



CITY OF TUCSON  
HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT  
ADMINISTRATION DIVISION

Quarterly Monitoring Report  
Memorandum of Agreement  
Downtown Motor Apartments  
For the period 10/1/2016 – 12/31/2016

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.

10/1/16-12/31/16 status update: Historic Landmark Sign Designation was approved (decision letter is attached) and work on the sign has begun.

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.

10/1/16-12/31/16 status update: Construction continues; temporary Certificate of Occupancy was received 12/30/16 to meet the ADOH deadline. Project inspection and evaluation will be conducted once final Certificate of Occupancy is issued.

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.

10/1/16-12/31/16 status update: Construction continues; temporary Certificate of Occupancy was received 12/30/16 to meet the ADOH deadline. Project inspection and evaluation will be conducted once final Certificate of Occupancy is issued.

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.

10/1/16-12/31/16 status update: Developer conferred with the Armory Park Neighborhood Association President John Burr who conferred with the Armory Park Historic Zone Advisory Board President Jack McClain. Developer hired an architectural colorist, Mary Alexander who had access to all of the colors that were painted on boards in the consultation with John Burr, Armory Park, Bob Lanning, Architect, Bethel Development and Compass Affordable Housing. Using the wide range of colors (mute pink, very pink, stark white, blue green, dark green, orange, brown, etc.), the Developer selected the base colors. The cream color is similar to the following buildings in the area/neighborhood - the Casa Vincente wall that is next to the Downtown Motor Apartments, the three story Woman Craft building across the street and the San Carlos Apartments and Carrillo's Mortuary. This color is very prevalent in the area and can be seen in many buildings. The greens were selected from a palette of greens that John Burr presented. The greens try to match buildings in the area - the largest ones being Club Congress and the building across from Club Congress that turn the corner on to 5<sup>th</sup> street. The orange is a color selected originally by John Burr. Consultation is not complete. However, with regard to the emphasis on masses or strong shades and horizontal colorization Ms. Alexander took the location of paint colors into consideration. Developer also added pop-outs and borders along the front, sides and back of the property on the recommendation of John Burr. Next steps are to meet with John Burr and Mary Alexander to select additional colors within the current palette and the placement of those colors in order to further enhance the horizontal massing of the building. Once complete the developer will present the final recommendations to the Plans Review Subcommittee of the Tucson-Pima County Historic Preservation Commission for their feedback.



## 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.

10/1/16-12/31/16 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.

10/1/16-12/31/16 status update: \$8,500 check was remitted to the Armory Park Neighborhood Association. A copy of the check is attached. **Stipulation V(A) is complete**

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  
10/1/16-12/31/16 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  
10/1/16-12/31/16 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 Demion Clinco 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.

10/1/16-12/31/16 status update: None received during this period.





CITY OF  
TUCSON

PLANNING &  
DEVELOPMENT  
SERVICES  
DEPARTMENT

December 27, 2016

\* \* \* **DECISION LETTER** \* \* \*

Jude Cook  
Cook & Co Signmakers  
134 S. Tucson Boulevard  
Tucson, AZ 85716

Subject: Downtown Motor Hotel  
Historic Landmark Sign (HLS) Treatment Plan  
Restoration and Adaptive Reuse proposal (pole sign)  
383 S. Stone Avenue  
Case Number: T16SA00476

Dear Mr. Cook:

On December 15, 2016, per Sec. 3-71.G.7 and .8 of the Tucson Sign Code, the Tucson-Pima County Historic Commission (T-PCHC) Plans Review Subcommittee reviewed the treatment plan for the Downtown Motor Hotel pole sign at 383 S. Stone Avenue for compliance with Sec. 3-71.D.2 HLS cultural/historical/design designation guidelines. The treatment plan shows restoration of the neon pole sign and adaptive reuse of approximately 10 square feet of internally illuminated sign area. The following character defining features and text were identified in the T-PCHC review:

Character defining features:

- a. The shape of the large porcelain sign with attached exposed neon.
- b. The original neon color on the sign.
- c. The Waverly Art Deco lettering styled fonts for "Downtown".
- d. The Waverly Art Deco lettering styled fonts for "Motor Hotel".
- e. The masonry support column of the sign and how the sign is mounted on the support.

Character defining text:


- a. "'Downtown', 'Motor Hotel', 'Air Conditioned' and the 'Triple AAA' logo



The treatment plan is in compliance with Section 3-71.D HLS designation guidelines and is approved. The Downtown Motor Hotel pole sign at 383 S. Stone Avenue is hereby conditionally designated as a classic era Historic Landmark Sign per Section 3-71.C.3 and shall be listed in the City of Tucson Historic Landmark Sign Registry. Final HLS designation for the sign shall be contingent upon issuance of a sign permit in compliance with the approved HLS treatment plan, and final sign inspection within five years of conditional HLS designation (December 27, 2021).

Should you have questions, please email [Heather.Thrall@tucsonaz.gov](mailto:Heather.Thrall@tucsonaz.gov) or [Russlyn.Wells@tucsonaz.gov](mailto:Russlyn.Wells@tucsonaz.gov) or call Russlyn Wells at 837-4948.

Sincerely,

  
for Lynne Birkinbine  
Interim Director  
Planning & Development Services Department

Enclosure:

Tucson-Pima County Historic Commission Plans Review Committee  
Legal Action Report December 15, 2016

- c: Downtown Motor Lodge LLC, C/O Compass Affordable Living, 2835 N. Stone Avenue, Tucson, AZ 85705  
Tucson-Pima County Historic Commission Plans Review Committee  
Adjacent property owners  
Armory Park Neighborhood Association  
Ward 6  
Scenic Arizona

PNC Online Banking

Date	Description	Amount	Account
11/10/2016	Check 1037	\$8,500.00	4118615623

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THIS DOCUMENT CONTAINS SECURITY FEATURES

**DOWNTOWN MOTOR LODGE, LLC**  
 201 BRADENTON AVE, SUITE 120  
 DUBLIN, OH 43017

PNC Bank, N.A. 070  
 Ohio  
 61-12/410

1037

\*\*\*\* EIGHT THOUSAND FIVE HUNDRED AND 00/100 DOLLARS

TO THE ORDER OF

10/19/2016

\$8,500.00\*\*\*

ARMORY PARK NEIGHBORHOOD ASSOCIATION  
 48 N TUCSON BLVD STE 102  
 TUCSON, AZ 85716

*David R. ...*

*[Signature]*

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