affordable Housing and the City of Tucson Housing and Community Development Department will meet annually for three years with the Armory Park and Barrio Viejo Neighborhood Associations and instruct on how to apply for the City's Homeowner Rehab Program and other available City funding opportunities for their historic properties.

7/15/15-9/30/15 status update: No action during this period

10/1/15-12/31/15 status update: No action during this period

1/16/16-3/31/16 status update: No action during this period

4/1/16-6/30/16 status update: No action during this period. The City's waiting list for the Homeowner Rehab program remains closed.

7/1/16-9/30/16 status update: No action during this period. The City's waiting list for the Homeowner Rehab program remains closed.

#### V. Mitigation Funds

- A. Developer will commit \$8,500.00 toward a Historic Preservation Fund, to aid in the repair and maintenance of historic features of historic properties in Armory Park and Barrio Viejo. The Armory Park Neighborhood Association, by separate agreement, will be the sole fiscal and discretionary agent for the fund.

7/15/15-9/30/15 status update: No action during this period.

10/1/15-12/31/15 status update: No action during this period.





1/1/16-3/31/16 status update: Developer has begun discussion with the Armory Park Neighborhood Association.

4/1/16-6/30/16 status update: No further action during this period.

7/1/16-9/30/16 status update: Armory Park Neighborhood Association approved to submit the invoice for the \$8,500 for the Historic Preservation Fund. It is expected that this stipulation will be completed in the next quarter.

B. Developer will commit \$3,500.00 toward a fund for the repair of historic sidewalks in the Armory Park Historic District. The Armory Park Neighborhood Association will be the sole fiscal and discretionary agent for this fund.

7/15/15-9/30/15 status update: No action during this period.

10/1/15-12/31/15 status update: No action during this period.

1/1/16-3/31/16 status update: Developer has begun discussion with the Armory Park Neighborhood Association who has applied to the City of Tucson to leverage the funds to repair more sidewalks.

4/1/16-6/30/16 status update: Funds were paid 6/15/16. Funds helped to leverage an additional grant award of \$12,500 from the ParkWise Commission's Neighborhood Reinvestment Committee. Copies of award letter and payment are attached. **Stipulation V(B) is complete.**

## VI. City Training

A. The City's Certifying Officer and Environmental Officer in the Housing and Community Development Department and the City's Historic Preservation Officer will attend the Advisory Council on Historic Preservation's *Section 106 Essentials and Advanced Section 106 Seminars* within the first year of the MOA.

7/15/15-9/30/15 status update: The City's Certifying Officer in the Housing and Community Development Department and the City's Historic Preservation Officer attended the Advisory Council on Historic Preservation's *Section 106 Essentials and Advanced Section 106 Seminars* September 9-11, 2015. Copies of their completion certificates are attached.

10/1/15-12/31/15 status update: The City's Environmental Officer has registered for the Advisory Council on Historic Preservation's *Section 106 Essentials and Advanced Section 106 seminars* scheduled for 2/23/16-2/24/16 in Washington DC.



1/1/16-3/31/16 status update: The City's Environmental Officer has completed the Advisory Council on Historic Preservation's *Section 106 Essentials* and *Advanced Section 106* seminars. Completion certificates are attached. **Stipulation VI(A) is complete.**

Scheduling changes proposed:

07/15/15-9/30/15 status update: None  
10/1/15-12/31/15 status update: None  
1/1/16-3/31/16 status update: None  
4/1/16-6/30/16 status update: None  
7/1/16-9/30/16 status update: None

Problems encountered:

07/15/15-9/30/15 status update: None  
10/1/15-12/31/15 status update: None  
1/1/16-3/31/16 status update: None  
4/1/16-6/30/16 status update: None  
7/1/16-9/30/16 status update: None

Disputes and Objections received regarding the implementation of the MOA in the City's efforts to carry out the terms of the MOA:

7/15/15-9/30/15 status update: None

10/1/15-12/31/15 status update: Received one concern 10/26/15 submitted by Demion Clinco of the Tucson Historic Preservation Foundation which was responded to on 10/27/15; copy attached.

1/1/16-3/31/16 status update: Received one dispute 1/22/16 submitted by DemionClinco of the Tucson Historic Preservation Foundation which was responded to on 1/22/16; links indicated above.

4/1/16-6/30/16 status update: None received during this period.

7/1/16-9/30/16 status update: None received during this period.





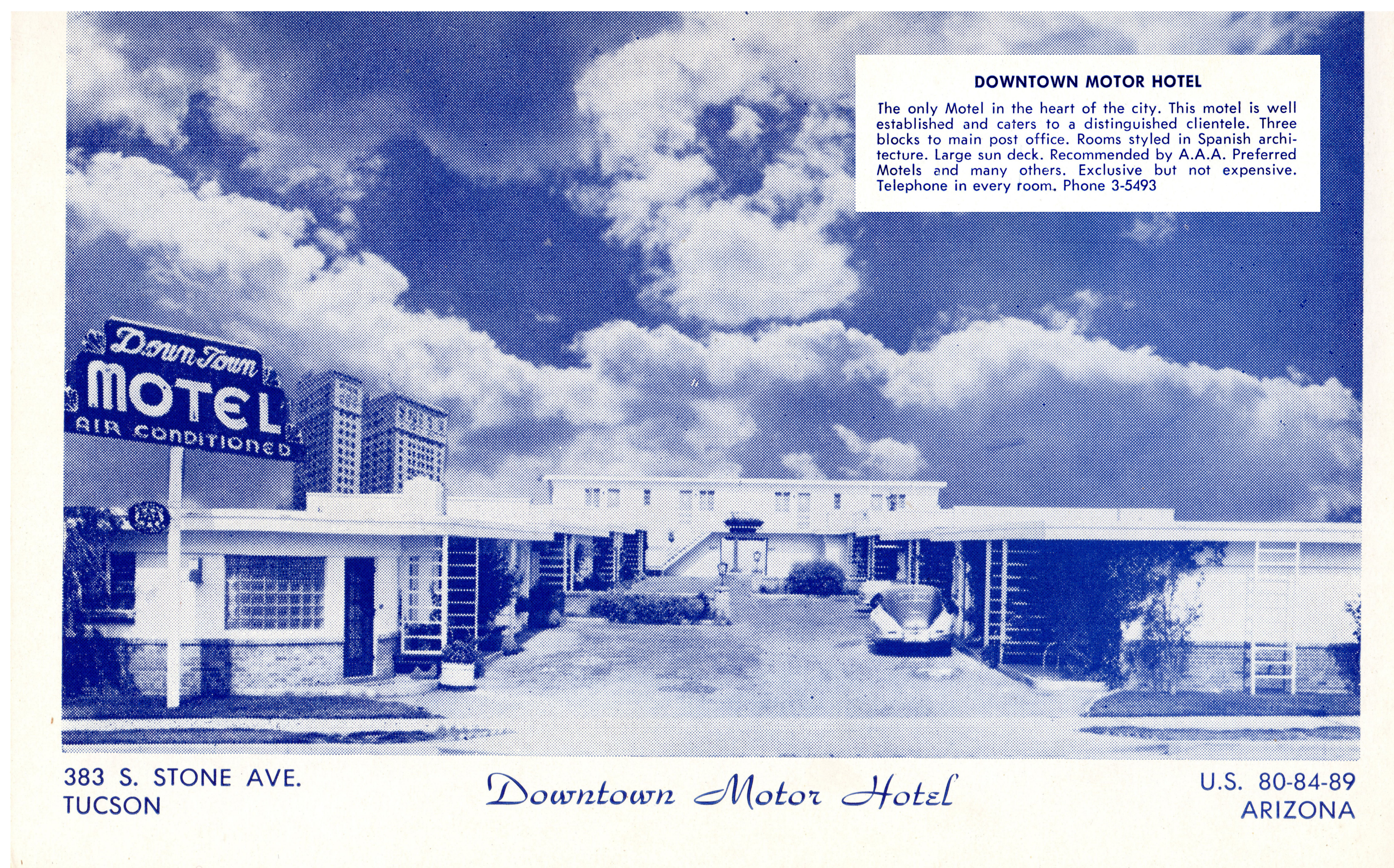
# Downtown Motor Hotel

✂ Josias Joesler



Vintage postcard showing the Downtown Motor Hotel.

## History of the Downtown Motor Hotel



Vintage postcard depicting how the Motel looked shortly after its construction in 1941. (postcard images courtesy of College of Architecture, Planning, and Landscape Architecture, University of Arizona.)

The Downtown Motor Hotel was designed by Tucson architect Josias Joesler and constructed in 1941 by the John Murphey and Leo B Keith Building Company. The building was originally designed as a “motor hotel” catering to an emerging middle-class automobile tourist, as an alternative to the urban downtown hotels, like Tucson’s historic Pioneer or Santa Rita Hotels. The motor hotel – whose name was soon shortened to “motel” – quickly grew in popularity because it provided affordable accommodations and amenities for long-term guests, including adjacent parking spaces and swimming pools, that today have become standard features of tourist travel.

The Downtown Motor Hotel occupied a downtown gateway location along one of Tucson’s major tourism corridors, the historic transcontinental US 80 highway, long before the current freeway system. It consisted of two floors of living units that included bathrooms and kitchens, as well as carports on the ground floor. Beginning in the 1950s, the Downtown Motor Lodge experienced many renovations and additions: the original carports were filled in to provide additional units, open stairways were enclosed, original finish materials were altered, and landscape features were removed. The building’s original architectural character slowly deteriorated to a point where little was left except the iconic neon sign. Other pre-World War II motor hotels in Tucson include the Ghost Ranch Lodge on Miracle Mile, which was also designed by Joesler in 1941.

## The Downtown Motor Hotel Today

Since the 1990s, the original Downtown Motor Hotel building has suffered from abandonment and neglect. In 2016, the entire property was redesigned to become the Downtown Motor Apartments. The original Downtown Motor Hotel street-facing buildings have been restored as offices and a community room for the apartment complex. The iconic neon sign has been restored and designated as a “Historic Landmark Sign” by the City of Tucson.



The above images show some of the issues that the building was experiencing: broken windows, decaying walls, and general disrepair.

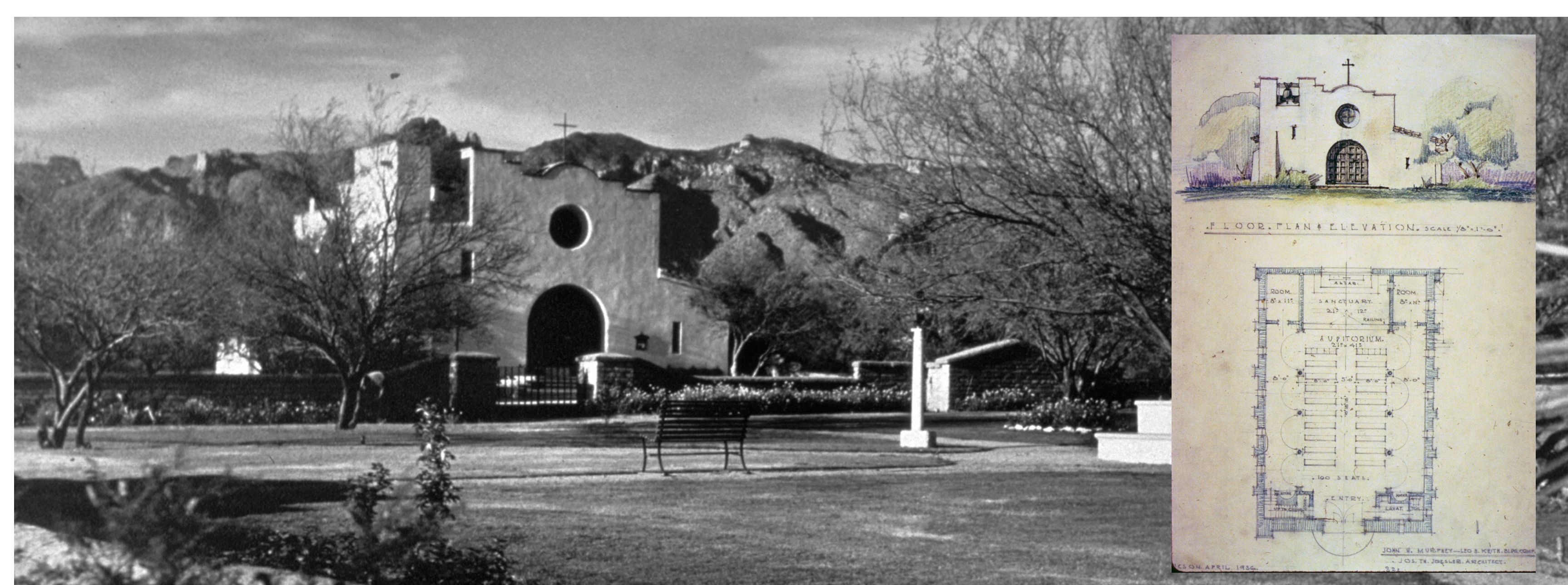


The iconic sign still stands, along with the street-front portion of the original hotel. (images courtesy Compass Affordable Housing)

## Josias Joesler - A Brief Biography

Josias Thomas Joesler (1895-1956) was born in Switzerland and educated in architecture, engineering, history, and drawing. As a young man, Joesler’s studies, apprenticeships, military service, and professional work experience in Europe, North Africa, and Latin America became an important way to further broaden his architectural education.

In 1927, he was hired by Tucson developer/builder John Murphey and soon began designing residences in Murphey’s flagship development, the Catalina Foothills Estates. Joesler’s 30-year career as an independent architect and in collaboration with Murphey resulted in some of Tucson’s landmark buildings, including St. Philip’s in the Hills Church, Broadway Village Shopping Center, as well as hundreds of private residences throughout southern Arizona. His architecture was an eclectic mix of Spanish Colonial, Pueblo, and Mission revival styles as well as Art Deco, Streamline Moderne, and even the horizontal, planar Modernism seen in the Downtown Motor Hotel. Regardless of the stylistic expression, Joesler’s architectural legacy continues to inspire a romantic imagery of the American southwest, but one that is uniquely of Tucson.



St. Philip’s in the Hills Episcopal Church, built in 1936. It was added to the National Register of Historic Places in 2004.



A passageway and staircase in Broadway Village, designed by Joesler & Murphey, built in 1939.



Nave, St Michael’s and All Angels Episcopal Church, 1953. (images courtesy Arizona Architectural Archives, College of Architecture, Planning, and Landscape Architecture, University of Arizona.)

