

SHNA Annual Meeting  
January 19<sup>th</sup>, 2016  
Sam Hughes Elementary, 700 N Wilson Ave, Tucson AZ

Board members in attendance: Rick Bell, John O' Dowd, Erika Gallo, James Head, Carolyn Classen, Janett Carbajal, Bill Craig, Mary Durham-Pfibsens, Gail Schuessler, John Wilder.

Board members absent: Dustin Fitzpatrick, Phil Mueller, and LuAnn Barr.

6:42 pm Official Welcome by Rick Bell, President

6:43 pm Introduction of Mr. Brian Rumsey by Rick Bell

6:43 pm Mr Rumsey - Summary of presentation - Sam Hughes Neighborhood has something unique. He's an architect and knows the neighborhood well. He presented his project (*described in more detail below*). Original nomination for Sam Hughes Neighborhood into the National Historic Registry was as living monument of development of Tucson. A lot of variety, very eclectic. The criteria set for Stand Alone Eligible property to qualify as "historic" is 50 years. So back when living monument was established, 1950s lots of properties did not qualify, but now properties in the 1970s will be eligible. Expanding the period of significance to include to those ineligible due to age. 77 properties will be included in the upcoming petition. Should be successful at the state and national level, a great conglomeration of styles that show how Tucson has developed. The National Historic Register has advantages, looking to make it bigger in terms of contributing properties. Questions?

Neighbor up front: what is the project you are doing?

Mr Rumsey - There are people in this neighborhood that were ineligible due to age to contribute to historic properties. We are going to expand the period of significance and I, as a historic preservation contractor, can evaluate if your property is eligible or not. By including/expanding ages, we can include different styles of properties that contributed to historic development of neighborhood. Two steps: 1) should be able to expand age and 2) evaluate individual properties that could be included in the historic preservation. NPS will expand period of eligibility for homes to qualify into historical designation due to age, but they also need to contribute in terms of the historic character and how that property contributes to the neighborhood.

Jennifer Levstik - Original nomination for SH to become Historic district occurred in the 90's. That first time the period of significance had a beginning and end date, a 50 year window. Beginning refers to when neighborhood was starting to be built up, up until when neighborhood was built up, this works in neighborhoods that are all built up in a very short period of time. But here, the neighborhood was built up slowly, so we want to extend the build out from the late 1800's and, my recommendation is to account for any build up that has happened up to 1966. Properties have slowly filled in vacant lots. Now there is not much left to fill in, no overlay. This is voluntary and not regulatory, if you have a property within the 50 age window, you get 45% off taxes for 15 years and you can extend at the end of that period for another 15 years. So if you contribute to the historic district and are considered a contributing historic district member, then you are eligible for the tax break. For those of you non-contributing, if there are major modifications to the front of your house, if you can reverse those so that the front of your house is visible, then you can take advantage of the tax break. For example, if you had a 5 ft wall, you can lower height to make your house eligible again.

If you have a 1969 home, what should you do to see if you qualify: Contact Jennifer Levstik 520-837-6961 - get in touch with Brian Rumsey since he'll do the survey. If you want to preserve your home and its eligibility for the future, then do not make any significant changes to the façade. Significant changes are big walls, changing the height of your roof, whatever you make changes with needs to replicate or stay consistent and replace with a replicate. Try to keep the roof the same or keep it so that there are no huge significant changes.

Audience question: Do the houses need to be included with the application?

Jennifer Levstik: No, you can come on later. Unless you have a home designed by a famous architect, it will be tough to get your property listed on its own, but collectively the whole neighborhood can be included in the historic district. How many of you are are/not taking advantage of the tax break? How many were told that your house is not a contributor? Go to the City of Tucson Preservation Office - they have a website that says online resources. They have 2 types of maps, type your address and will look at the inventory form, on last page it will say if your house is a non-contributor and why. If it is reversible, then change it and I can go to the state office and say that the change was made <https://www.tucsonaz.gov/historic-preservation> This is how you can go to your individual property and find out what the front looked like when the property was first built and recorded. It is a simple form, take it in and the tax deduction would kick in on 2017, there is a delay due to the time of year. Don't over think it, talk about major changes to the front.

Mr Rumsey - You'll see me out in the sidewalk looking at different properties, I do all my work from the sidewalk and never go into your property, feel free to ask me questions.

7:05 pm Rick - Introduced Sam Hughes Elem. School Principal Janet Jordan.

Principal Jordan thanked Rick for all his work in setting this meeting up. If there are 4-year-old neighbors we welcome them to enroll, kinder roundup from 5 - 6 pm on Weds. Feb. 10.

7:07 pm Rick - Introduced the Water Tower project and Jennifer Levstik.

Jennifer Levstik - The project will finally happen this year, had lots of pre-construction issues come up: project was split into two pieces 1<sup>st</sup> phase using neighborhood contributions to start later this month, 2<sup>nd</sup> phase are HUD funds, funding source used for blight abatement. The 1<sup>st</sup> phase will create the infrastructure to support the tower, mainly structural work. After that is done then federal funds kick in to fix doors, windows and roof. Fencing will not be included due to shortage of funds. Facade and roof will be put in, neighborhood will have "fight of entry" so the building can be used and we don't have to wait until the actual water tower is rebuilt. Will include use agreements so you can pursue things like rainwater harvesting and rain gardens.

Question: do we have to have a wall; can't we just take down the chain linked fence?

Jennifer Levstik - If you or a neighbor used it regularly I think city would take it down, but since there isn't regular use for the property, then city will keep it up to avoid squatters, people breaking it, etc. Mainly for safety reasons. I do not think this fence will be a permanent structure.

Question: If it is an act of will, how come Tucson water does not take care of facility?

Jennifer Levstik - We are in a tough budgetary crisis with city, so anything that is not essential is not being maintained. City removed the asbestos from the building, got them to contribute for maintenance of well #2.

Man - why not look at renting to telecom?

Rick - tower is not tall enough, but that was considered.

Man - so is it a dry well? Why are they not pumping water?

Jennifer - Just a monitoring well, not used for production.

Rick - that well used to supply this neighborhood, but now is out of production.

7:15 pm No law enforcement announcements (no law enforcement present).

7:16 pm Call to the audience.

Carolyn Classen - Molly McKasson had to leave but she asked me to speak for her. She's the organizer for "Friends of Himmel Park" Here's their flyer. They have 9 ongoing projects, they want you to like them on Facebook. Add more trees, new playground equipment, birding walks. If you want more info, contact Molly McKasson.

Kirsten Engel - I have 2 messages: I am running for AZ house; we are in district 10 (House LD10 seat). I am a UA faculty member, my platform is education funding, environment, I have not been terribly involved in the neighborhood, I am the former academic dean, I would love your support if you want to sign my petition. I am a member of Friends of Himmel Park, and we are trying to get a little more organized, because of city funding the park feels like it has been neglected so we are trying to find funding to replace some of the equipment. There are 2 kiosks, 1 by tennis courts and one on the south side of park, these will be bulletin boards. The city will put up the boards permanently so we can advertise neighborhood events.

Rick - April 10 is next neighborhood garden tour.

7:21 pm BJ Cordova - I represent a UA volunteer group, part of "Tucson Clean and Beautiful" that wants to adopt E. 3<sup>rd</sup> St. but thought about adopting E. 6<sup>th</sup> St as requested by SHNA members. We have agreed to adopt E. 6<sup>th</sup> St. and we want to clean up the heart of the neighborhood. Trees for Tucson program is continuing to accept requests for affordable trees \$5 not \$8, but we have 8 varieties, you can choose your trees and we will bring them to you [www.treesfortucson.org](http://www.treesfortucson.org)

7:23 pm Gladys Richardson - advocating that neighbors get together and chat. Last year one block got started on just getting together. Find someone on your block to become a neighborhood liaison. Get names and numbers of 10 people on your block, and that information stays there, but once you have that get a conversation going and people will start getting together. Watching out for each other, that is the value of getting to know each other and getting together.

Josie Wilson - Sam Hughes Family Network - group for parents of young children, we get together at Himmel Park 4 pm on Weds just to talk or get together and chant and meet neighborhood people with young children. We have a Facebook Page too.

Carolyn Classen - Official Sam Hughes website is [www.SamHughes.org](http://www.SamHughes.org) - Al Guevara is The Computer Dude and he and I manage the Facebook page. Please like us on Facebook. Most use Yahoo group for email information, but we also have 131 neighbors on [www.NextDoor.com](http://www.NextDoor.com). We post there and we are just trying to make sure we cover all bases

7:32 pm Erika Gallo - Donate your unused instruments to the elementary school! Anything is welcomed.

- 7:34 pm Beautification project - Denice Blake is in charge of pavers, thank you all for your support, Susan Peter and Kim Crooks are also on our beautification committee. Ned Egen is creating bike racks that will line the main walkway into the library. The words are made with bike chain, each will be different. We'll recoat the existing bike racks, during that week, use the bike rack by the fitness equipment but should only take 1 week to have them done. Will need volunteers for 1 day when we do the dig. Probably in May, the 3<sup>rd</sup> week in May and it will be cloudy (ha, ha). Our funding has been coming in over 2 years, a good bit has come from SH home tours but also from private donations. We do not have any grants, other people from other neighborhood have contributed. We still have plenty of room in an ¼ circle of pavers right outside the library. We have 400 pavers, if you want you can purchase a paver for \$50 and have it engraved with up to 3 lines with 15 letters/digits in those lines. Go to the website and make a donation and tell us when you want to say. Final matching \$500 grant that expires in Feb, paver deadline is Feb 28<sup>th</sup>.
- 7:40 pm Rick Bell recognize Philip Mueller and Janett Carjabal for their service on the board, they are stepping down temporarily. All board members introduced themselves (Dustin introduced in absentia). Some board members have served for over 10 years, thank you for your service. We also have committees and wish to thank them for their hard work: Home tour, Himmel Park Beautification among others.
- 7:43 pm Dr. James Head - treasurer's report. We have about \$80-85K, \$65K is already committed: \$25K for park beautification \$36K for water tower, city contribution is almost triple ours, home tour \$17K net in \$20 s and checks, \$3K garden tour, \$5K dues. We are also funding Mr. Rumsey with Period of Significance Work. Will have more details posted and at the next meeting.
- Audience question: When were rates last increased?
- James - It has been a while. \$5K in dues at this meeting.
- Rick - If you like in the NE quadrant of neighborhood, SW quadrant - I am imploring you to please join the board. Those quadrants are notably underrepresented. Please consider getting involved. Len Nicholson - NE quadrant has just volunteered. Nancy DeFeo also volunteered. Randy Downer will now conduct the board election.
- 7:51 pm Randy Downer - I ate lunch in this school cafeteria as did my father. But a few years ago I went to the board because someone in TUSD was trying to build a large activity center in front of my house on E. 3<sup>rd</sup> St. (That activity center is now Tallmadge Hall). My mother Wallis Downer still lives across the street. The board really helped in addressing that proposed development and some of those board members are still on this current board like O'Dowd, Classen, Wilder I now live on E. Hawthorne St. which has a block party and it is a glorious experience for me. Thank you to the members of the board. Now I make the motion for the re-election of the board members.
- 7:54 pm Board members reelected.
- 7:55 pm John O'Dowd - Tucson High School may need a sound system, will bring up at a later meeting.
- 7:56 pm Bill Craig - we could really use the help in some of our committees, we are thin.
- 7:56 pm Pay your dues! SamHughes.org
- 7:57 pm Meeting adjourned AHEAD of time.

