

**Activity Numbers:** SD-0226-00023, TS-PRM-0126-00027, TC-COM-0326-00316  
**Address:** 2445 N Oracle Road  
**Parcel:** 10709049C

**Project Description:** The proposed signs and awning have been designed and are being installed as part of mitigation for the approved Memorandum of Agreement with the State Historic Preservation Office (SHPO) for the adaptive reuse/new construction of Milagro on Oracle. These are not intended to be historical replicas, restorations, or reconstructions but rather evocative or commemorative reconstructions. In collaboration with SHPO, they were designed to honor the original historic properties (Don Motel and De Anza Motel) with representative font, color, style, and lighting, but with language modified to more accurately reflect the current use.

## Comments:

We apologize for the inconvenience, but new freestanding signs require sealed engineering. Please resubmit with sealed engineering.

[ASA Stamped engineering is now attached.](#)



**CITY OF TUCSON**  
 PDS D  
 201 N STONE AVE  
 TUCSON, AZ 85726-7201  
 P.O. BOX 27210 85726

# APPLICATION FOR PERMANENT SIGN PERMITS

THIS APPLICATION IS NOT TO BE USED FOR  
 BANNERS, A-FRAMES, PENNANTS,  
 TEMPORARY OR PORTABLE SIGNS

LICENSED AZ SIGN CONTRACTOR REQUIRED  
 FOR ELECTRIC SIGNS AND/OR WHEN THE  
 TOTAL COST OF SIGNAGE EXCEEDS \$1000

QUESTIONS? EMAIL US AT  
 PDS D\_SignPermitSubmittals@tucsonaz.gov

THIS RED BOX IS ONLY FOR  
 USE BY CITY OF TUCSON STAFF

PERMIT # \_\_\_\_\_

APPROVED	
DATE	STAFF

NAME OF BUSINESS THE SIGN IS FOR <i>Milagro</i>				STREET ADDRESS WHERE SIGN IS TO BE INSTALLED <i>2425 N. Oracle Rd</i>				SUITE # <i>---</i>		ZIP CODE <i>85705</i>	
DATE <i>1-27-26</i>	FRONTAGE <i>324</i>	ZONE	SCENIC OR HISTORICAL ZONE? <i>NO</i>	DOES THIS SIGN CONTAIN AN ELEC. MESSAGE CENTER, DIGITAL SIGN COPY OR EXPOSED NEON? <i>yes</i>	HOW MANY ELECTRICAL CIRCUITS REQUIRED? <i>1</i>	NUMBER OF EXISTING SIGNS THIS BUSINESS HAS ON SITE <i>1</i>		NUMBER OF EXISTING SIGNS TO BE REMOVED <i>0</i>			
SIGN	WIDTH x LENGTH IN FEET.DECIMAL	SQUARE FEET	HEIGHT TO TOP OF SIGN	SET BACK FROM "FACE OF CURB" FREESTANDING SIGNS ONLY	SIGN TYPE EX. WALL, POLE, FREE STANDING, CHANGE OF COPY	MATERIALS USED EX. PLASTIC, METAL, WOOD.	INTERNAL ILLUMINATION? YES or NO	ELEV N, E, S or W	SIGN COPY		\$ VALUE
EX.	<i>2.25' x 7.42' =</i>	<i>16.7'</i>	<i>10'</i>	<i>20'</i>	<i>MONU</i>	<i>METAL &amp; PLASTIC</i>	<i>YES</i>	<i>W</i>	<i>LOGO - PAPA Z PIZZA - TUCSON'S FINEST</i>		<i>\$3,000</i>
A	<i>5.5' x 6.9' =</i>	<i>37.9'</i>	<i>14.7'</i>	<i>20'</i>	<i>DP</i>	<i>Metal Glass</i>	<i>NO</i>	<i>-</i>	<i>De Anza Hotel - Welcome</i>		<i>\$6400</i>
B	<i>5.2' x 5.9' =</i>	<i>30.1</i>		<i>16'</i>	<i>DP</i>	<i>Metal Glass</i>	<i>NO</i>	<i>-</i>	<i>The Don Hotel (Circa 1942)</i>		<i>\$6670</i>
C	<i>x =</i>										<i>\$</i>
D	<i>x =</i>										<i>\$</i>
E	<i>x =</i>										<i>\$</i>
F	<i>x =</i>										<i>\$</i>
G	<i>x =</i>										<i>\$</i>
H	<i>x =</i>										<i>\$</i>
I	<i>x =</i>										<i>\$</i>
J	<i>x =</i>										<i>\$</i>
TOTAL SQ FT <i>68.0'</i>										TOTAL VALUE <i>\$13070</i>	

NAME OF CONTRACTOR/INSTALLER OF SIGN <i>Cook &amp; Co. Signmaker</i>	PERSON TO CONTACT <i>Wendy E. Martin</i>	EMAIL OF CONTRACTOR/INSTALLER <i>permits@cooksigns.com</i>	PHONE # OF CONTACT PERSON <i>520-672-2868</i>
ADDRESS OF CONTRACTOR/INSTALLER <i>134 S. Tucson bl</i>	AZ REGISTRAR CONTRACTORS LICENSE # <i>091907</i>	CITY OF TUCSON BUSINESS LICENSE # <i>0115497</i>	

Certification: I hereby certify that the data submitted on or with this application is true and correct, that I am the Owner of the property at this address or, that for the purpose of obtaining this approval I am acting as agent on their behalf.

*[Signature]*  
 SIGNATURE OF PERSON SUBMITTING THIS APPLICATION

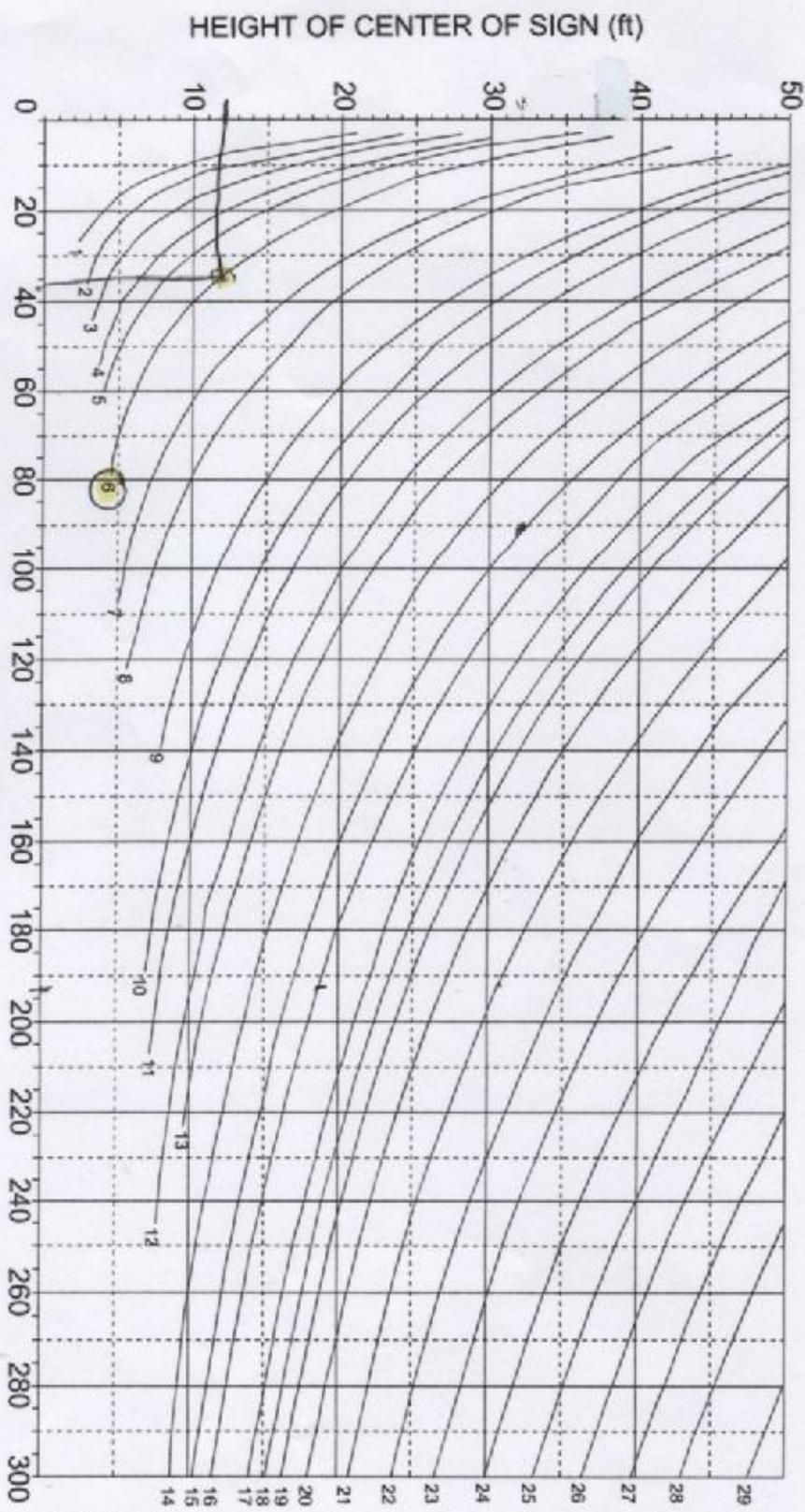
NAME OF ELECTRICAL CONTRACTOR	ELECTRICAL AZ REGISTRAR CONTRACTORS LICENSE #
-------------------------------	---

EVERY CONTRACTOR MUST HAVE A CERTIFICATE OF INSURANCE  
 ON FILE WITH THE CITY OF TUCSON PDS D

inches **26"** = feet & inches **2' 2"** = feet.decimal **2.17'**  
 NO NO YES



Sign A



AREA OF SIGN 'A' (ft<sup>2</sup>)

POLE SIZE (DIAMETER AND DEPTH IN FT)					
#	DIAMETER	DEPTH	#	DIAMETER	DEPTH
1	1.50	4.0	11	2.50	9
2	2.00	4.0	12	3.00	9.0
3	1.50	5.0	13	2.50	10.0
4	2.00	5.0	14	3.00	10.0
5	1.50	6.0	15	2.50	10.0
6	2.00	6.0	16	3.00	11.0
7	2.00	7.0	17	3.50	11.0
8	2.50	7.0	18	4.00	11.0
9	2.50	8.0	19	3.00	12.0
10	3.00	8.0	20	3.50	12.0

NOTES  
1. PLOT POINT AND CHOOSE THE CURVE ABOVE THE POINT

V = 105 MPH  
SINGLE POLE - FOUNDATION  
SHEET TITLE: SHEET: S2



THIS ELECTRONIC SIGNATURE HAS BEEN AUTHORIZED BY ME

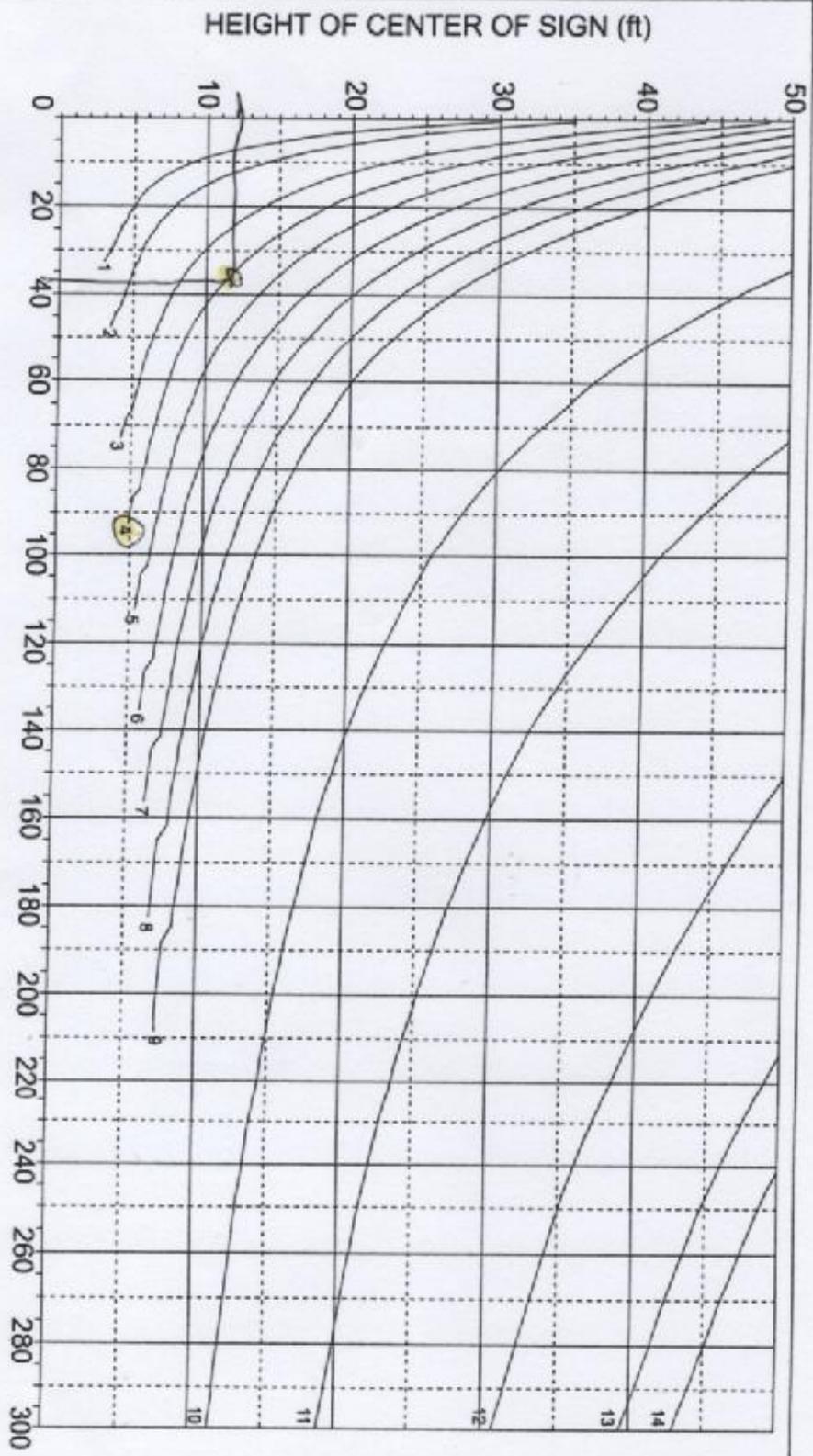
REVISIONS:  
NO. DATE

DESIGNED BY: MRS  
DRAWN BY: MRS  
SCALE: NO SCALE  
DATE: 11-06-2018  
PROJECT NUMBER: 18147

SIGN DESIGN ENGINEERING STANDARDS FOR THE STATE OF ARIZONA

SULLAWAY ENGINEERING  
1501 W. BISHOP ROAD, SUITE 201  
DARIEN, CT 06830  
(860) 320-6100  
www.sullawayeng.com





SQUARE TUBE - UNITS: INCHES

#	DA	1	2	3	4	5	6	7
1	2 1/2	0.188	8	5.5x5.5	1			
2	2.5x2.5	0.188	9	6x6	0.250			
3	3x3	0.250	10	6x6	0.250			
4	3.5x3.5	0.250	11	6x6	0.312			
5	4x4	0.250	12	6x6	0.375			
6	4.5x4.5	0.250	13	6x6	0.500			
7	5x5	0.250	14	6x6	0.500			

NOTES  
 1. PLOT POINT AND CHOOSE THE CURVE ABOVE THE POINT.

V = 105 MPH SHEET TITLE: SHEET: S6  
 SINGLE POLE - SQUARE TUBE



THIS ELECTRONIC  
 SIGNATURE HAS BEEN  
 AUTHORIZED BY ME

PROJECT NUMBER:	15117
DATE:	11-06-2018
SCALE:	NO SCALE
DRAWN BY:	MFS
DESIGNED BY:	MFS
REVISIONS:	
NO.	DATE
Δ	
Δ	
Δ	
Δ	

SIGN DESIGN  
 ENGINEERING  
 STANDARDS:  
 FOR THE STATE  
 OF ARIZONA

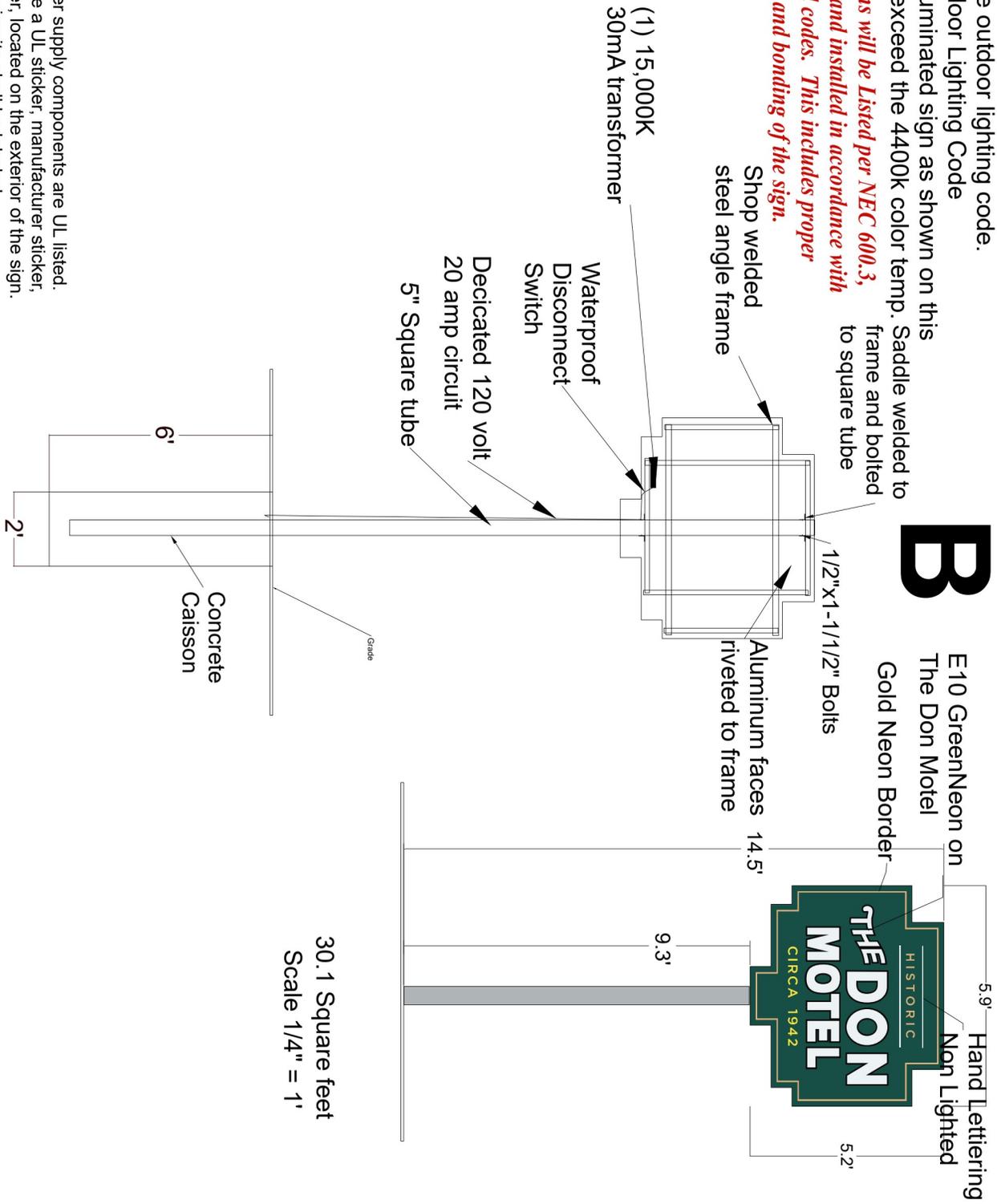
**SULLAWAY**  
 ENGINEERING  
 1704 W. BERNARD STREET, SUITE 201  
 SAN BENITO, TEXAS 78703  
 PROJECT NUMBER: 15117  
 956-341-1500  
 www.sullaway.com



DP Sign with neon on the face with 7 day programmable timer installed to comply with the outdoor lighting code.

As per the Outdoor Lighting Code the internally illuminated sign as shown on this page does not exceed the 4400k color temp. Saddle welded to frame and bolted to square tube

**All Electrical Signs will be Listed per NEC 600.3, Marked per 600.4 and installed in accordance with applicable local codes. This includes proper grounding and bonding of the sign.**



30.1 Square feet  
Scale 1/4" = 1'

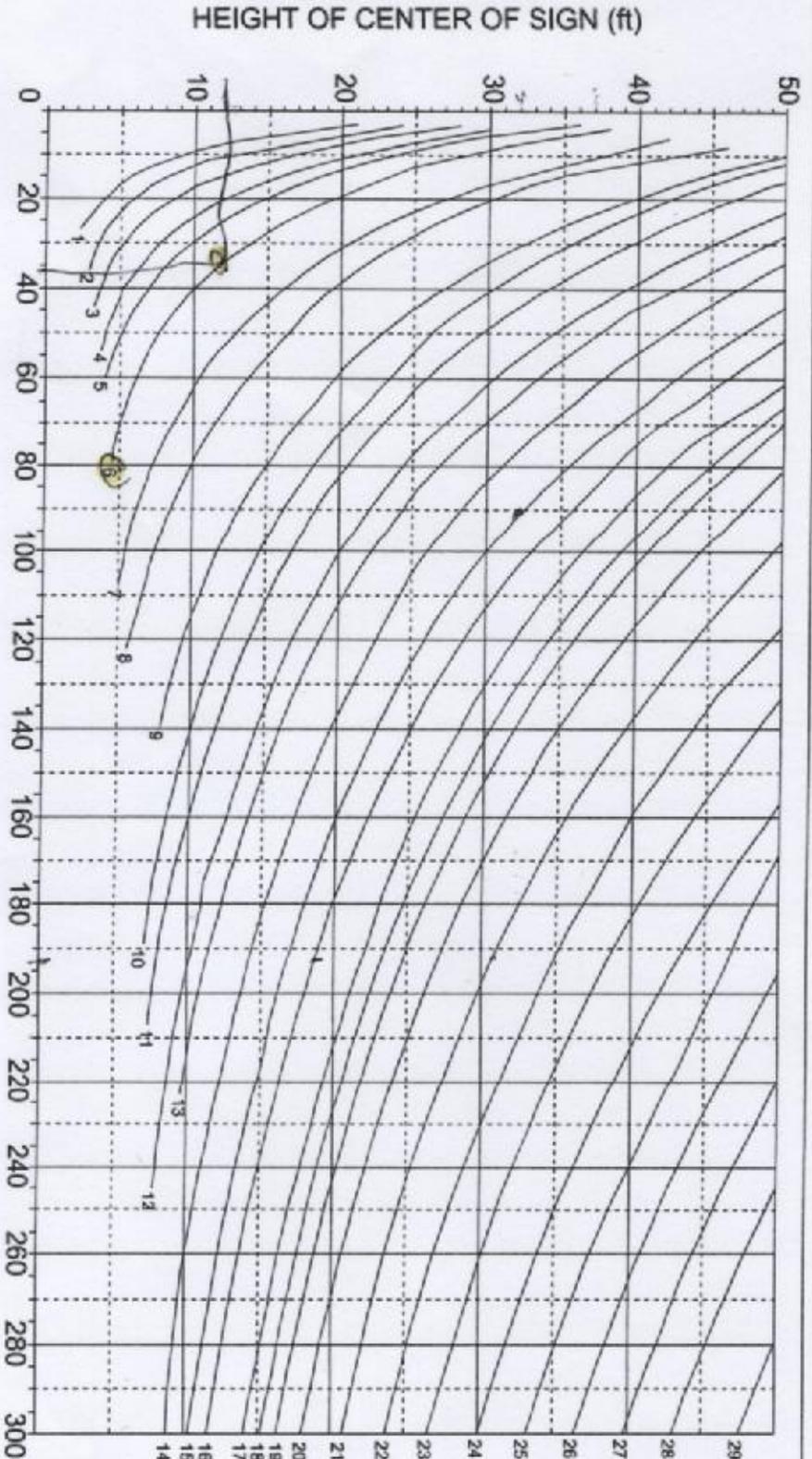
All signs and power supply components are UL listed. All signs shall have a UL sticker, manufacturer sticker, and installer sticker, located on the exterior of the sign. All dedicated sign circuits shall be labeled. A safety lock out shall be provided for all signs where the shut off switch is not directly visible to the sign.  
**Timer shall shut off all signs at midnight.**  
**All dedicated sign circuits shall be labeled at breaker panel**

PROPOSED - NO ONSITE WELDING



MILAGRO  
2445 N. Oracle Rd. Tucson, AZ 85705  
Parcel #107-09-049C

Sign B



POLE SIZE (DIAMETER AND DEPTH IN FT)

#	DIAM.	DEPTH	#	DIAM.	DEPTH	#	DIAM.	DEPTH
1	1.50	4.0	11	3.00	9.0	21	4.00	13.0
2	2.00	4.0	12	3.00	9.0	22	4.00	13.0
3	1.50	5.0	13	2.50	10.0	23	4.50	13.0
4	2.00	5.0	14	3.00	10.0	24	4.50	14.0
5	1.50	6.0	15	3.00	10.0	25	5.00	14.0
6	2.00	6.0	16	3.00	11.0	26	5.00	15.0
7	2.00	7.0	17	3.00	11.0	27	5.00	15.0
8	2.50	7.0	18	4.00	12.0	28	5.00	15.0
9	2.50	8.0	19	3.00	12.0	29	6.00	15.0
10	3.00	8.0	20	3.00	12.0	30	6.00	16.0

AREA OF SIGN 'A' (ft²)

NOTES  
1. PLOT POINT AND CHOOSE THE CURVE ABOVE THE POINT

V = 105 MPH  
SHEET TITLE: SINGLE POLE - FOUNDATION  
SHEET: 82



THIS ELECTRONIC SIGNATURE HAS BEEN AUTHORIZED BY ME

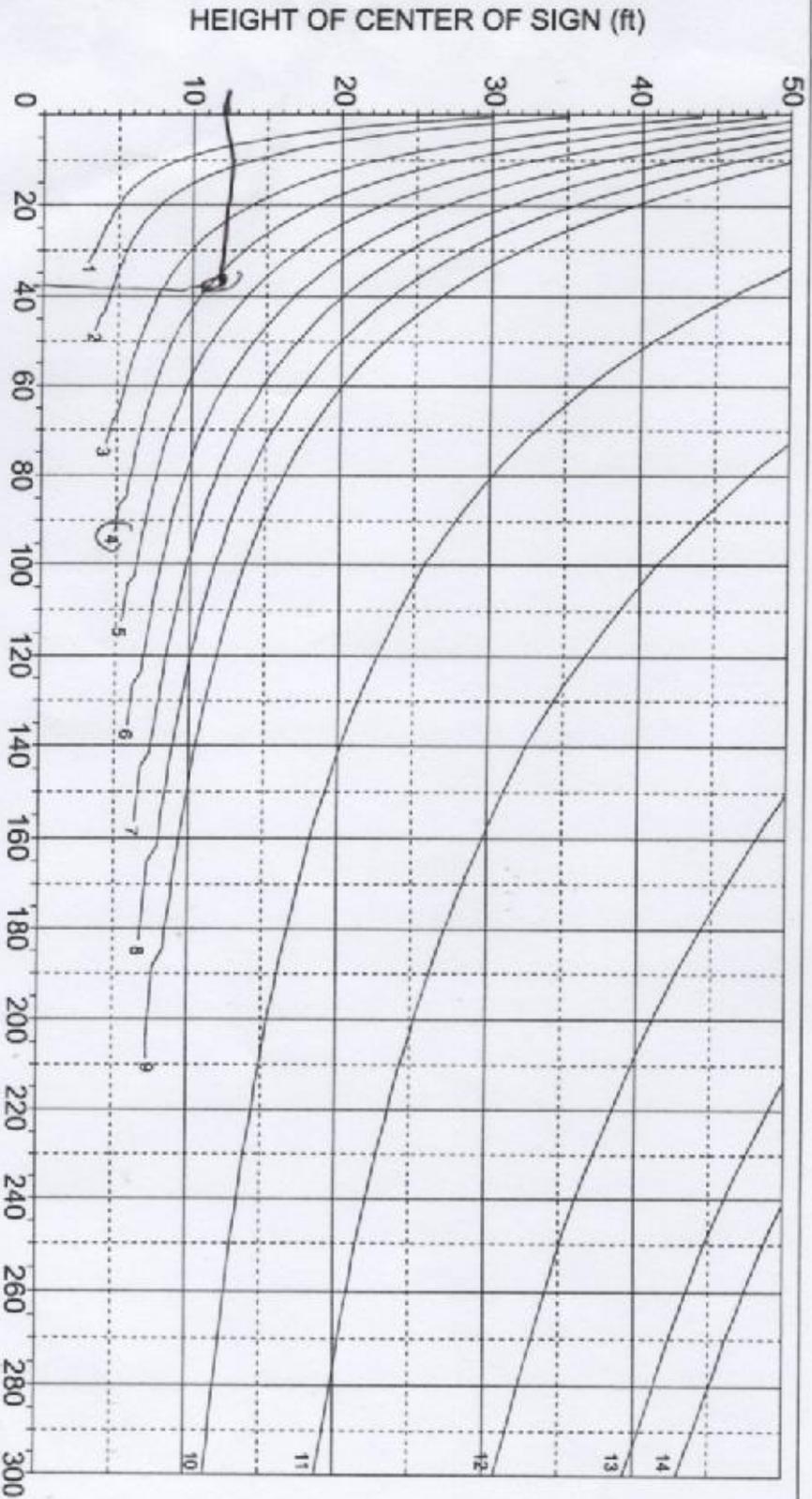
REVISIONS:	NO.	DATE

DESIGNED BY: MFS  
DRAWN BY: MFS  
SCALE: NO SCALE  
DATE: 11-06-2018  
PROJECT NUMBER: 18M7

SIGN DESIGN ENGINEERING STANDARDS FOR THE STATE OF ARIZONA

SULLIVAN ENGINEERING  
1501 N. BROADWAY ST. SUITE 201  
PHOENIX, ARIZONA 85018  
www.sullivaneng.com





SQUARE TUBE - UNITS: INCHES					
#	DA	I	#	O/A	I
1	2x2	0.188	8	5.5x6.5	0.250
2	2.5x2.5	0.188	9	6x6	0.250
3	3x3	0.250	10	6x6	0.312
4	3.5x3.5	0.250	11	8x10	0.375
5	4x4	0.250	12	12x12	0.500
6	4.5x4.5	0.250	13	14x14	0.500
7	5x5	0.250	14	16x16	0.500

AREA OF SIGN 'A' (ft²)

NOTES  
1. PLOT POINT AND CHOOSE THE CURVE ABOVE THE POINT.

V = 105 MPH  
SHEET TITLE: SINGLE POLE - SQUARE TUBE

SHEET: S6



THIS ELECTRONIC SIGNATURE HAS BEEN AUTHORIZED BY ME

REVISIONS:	DATE
△	
△	
△	
△	

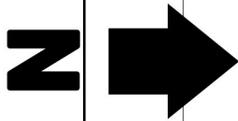
DATE: 11-08-2018  
SCALE: NO SCALE  
DRAWN BY: MFS  
DESIGNED BY: MFS

PROJECT NUMBER:  
18147

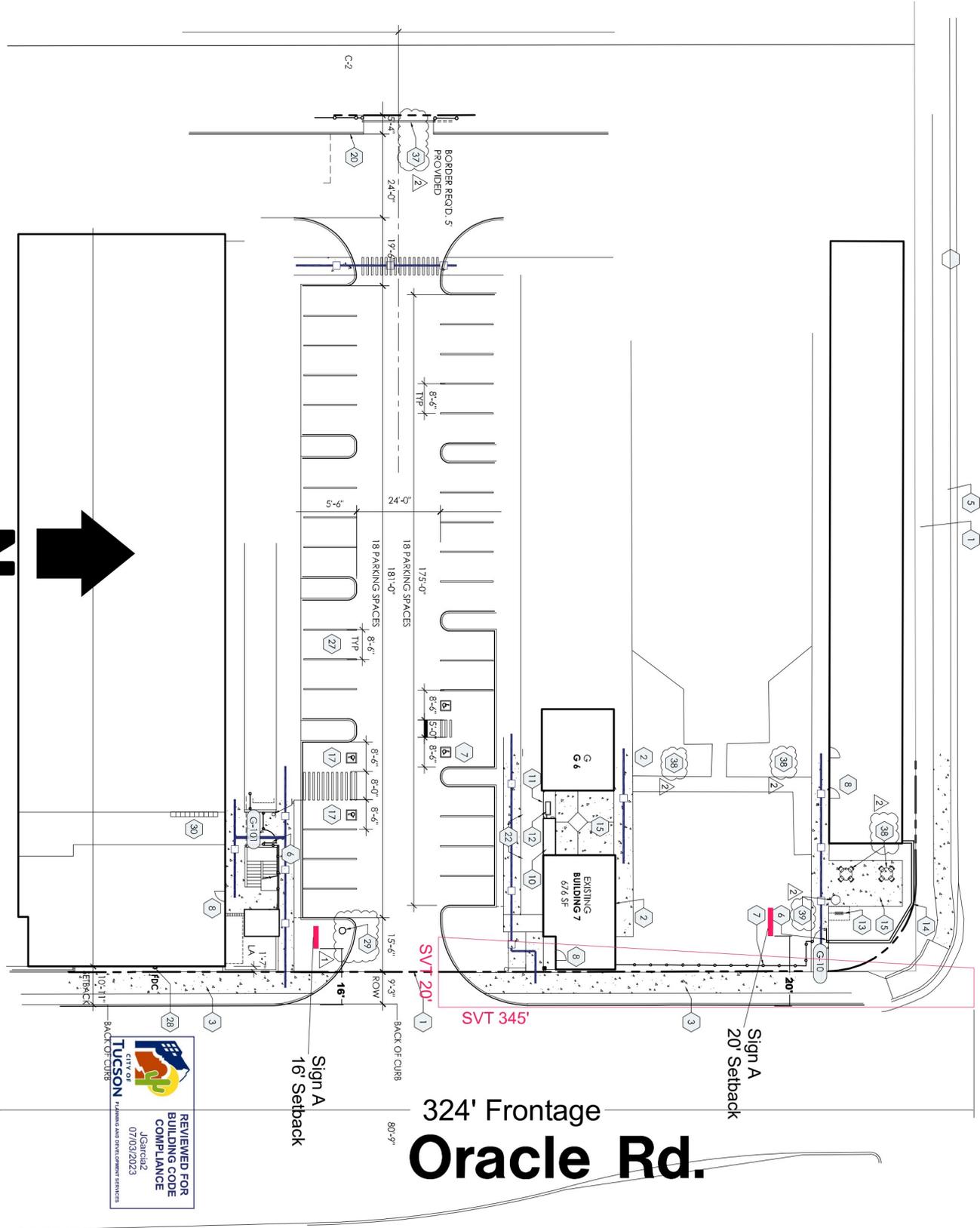
SIGN DESIGN  
ENGINEERING  
STANDARDS  
FOR THE STATE  
OF ARIZONA

**SULLAWAY**  
ENGINEERING  
1150 N. SHAWANO COURT, SUITE 201  
PHOENIX, ARIZONA 85022  
PH: 602-998-9999  
WWW.SULLAWAYENGINEERING.COM





Scale 1:40

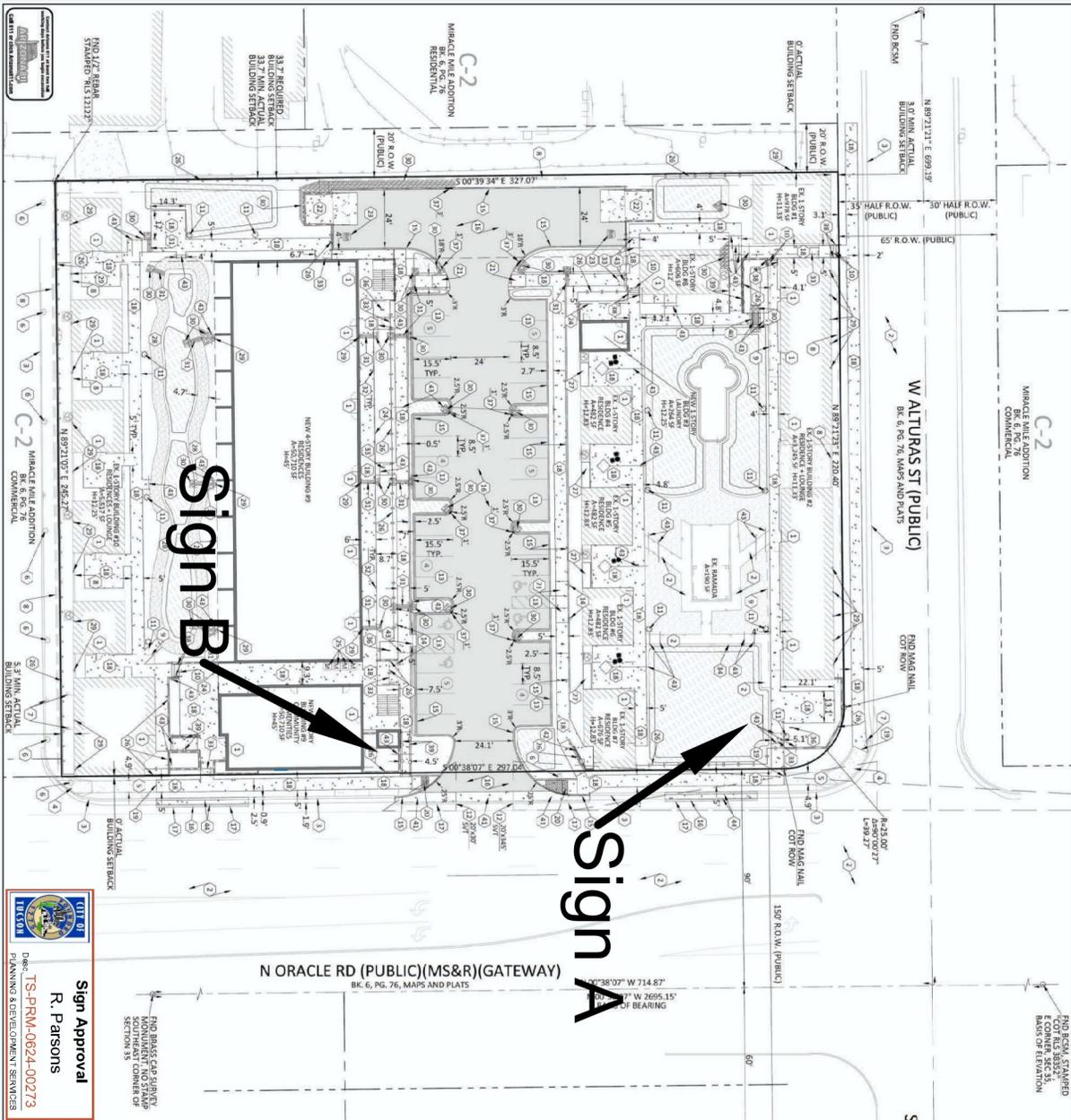


# 324' Frontage Oracle Rd.

REVIEWED FOR  
BUILDING CODE  
COMPLIANCE  
JGarcia2  
07/03/2023  
CITY OF  
TUCSON  
PLANNING AND DEVELOPMENT SERVICES



MILAGRO  
2445 N. Oracle Rd. Tucson, AZ 85705  
Parcel #107-09-049C



**Sign Approval**  
**R. Parsons**  
 TS-PRM-0624-00273  
 PLANNING & DEVELOPMENT SERVICES

**Signage**  
 RICK TUCSON, AZ 85712  
 934 E CORN LOMARD ROAD - STE #111  
 TUCSON, ARIZONA 85715  
 (520) 298-1234  
 info@ricktucson.com

**OWNER/DEVELOPER**  
 MILAGRO ON ORACLE LLC  
 3934 E CORN LOMARD ROAD - STE #111  
 TUCSON, ARIZONA 85715  
 (520) 298-1234  
 info@ricktucson.com

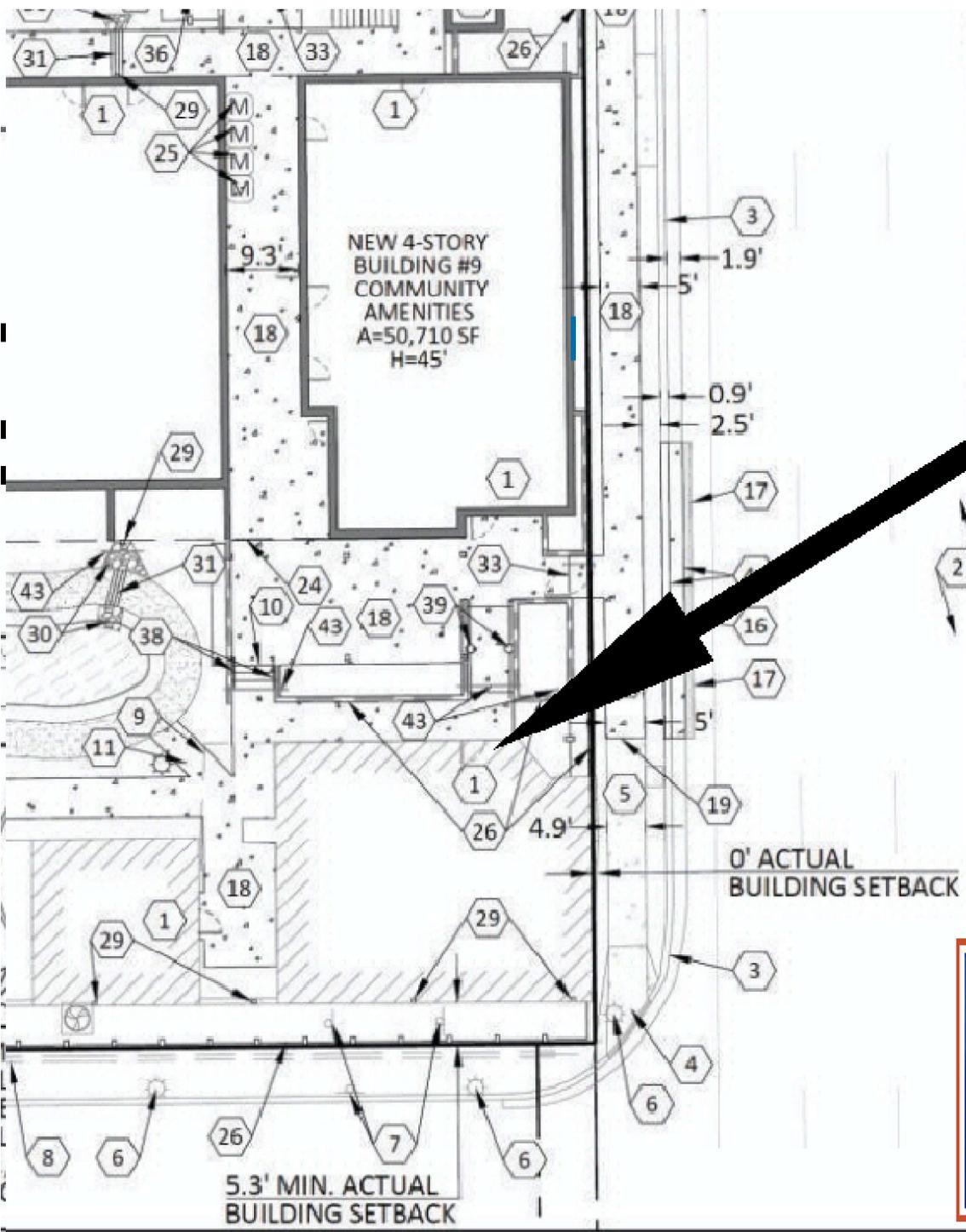
**DEVELOPMENT PACKAGE for**  
**MILAGRO ON ORACLE**  
 site plan

TD-DEV-1022-00007  
 REF: C9-59-19; C9-18-13; SD-1122-00003

- KEYNOTES**
1. PRIMARY BUILDING SETBACK.
  2. EXISTING ASPHALT TO REMAIN.
  3. EXISTING CURB TO REMAIN.
  4. EXISTING CURB ACCESS HAMP TO REMAIN.
  5. EXISTING CONCRETE SIDEWALK TO REMAIN.
  6. EXISTING LIGHT TO REMAIN. CONNECTION TO PROJECT IN PLACE.
  7. EXISTING SIGN TO REMAIN. CONNECTION TO PROJECT IN PLACE.
  8. EXISTING WALL TO REMAIN.
  9. EXISTING CANOPY/BUILDING OVERHANG TO REMAIN.
  10. NEW CONCRETE STAIRS.
  11. NEW SITE/PARKING LIGHT PER SEPARATE PLAN. OWNER/ARCHITECT TO PROVIDE DETAILS.
  12. SIGN VISIBILITY TRIANGLE FOR PROPOSED DEVELOPMENT. SEE KEYNOTE FOR DIMENSIONS.
  13. NEW 4" WHITE PAINT STRIP, 60" THICK, TYPICAL (TYPE 1).
  14. NEW ACCESSIBLE SIGN AND POST. SEE DETAIL A, SHEET 6.
  15. NEW 2" AC PAVEMENT OVER 4" AEC COMPACT AEC TO 200M. SEE DETAIL B, SHEET 6.
  16. NEW 7" AC PAVEMENT OVER 4" AEC COMPACT AEC TO 200M. SEE DETAIL B, SHEET 6.
  17. SAWCUT JAMB MINIMUM 12" INTO THE EXISTING PAVEMENT. REMOVE EXISTING ASPHALT, TACK AND SOIL.
  18. NEW CONCRETE SIDEWALK PER FIG DETAIL 209. REMOVE AND REPLACE EXISTING SIDEWALK TO MATCH SIDEWALK PER FIG DETAIL 209. SEE PLAN FOR DIMENSIONS. 24" MAX CROSS SLOPE 5% MAX. LONGITUDINAL SLOPE.
  19. CONNECT TO EXISTING SIDEWALK PER FIG DETAIL 209. REMOVE AND REPLACE EXISTING SIDEWALK TO MATCH SIDEWALK PER FIG DETAIL 209. SEE PLAN FOR DIMENSIONS. 24" MAX CROSS SLOPE 5% MAX. LONGITUDINAL SLOPE.
  20. NEW CONCRETE CURB ACCESS HAMP PER FIG DETAIL 209. FOR BARRIERS OPTIONS SEE DETAIL C SHEET 6.
  21. NEW CONCRETE CURB ACCESS HAMP WITH DETECTABLE WARNING STRIP PER FIG DETAIL 209. SEE PLAN FOR DIMENSIONS.
  22. NEW TASKS ENCLOSURE (SINGLE CONTAINER). SEE 324 SECTION 8.01.50 FIGURE 38.
  23. NEW 95 GAL. APC RECYCLED/TYRE RUB.
  24. NEW BUILDING OVERHANG PER BUILDING PLANS.
  25. NEW DRAIN MALIBOX. OWNER/CONTRACTOR TO COORDINATE WITH LOCAL HOST OFFICE.
  26. NEW WALL/FENCE/PERSEPARATE PLAN AND PERMIT.
  27. NEW LIGHT STORAGE AREA PER BUILDING PLANS.
  28. NEW RECONSTRUCT GRANITE WALKWAY (N) (TYPE) LANDSCAPE PLANS.
  29. NEW ROOF DOWNPOUT PER BUILDING PLAN.
  30. NEW GROUND/DIRTWAY. SEE BIRMA NOTES, SHEET 2. FOR DIMENSIONS, SEE DETAIL D, SHEET 6.
  31. NEW SIDEWALK SCOPER (TYPE 1) PER FIG DETAIL 204. CONNECT TO BUILDING DOWNPOUT WITH 4" SLOPE.
  32. NEW BUILDING COLUMN PER BUILDING PLANS.
  33. NEW RECESSED GRANITE PER BUILDING PLANS.
  34. SAWCUT NEW EDGE OF EXISTING ASPHALT.
  35. SAWCUT NEW EDGE OF EXISTING CONCRETE.
  36. NEW SHORT TERM BICYCLE RACK. SEE DETAIL E, SHEET 6. FOR RACK SPACING SEE DETAIL F, SHEET 6.
  37. NEW CURB FINISH PER DETAIL 6, SHEET 6. SEE KEYNOTE FOR WIDTH.
  38. NEW ICC AL171 SECTIONS S04 + S05 COMPLIANT RAILING FOR STAIRS. SEE DETAIL I, SHEET 6.
  39. OWNER/ARCHITECT TO PROVIDE SIGN PANEL AND FINISHES PER SEPARATE PLAN.
  40. OWNER/ARCHITECT TO PROVIDE SIGN PANEL AND FINISHES PER SEPARATE PLAN.
  41. NEW 5000WALK SCOPER (TYPE 2) PER FIG DETAIL 205.
  42. NEW 4" WIDE CONCRETE VALLEY GUTTER PER FIG DETAIL 208.
  43. NEW RAILING PER FIG DETAIL 105. ON PER OWNER/ARCHITECT.
  44. NEW IRRIGATION SLEEVES, TYPICAL. REFER TO LANDSCAPE PLANS FOR SPECIFICATIONS.
  45. NEW 6" VERTICAL CURB - ALLITER (TYPE 1) (6) PER FIG DETAIL 209. CONNECT TO EXISTING CURB PER FIG DETAIL 105. REFER TO FIGURE 38.
- CORNOUDO HEIGHTS**  
 BK. 3, PG. 113  
 COMMERCIAL

PROJECT	LOCATION	SCALE	DATE	APPROVED BY	SALESPERSON	DESIGNER	REVISION
MILAGRO ON ORACLE ILLUMINATED WALL SIGN	2445 N ORACLE RD TUCSON 85705	*NOTED IN DRAWING	6-11-2024		BILL FIELDS	MH	
					FILE NAME	DRAWING NUMBER	PAGE 1 OF 3

# Awning



MIRACLE RD (PU)  
BK. 6, PG

FND BRASS CAP SURVEY MONUMENT, NO STAMP SOUTHEAST CORNER OF SECTION 35



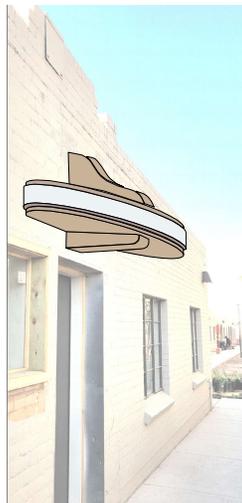
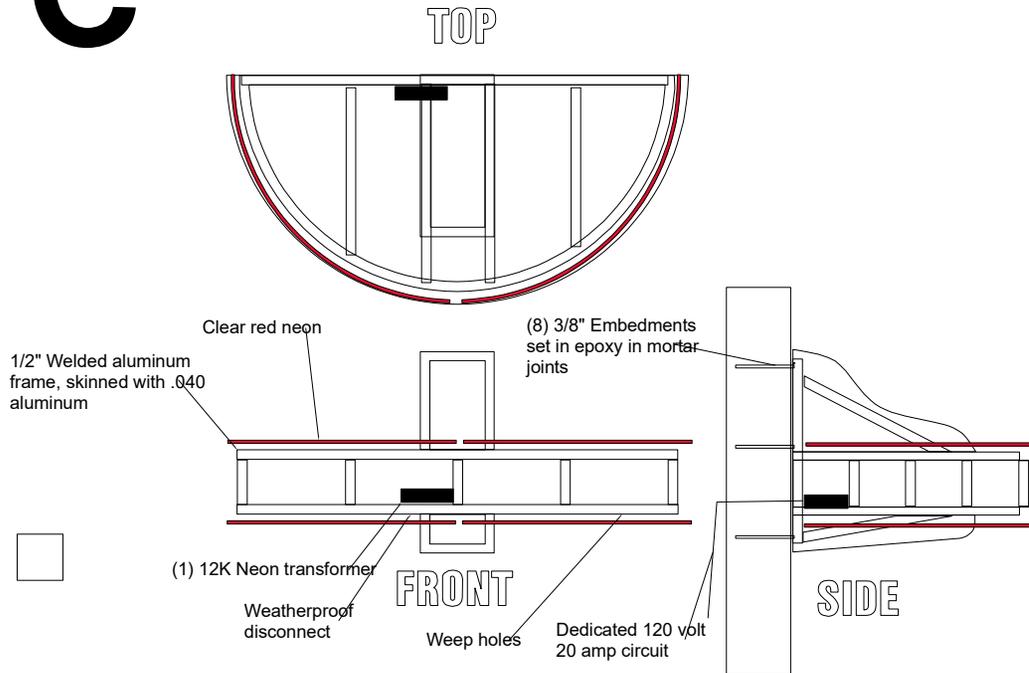
**Sign Approval**  
**R. Parsons**  
Desc. **TS-PRM-0624-00273**  
PLANNING & DEVELOPMENT SERVICES

Neon illuminated awning with 7 day programmable timer installed to comply with the outdoor lighting code. As per the Outdoor Lighting Code the internally illuminated sign as shown on this page does not exceed the 4400k color temp.

PROPOSED - NO ONSITE WELDING

**C**

*All Electrical Signs will be Listed per NEC 600.3, Marked per 600.4 and installed in accordance with applicable local codes. This includes proper grounding and bonding of the sign.*

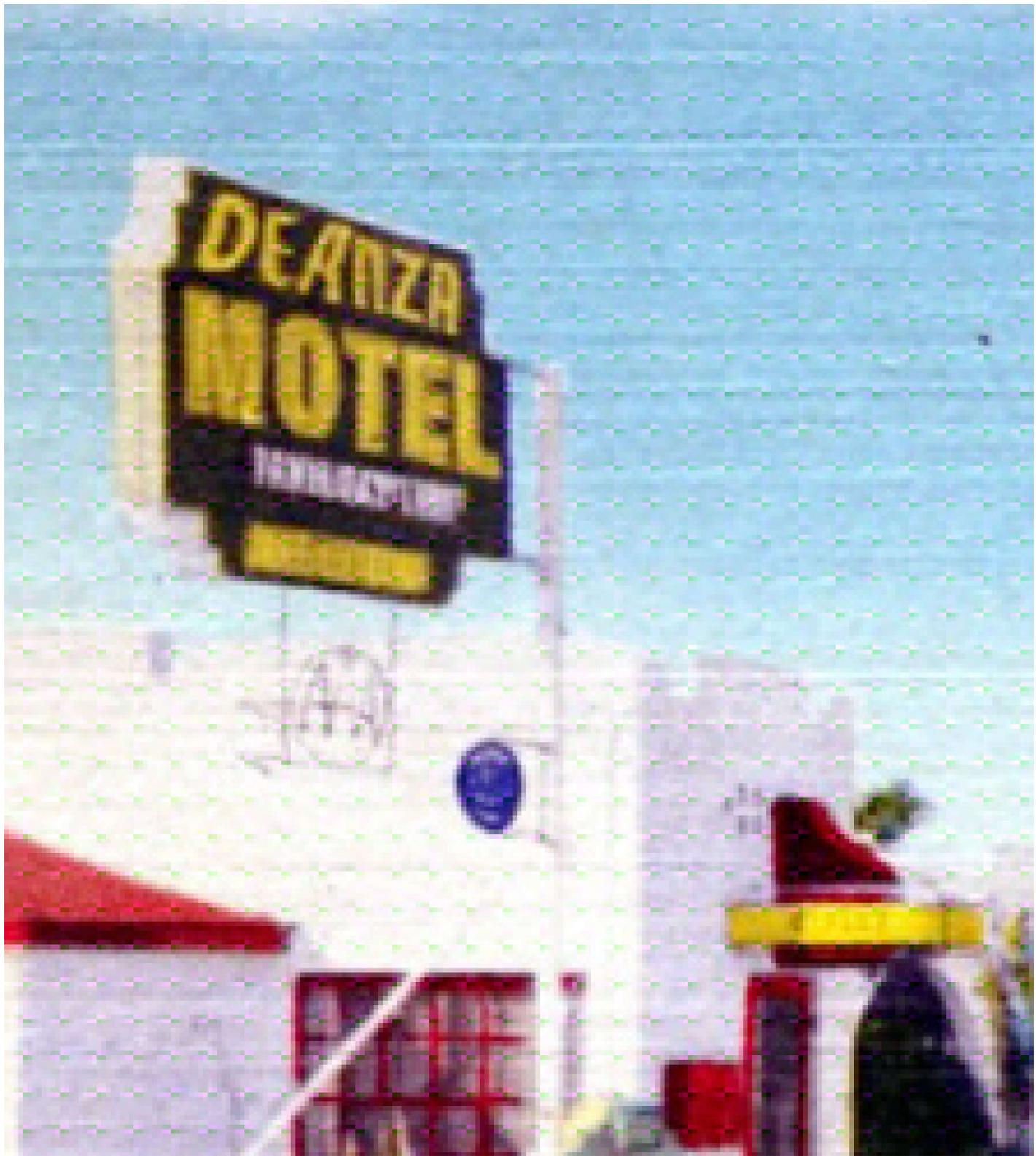


All signs and power supply components are UL listed. All signs shall have a UL sticker, manufacturer sticker, and installer sticker, located on the exterior of the sign. All dedicated sign circuits shall be labeled. A safety lock out shall be provided for all signs where the shut off switch is not directly visible to the sign.

**Timer shall shut off all signs at midnight.**  
**All dedicated sign circuits shall be labeled at breaker panel**

MILAGRO  
 2445 N. Oracle Rd. Tucson, AZ 85705  
 Parcel #107-09-049C





# Milagro on Oracle Project: Historical and Architectural Documentation of 2425 and 2445 N. Oracle Road, Tucson, Pima County, Arizona

Poster Mirto McDonald (PMM Architects)

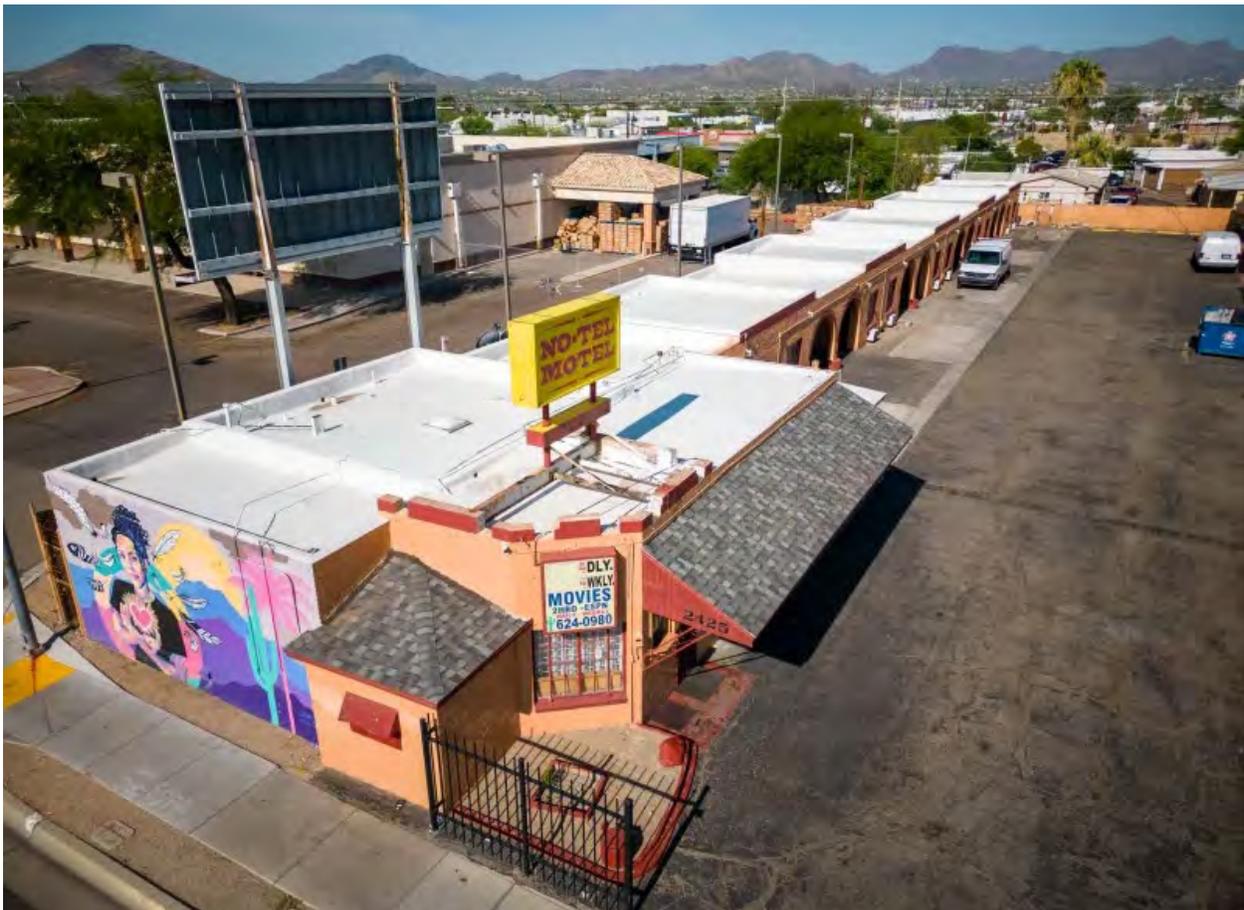
Prepared by:  
Jennifer Levstik

Reviewed and Submitted by:  
Avi Buckles

WestLand Resources, Inc. (in Arizona dba WestLand Engineering & Environmental Services)  
4001 E. Paradise Falls Drive – Tucson, Arizona 85712  
+1 520-206-9585

Cultural Resources Report No. 2024-334  
WestLand Project No. 12885

January 2, 2025



Overview of 2425 N. Oracle Road, facing southwest. Image taken by Michael McKisson.

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### Appendices

Appendix A. Arizona State Historic Property Inventory Forms

## INTRODUCTION

As part of mitigatory measures of a Memorandum of Agreement (MOA) for the Milagro on Oracle project, WestLand Resources, Inc. (WestLand), prepared a historical and architectural narrative of 2425 N. Oracle Road and 2445 N. Oracle Road on behalf of the City of Tucson (the City). Both properties are located along the west side of N. Oracle Road at the southwestern intersection of N. Oracle Road and W. Alturas Street in Tucson, Pima County, Arizona (**Figures 1 and 2**). Additionally, both properties are former motor courts listed as contributing resources to the Miracle Mile Historic District. The Miracle Mile Historic District was listed in the National Register of Historic Places (NRHP) in 2017 and includes a total of 258 contributing resources and 21 non-contributing resources to a commercial district spanning a period of 1920 to 1963 (note that the Arizona State Historic Property Inventory Forms from the NRHP nomination describe the Period of Significance as 1920 to 1964 [see **Appendix A**]).

The Milagro on Oracle project is a 63-unit new construction and adaptive reuse project that incorporates two side-by-side former motor court complexes separated by a vacant lot. Of these, 15 units will be adaptively reused and will preserve and transform historically significant motor courts that contribute to the Miracle Mile Historic District. The project includes the acquisition of one parcel, the demolition of two non-contributing structures (laundry ramada and storage structure), the demolition of three contributing structures (which were fully documented prior to demolition [swimming pool, carport/ ramada, and casita additions]), the removal of the 1975 No-Tel Motel rooftop sign, the new construction of a small laundry, the new construction of 48 units in a four-story building on a 1.81-acre site, and, as noted above, the adaptive reuse of 15 apartments in two single-story buildings formerly used as motor courts (Brown 2024).

Project plans were initially reviewed in December 2022 by the Tucson-Pima County Historical Commission Plans Review Subcommittee, who determined that the proposed work was consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and unanimously approved the project with no changes. Formal Section 106 consultation with the Arizona State Historic Preservation Office (SHPO) began in May 2024. Per ongoing consultation with the SHPO, the City has entered into an MOA that includes completion of the following historical and architectural narrative as part of the Resolution of Adverse Effect resulting from the proposed project on historic resources (SHPO 2024).

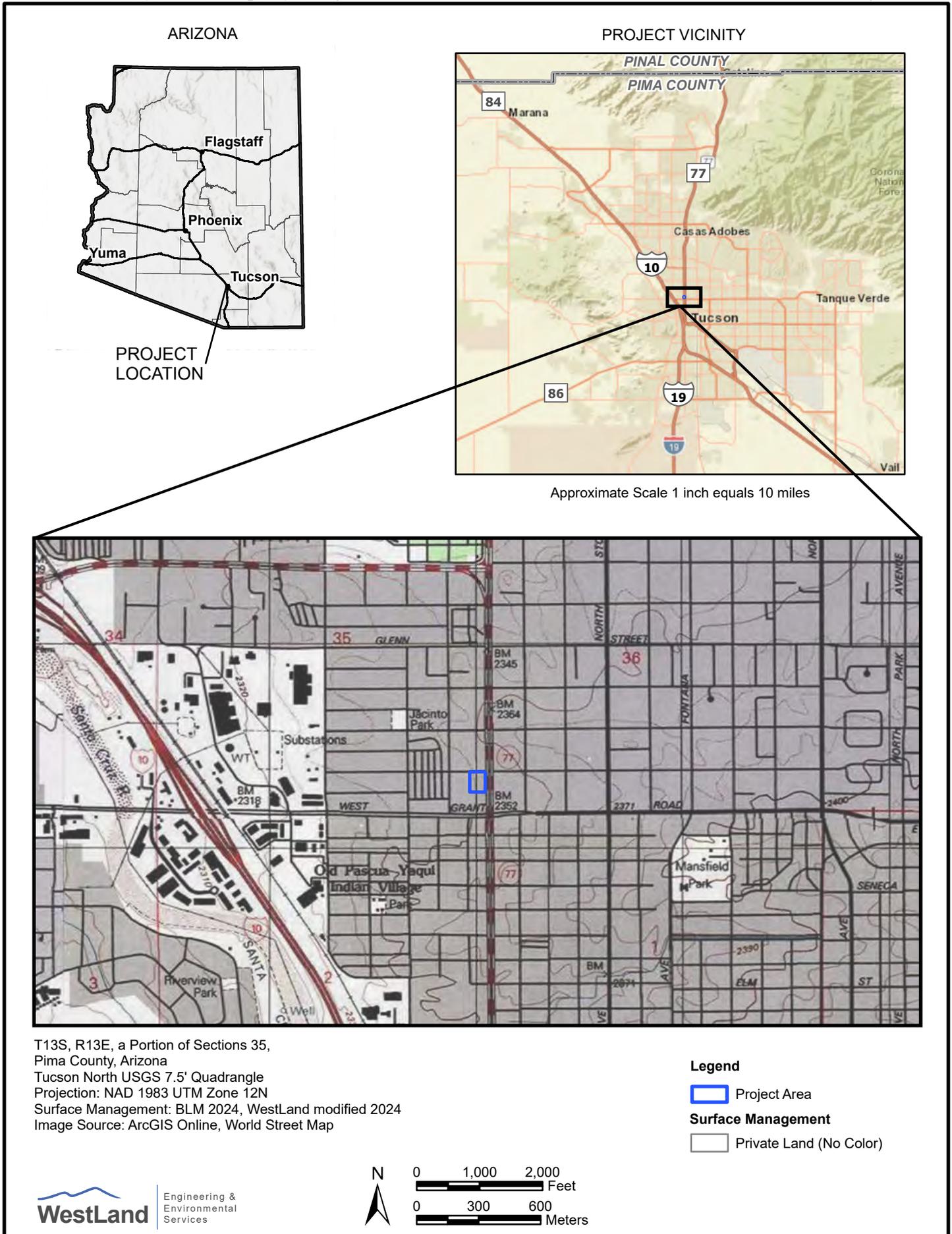
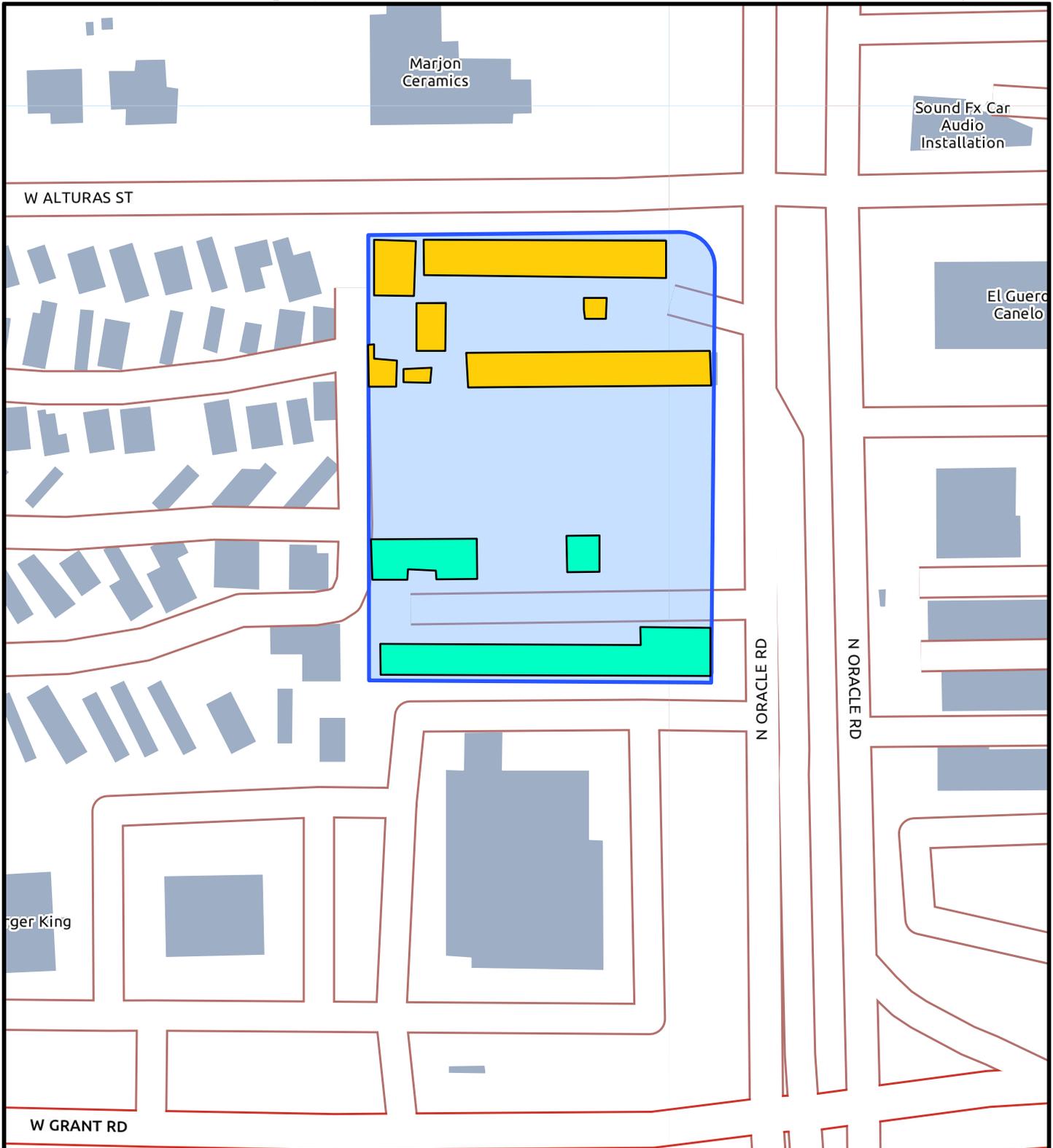


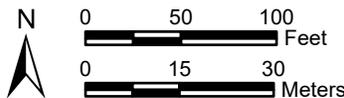
Figure 1. Vicinity map



T13S, R13E, a Portion of Sections 35,  
 Pima County, Arizona  
 Image Source: Maxar 2/20/2024

**Legend**

- Parcel 107-09-049C
- 2425 N Oracle Road
- 2445 N Oracle Road



**Figure 2.** Project location

## PHYSICAL SETTING

Both 2425 and 2445 N. Oracle Road are located along one of Tucson's major commercial corridors. Historically, the area was once part of U.S. Routes 80 and 89 and Arizona Route 84. Throughout the mid-twentieth century, this commercial strip functioned as the northern vehicular gateway through Tucson. The area originally catered to automobile travelers and tourists and was populated with roadside motels, motor courts, restaurants, automotive support services, and neon signage advertising businesses along the route. The most common property type was the motor court. Many of these motor courts were organized in L- or U-shaped plans facing the historic highway, with service stations located at corners and restaurants and entertainment venues located midblock (Clinco 2017). Over time, through road widening and population growth, the corridor, while it continued to function as a major commercial area, welcomed strip malls and large parking areas and offered a variety of retail options that catered to local shoppers. Today, the two properties at 2425 and 2445 N. Oracle Road are surrounded by both single- and multi-story commercial and residential buildings, pedestrian sidewalks, paved streets, traffic-control devices, and limited vegetation.

## HISTORIC CONTEXT

By the 1930s, over 23 million automobiles were registered in the United States. With travelers abandoning trains and horses in favor of the open road, demand grew for safe and clean places to stop for food and rest. In Tucson, Miracle Mile, Oracle Road, and Drachman Street (collectively known as the Miracle Mile Strip) acted as the primary northern gateway into the city and a crossroads for those traversing the nation via transcontinental Routes 80 and 89 (Clinco 2017) (**Figure 3**). In response, privately owned, independent motels clustered along the highways' edges. The new motels featured regionally popular styles and equally evocative business names—such as La Siesta, Hacienda, Frontier, and El Rancho—that conjured up romantic representations of the Southwest. Business names lit up the roadway and were displayed in colorful neon, enticing travelers to stop and enjoy various amenities ranging from swimming pools and air conditioning to cocktail lounges and on-site service stations.



**Figure 3. Oracle Road as it appeared in 1936, facing north.** Image courtesy of the Arizona State Library, Archives and Public Records.

Today, the Miracle Mile Historic District is represented by a discontinuous collection of tourist and travel-related properties unified by their shared association with the historic highway alignment. While many of the character-defining features of the historic highway have been removed over time, there are still several historic motor courts dating to this period along the Miracle Mile Strip, including the former DeAnza Motel and The Don Motel.

The DeAnza Motel and The Don Motel on North Oracle Road were two of the earliest motor courts within the Miracle Mile Strip. Established between 1940 and 1941, they were strategically located along the

historic alignment of Route 80. Both motels boasted air-conditioned rooms, electric refrigerators, televisions, access to washers and dryers, and large kitchenette apartments available for monthly rates. By the 1950s, both had expanded their amenities to include swimming pools, and The Don Motel offered a trailer court and a 24-hour café (**Figures 4 and 5**).

TWO-ROOM, kitchenette apartments.  
Air-cooled, electric refrigerators.  
The Don Motel. 2445 N. Oracle Rd.

Figure 4. 1946 advertisement in the Arizona Daily Star for The Don Motel

1 & 2 ROOM kitchenette. 21" TV,  
all utilities. Automatic washer,  
dryer available. Reasonable rates  
by day, week or month. DeAnza  
Motel. 2425 Oracle Rd. MA. 2-9304.

Figure 5. 1957 advertisement in the Arizona Daily Star for the DeAnza Motel

The oldest of these two motor courts was the DeAnza Motel, which began as a long, rectangular, 10-unit complex flanked by an office on its eastern end; construction of two additional standalone units took place in the mid-1940s. While the building is not a pure form of Spanish Colonial Revival architecture, it displays several characteristics of the style, including arched entrances to each unit, stepped parapets with decorative vents, and casement windows resting on heavy sills. During its history, the DeAnza underwent modest changes to its appearance through different painting schemes and vegetation, a small addition to its front office, the addition of four units, and the removal of its original neon sign. Historical records are sparse, but it is documented that the DeAnza was established in 1940 by Elmer and Angeline Dobson and was called the Dobson Motel in its early years (Devine 1997). A few years later, in 1947, the Dobsons sold the property, and in 1951, it was renamed the DeAnza Motel (**Figure 6**). The new owners, George and Elena Lambos, native to Greece, were responsible for many of its early renovations, including repairing two units following a fire in 1955 (Arizona Daily Star, 5 August 1955). In 1956, George Lambos passed away, and the motel was sold a year later (Arizona Daily Star, 13 October 1956). Under its new ownership, the DeAnza was renamed Holiday Motel (Devine 1997) (**Figure 7**). In 1961, Eldridge and Claire Rigg bought an interest in the Holiday Motel, but by the mid-1960s, much of Route 80s tourist traffic had moved to Interstate-10, and they sold their shares of the business. By the 1970s, the area was no longer catering to tourists and traveling businessmen and was instead focused on a new and less desirable clientele. In 1975, James L. Blair purchased the motel and renamed it the No-Tel (Devine 1997). The hotel offered hourly rentals, adult movies, and water beds. Just four years later, the property was sold to Hyun Keun Kim, who retained ownership for most of the last three decades before it was purchased by the City of Tucson (Devine 1997; Giuliano 2023).



Figure 6. Historic postcard showing the DeAnza Motel, ca. 1951–1957



Figure 7. Detail of the Holiday Motel sign from a historic postcard, ca. 1957–1975

In 1941, The Don Motel was established as a nine-unit motor court (**Figure 8**). The complex was designed with individual Spanish Colonial Revival casitas and had a similar layout to its neighbor, the DeAnza Motel. Each had a central inward-facing courtyard and a parking area flanked by buildings, a front office adjacent to the street, and a neon sign. By 1945, the owner of the Don Motel, Grace Hughes, sold the property to Mr. and Mrs. Otis Fewell, who began expanding the property (Tucson Daily Citizen, 24 September 1945). The Fewells owned similar properties in Redondo Beach, California, and were well acquainted with operating roadside motels. Shortly thereafter, the property changed ownership. By the time of the sale, it had expanded to a 12-unit complex. At some point between 1945 and 1956, Clement G. Meyer owned the motel, as is noted in a 1953 newspaper article about a thwarted robbery at the property (Tucson Citizen, 27 July 1953). In 1956, the motor court was sold once again, this time to Mr. and Mrs. Livolsi, who expanded the complex to house 14 units, a new swimming pool, and a café (Arizona Daily Star, 7 July 1956) (**Figure 9**). During the 1970s, the motel was owned by Miracle House Ministries, Inc., and used as a Christian outreach center for those facing homelessness and addiction issues (Pima County Assessor Property Record Card for Parcel 107-09-049B [note the parcel has now been subsumed under 107-09-049C]).



**Figure 8.** Historic postcard showing The Don Motel around the 1940s



Figure 9. Historic postcard of The Don Motel and Café, ca. 1950s

## ARCHITECTURAL DESCRIPTION

### 2425 N. Oracle Road

The former DeAnza Motel consists of a 10-unit, rectangular single-story motel complex paralleling the southern boundary of Parcel 107-09-051A (the parcel has now been subsumed under 107-09-049C) and two two-unit casitas (now demolished) located along the northwestern end of the same parcel (**Photos 1 and 2**). The motel is oriented north toward an open parking lot with a communal swimming pool and free-standing carport (both now demolished). There is a primary entry and exit along N. Oracle Road that is bounded by the motel's office building to the south and a rolling metal gate to the north. Vegetation is limited and includes volunteer grasses and weeds, date palms, and shrubs.

The larger of the two complexes on the parcel has painted brick walls on a poured concrete slab foundation topped by a low-pitched or nearly flat roof. The roof height varies; the height is lower above unit entrances and rises above the living spaces, creating widely spaced crenellations. This same pattern is repeated around the roofline of the front office, although the spacing is more evocative of the battlements of a castle. The most prominent feature of this building consists of Romanesque-like arches leading to recessed entries to each unit. Fenestration includes steel casement windows on heavy sills and solid core pedestrian doors. Above the windows are decorative crawl space vents and below are individual air-conditioning units.

At the northeast corner of the building is an office that protrudes past the footprint of the motel units and is constructed of similar materials, paint schemes, and fenestration. At a later unknown date, the original brick canopy over the door was removed and replaced with a shed roof sheathed in asphalt shingles (**Photo 3**). Positioned on the roof is a monument sign displaying the property's last business name.

The secondary motel complex consists of two two-unit casitas joined by a filled-in carport. The casitas are constructed of painted brick resting on a concrete slab foundation topped by a gable roof sheathed in asphalt shingles. Above each entrance is a shed-style porch roof also sheathed in asphalt shingles, and the space between the porch roof and gable end is sheathed in wood shiplap. Fenestrations include solid core paneled pedestrian doors flanked by small vinyl sash windows (windows are replacements). The former carport has been infilled with concrete masonry units and has a low-pitched gable roof, a small casement window, and a solid core pedestrian door protected by a security screen. The casitas have since been demolished.

Auxiliary structures include a rectangular swimming pool surrounded by a concrete deck and chain-link fencing and a two-car brick and wood-framed carport immediately to the east. The carport has brick knee walls on its east and west elevations framing a concrete slab foundation (**Photo 4**). The knee walls support wood posts connected to the gable roof. The roof is sheathed in asphalt shingles and has wood shiplap below the gable ends. To the rear of the structure along the north elevation are two integrated storage units and a vending machine. Both auxiliary structures have since been demolished.



**Photo 1. Overview of the larger of the two motel complexes at 2425 N. Oracle Road, facing southeast.** Image courtesy of PMM Architects.



**Photo 2. Overview of the casitas (now demolished) at 2425 N. Oracle Road, facing northwest.** Image courtesy of PMM Architects



**Photo 3. Detail view of office and replaced entrance canopy at 2425 N. Oracle Road, facing southwest.** Image courtesy of PMM Architects.



**Photo 4. Overview of carport (now demolished) at 2425 N. Oracle Road, facing north-northwest.** Image courtesy of PMM Architects

As part of the Milagro on Oracle project, the swimming pool, the carport/ramada, and the two attached casitas, all of which are designated as contributing resources to the Miracle Mile Historic District, have been demolished. The motel's monument sign has also been removed and relocated to the Ignite Sign Museum. All of these contributing resources were architecturally documented by PMM Architects prior to completion of this narrative.

## 2445 N. Oracle Road

The Don Motel is a single-story, U-shaped complex north of the former DeAnza Motel at the southwest intersection of N. Oracle Road and W. Alturas Street. The motel features individual casitas, an office, and a former restaurant, all of which encircle a parking area and central courtyard space with a ramada (the ramada has since been demolished). Vegetation is limited and largely consists of non-native trees, date palms, and cactus. Similar to the DeAnza Motel, the main ingress and egress is along N. Oracle Road.

Individual casitas line the boundaries of the south and north central portion of Parcel 107-09-049B (**Photo 5**). The casitas are of brick construction with stucco sheathing on poured concrete slab foundations and have gable roofs sheathed in terra-cotta tiles. The entrances of each casita face the central parking lot and are offset to the side, flanked by two side-by-side windows with heavy sills. Both the original casement windows and doors and covered carports that once connected each casita have since been removed (except along the north side of the parcel). The windows are now vinyl sliding sash, and the doors are now paneled solid core pedestrian doors. The original doors were likely paneled wood doors; however, it is not known for certain. The Arizona Room on the eastern elevation of the motel office has also been removed, although the roof line remains.

Very few decorative features are present beyond terra-cotta tiled roofs and decorative crawl space vents at the gable ends. Along the western and northern boundaries of the complex, motel units are larger and, in some cases, abut one another. To the west, there are two standalone two-bedroom units of similar construction to the casitas. One has a gable roof with terra-cotta tiles with the long axis facing the parking area; the other has a low-pitched roof below a flat parapet. To the north, there are two similar boxy stucco-covered buildings with low-pitched roofs and parapets bookending two side-by-side casitas still connected by a carport. The boxy building to the northeast formerly housed the motel's 24-hour café (**Photo 6**). Windows and doors have also been replaced over time. Compared to the DeAnza Motel, The Don Motel has had more alterations, including removal of original windows and doors, removal of carport connections between casitas, a metal standing seam addition to the westernmost casita, infilling and later removal of the motel office's Arizona Room, removal of the monument sign, removal of decorative planters around the entrance, removal of the swimming pool (which was located behind the ramada, based on review of historic aerials), and the enclosure of the complex with security fencing. Auxiliary structures on the parcel include the ramada within the center of the parking lot and two small single-story buildings in the southwest corner of the parcel.

Two non-contributing resources associated with The Don Motel—a laundry ramada and a storage structure—were demolished. Both resources were fully documented by PMM Architects prior to the current narrative.



**Photo 5. Detail of casitas at 2445 N. Oracle Road along the southern boundary of Parcel 107-09-049B, facing southwest. Image courtesy of PMM Architects.**



**Photo 6. Detail of the former café at 2445 N. Oracle Road along the northern boundary of Parcel 107-09-049B, facing southwest. Image courtesy of PMM Architects.**

## SUMMARY

Per the MOA between the SHPO and the City, the proposed project has had an adverse effect on historic properties based on the demolition of three contributing resources (one building and two structures) associated with the former DeAnza Motel. To resolve adverse effects, the City and the SHPO have agreed to several stipulations to mitigate the loss of the three contributing resources. As such, WestLand prepared a historical and architectural narrative for each property. The above documentation serves as fulfillment of one of these stipulations required for the resolution of adverse effects. WestLand's report has sufficiently documented the available history for each property and described the existing conditions of 2425 N. Oracle Road and 2445 N. Oracle Road prior to construction activities.

## REFERENCES

Arizona State Historic Preservation Office (SHPO)

2024 *Memorandum of Agreement (MOA) Between the City of Tucson Housing and Community Development Department and the Arizona State Historic Preservation Officer Regarding the City of Tucson Affordable Housing Project Milagro on Oracle, Pima County, Arizona*. Draft MOA dated 24 November 2024. Arizona State Historic Preservation Office, Phoenix.

Brown, Jodie

2024 Section 106 Review for the Milagro on Oracle. Letter dated May 30, 2024. City of Tucson Historic Preservation Office, Tucson.

Clinco, Demion

2017 Miracle Mile Historic District National Register of Historic Places Nomination. Frontier Consulting, LLC., Tucson.

Devine, Dave

1997 Motel Memories. Tucson Weekly, 9 October 1997. Tucson.

Giuliano, Tina

2023 We Need Housing: Transformation of Old Motels into Affordable Housing Continues. 28 November 2023. KGUN 9 News, Tucson.

APPENDIX A  
Arizona State Historic Property Inventory Forms

# STATE OF ARIZONA

# HISTORIC PROPERTY INVENTORY 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: **MM063** Survey Area: **Miracle Mile**

Historic Name(s): **De Anza Motel, No Tell Motel**

(Enter the name(s), if any, that best reflects the property's historic importance.)

Address: **2425 North Oracle Road**

City or Town: **Tucson**

vicinity

County: **Pima**

Tax Parcel No. **10709051A**

Township: **13S** Range: **13E** Section: **35** Quarter Section: **SE** Acreage: **.6**

Block: **4** Lot(s): **5** Plat (Addition): **Miracle Mile Addition** Year of plat (addition): **1937**

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

Architect:

not determined  known source:

Builder:

not determined  known source:

Construction Date: **1940**

known  estimated

source: **Tucson City Directory**

## STRUCTURAL CONDITION

Good (well maintained, no serious problems apparent)

Fair (some problems apparent) Describe:

Poor (major problems; imminent threat) Describe:

Ruin/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: **June 2010**

View Direction (looking towards)

**east**

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.)

**Community Development and Planning in Tucson 1920 - 1964**

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.

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

2. DESIGN

This one integrated row, single-storey building, the "De Anza" motel, was built in 1940. The office and owners' residence was at the eastern end, facing the street. Two additional small rectangular buildings were added in 1946. This property has continued operation as a motel, having been renamed the "No-Tel Motel" by the late 1970s. This low, light, open, geometric boxy building has a parapet roof, The parapet over the lobby/owners' residence is festooned with shallow crenellations intended to evoke a castle motif. Each integrated carport is defined by a Romansque arch. The windows are operable steel casement. The exposed brick of the visible walls was painted during the last decade. A small addition on the front facade and an oversized cantilevered shed roof porch alter the original design. The 1946 additional square buildings are used as single units. They have low-pitched roofs and are connected with a covered carport. Aligned with these two newer buildings is a small rectangular swimming pool and ramada. Above the castle-like parapet rises a plain rectangular interiorly lit monument sign supported on two steel posts. Although this sign appears to be a late 20th century addition, it has become a minor iconic representation of an earlier cultural milieu of the District. Although the small addition to the front facade has altered the appearance.

3. SETTING: **The building is part of the commercial corridor facing the historic highway alignment.**

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): **brick**      Foundation: **concrete**      Roof: **pitched with asphalt shingle**

Windows: **fixed and operable steel casement**

If the windows have been altered, what were they originally?

Wall Sheathing: **paint**

If the sheathing has been altered, what was it originally?

5. WORKMANSHIP:

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

Individually listed;    Contributor    Noncontributor to \_\_\_\_\_ Historic District  
Date Listed: \_\_\_\_\_  Determined eligible by Keeper of National Register (date: \_\_\_\_\_)

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

Property  is  is not eligible individually.

Property  is  is not eligible as a contributor to a potential historic district.

More information needed to evaluate.

If not considered eligible, state reason: \_\_\_

**FORM COMPLETED BY:**

Name and Affiliation: **Demion Clinco, Frontier Consulting Group LLC.**

Mailing Address: **230 East 23<sup>rd</sup> Street | Tucson, Arizona 85713**

Date: **May 2012**

Phone No.: **520.247.8969**

# STATE OF ARIZONA

# HISTORIC PROPERTY INVENTORY 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: **MM064** Survey Area: **Miracle Mile**

Historic Name(s): **The Don Motel**

(Enter the name(s), if any, that best reflects the property's historic importance.)

Address: **2445 North Oracle Road**

City or Town: **Tucson**

vicinity

County: **Pima**

Tax Parcel No. **10709049B**

Township: **13S** Range: **13E** Section: **35** Quarter Section: Acreage: **.62**

Block: **4** Lot(s): **1 & 2** Plat (Addition): **Miracle Mile Addition** Year of plat (addition): **1937**

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

Architect:

not determined  known source:

Builder:

not determined  known source:

Construction Date: **1941**

known  estimated

source: **Tucson City Directory**

## STRUCTURAL CONDITION

Good (well maintained, no serious problems apparent)

Fair (some problems apparent) Describe:

Poor (major problems; imminent threat) Describe:

Ruin/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: **June 2010**

View Direction (looking towards)

**west**

Negative No.: \_\_\_\_\_



