



CITY OF TUCSON
HOUSING & COMMUNITY DEVELOPMENT DEPARTMENT
ADMINISTRATION DIVISION

Quarterly Monitoring Report
Memorandum of Agreement
Downtown Motor Apartments
For the period 7/15/15-9/30/15

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.

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.

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), 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.

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.

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.

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

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

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

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.

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.

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.

Scheduling changes proposed:

None

Problems encountered:

None

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

None



Advisory Council on Historic

Preservation

The Section 106 Essentials

September 9-10, 2015, Seattle, WA

This will verify that

Jonathan B. Mabry

has successfully completed the course



Reid Nelson
Director, Office of Federal Agency Programs
Advisory Council on Historic Preservation

Advisory Council on Historic

Preservation

The Section 106 Advanced Seminar

September 11, 2015, Seattle, WA

This will verify that

Jonathan B. Mabry

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This will verify that

Sally Stang

has successfully completed the course

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September 11, 2015, Seattle, WA

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Reid Nelson
Director, Office of Federal Agency Programs
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