



BROADMOOR-BROADWAY VILLAGE NEWSLETTER

May 2004

Ten Reasons Our Neighborhood Deserves Historic Status

By Connie Anzalone

Editors note:

Some of our neighbors have been quite interested in working to gain Historic designation for Broadmoor-Broadway Village neighborhood. At the March neighborhood meeting, John Thomas, Board President, advised that the City's Historic Preservation program manager had toured our neighborhood and determined that we had enough 50-year old homes in "original" character that we would meet the minimum requirement for historic designation.

However, because many other city neighborhoods are also reaching the magic 50 year birthday required for historic designation, and because such designation would significantly reduce property tax revenues to the City, the City plans to conduct a historical "context" study over the next 12 – 18 months to determine which post WWII neighborhoods in the city are most worthy of historical designation.

Should this context study determine that the characteristics of BBVN make it "worthy" of historic designation, we as a neighborhood would need to do a lot of hard work to compile the documentation, drawings, and photographs of individual properties that are required to submit an application for historic designation.

Connie Anzalone, our hard-working historian, reported at the March meeting the 10 reasons she believes BBVN should be recognized with historic status:

1. The Broadmoor-Broadway Village Neighborhood Association was very active in the **Broadway Corridor Study** during the 1980's. The road builders' plan was to **widen Broadway** to 15 lanes and completely **obliterate** the first two blocks of our houses - **Manchester and Devon**. We convinced them such a wide roadway was not necessary and the plan is now to widen it on the north side by only two lanes.

2. **Josias Joesler** was the famous architect that designed **Broadway Village, the first shopping center in Tucson**. He did many more buildings locally and set a style for Tucson. When the **wrecking ball** was almost there to destroy, action by the BBVNA stopped it. We saved these historic buildings. Many of our homes are 50 years old or more.

3. BBVNA stopped **Arroyo Chico** from being completely concreted up by Flood Control and the top area turned into a parking lot for **Reid Park**. In accordance with the "**Arroyo Chico Area Plan**," and with trees from **Trees for Tucson**, we restored the ends of the Arroyo with native vegetation and convinced City Hall to remove the cracked cement from the west end where the **Tucson Blvd Bridge** was in danger of falling down. We had **rock gabions** put in which allow water recharge and saved the city a lot of money to replace the bridge. Thousands of winter migrating **birds use the Arroyo as a sanctuary**. It is a home for lots of **wildlife**.

(Continued on next page)

("10 Reasons," continued from page 1)

4. Because of decisions in our **Neighborhood Plan** (which is certified by the city), we worked with the "**Army Corps of Engineers**" to revamp a large area of Arroyo Chico through **Randolph Golf Course**. This took thousands of homes out of the Arroyo Chico "**Flood Plain**," and residents no longer have to pay flood insurance.

5. Also, in this project we got our City Council representative and our County Supervisor to **work together**. That was a first! This project was worth millions of dollars and will still be extended. It improved **Randolph Park Golf Course** and brought it up to a higher national level. We helped **thousands of citizens** over a wide inner-city area.

6. Our Neighborhood Plan calls for any new businesses along Broadway to be architecturally compatible with Broadway Village. Thus, look at the **new shopping center and Real Estate building** on Country Club.

7. BBVNA encouraged more "Curb Appeal" and **water conservation** for our private homes by suggesting native and low water use landscaping. We have had three neighborhood tours showcasing homes with great front yards.

8. In 1987, our Neighborhood Plan won the **Arizona State Award** for "Most Effective Public Participation." We were the first neighborhood in the state of Arizona to include landscaping and natural and historic preservation in our Neighborhood Plan. Hundreds of copies were distributed free in Tucson and Phoenix.

9. Our neighborhood has great traditions and history. We have community activities like pot-lucks, trash pick-ups, and our great **4th of July Parade!** Hundreds of neighbors and their children have taken part in this special American celebration for twenty-one years!

10. We communicate with each other in meetings and a newsletter that volunteers distribute to every single house so all can know what is happening.

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BBVNA Election Results

The annual election of BBVNA officers was held at the March meeting. Receiving no nominations from the floor, the existing slate of officers was unanimously voted in for another term:

President

John Thomas 327-7225
410 S. Stratford
jthomas179@cox.net

1st Vice President

Tom Arnold 327-1826
2726 E. Exeter
tarnold1@ci.tucson.az.us

2nd Vice President

Chris Avery
2601 E. Arroyo Chico
cnavery1@msn.com

Treasurer

Rita Toland 323-8737
2818 E. Devon St.
ritatoland@earthlink.net

Secretary

Gail Cordy 319-8468
2733 E. Arroyo Chico

Newsletter Editor

Bryce Carey 319-8468
2733 E. Arroyo Chico
rbcarey@dakotacom.net

Announcements & Updates

Congratulations to **Matt & Kelly** on **Arroyo Chico** on the birth of twins **Mary Kate** and **Naomi Joy** on May 3. The proud parents shared the news via stork signs in their front yard!

Our sincere **condolences to Bill Young** at Croyden and Stratford on the passing of his wife. Bill has not been well himself, which makes this time especially difficult.

Moving in? Moving out? Kids going away to school? New babies? New Jobs? Awards? Good or Bad experiences in the neighborhood? – Let your extended neighborhood family know. Please give your news and announcements to any of us shown in the box above for sharing in the newsletter. Thanks!

Notes from the March 24, 2004, BBVNA Neighborhood Meeting

By Gail Cordy, Secretary

1. County Bond Election: *Carolyn Campbell, Executive Director of the Coalition for Sonoran Desert Protection* and a member of the Pima County Bond Advisory Committee, described the six bond issues that will be on the May 18 ballot. The bond election is about reinvestment in Tucson's urban core and open space. The County wants to expand reinvestment in neighborhoods with lights, roads, sewer infrastructure and upgrades, recreational facilities, parks and flood control, and many other amenities. \$732 million in bonds are proposed:

Sonoran Desert Open Space/Davis-Monthan Air Force Base	\$174.3 m
Public Health and Community Facilities	\$81.8 m
Public Safety and Justice Facilities	\$183.5 m
Parks and Recreational Facilities/Historic and Cultural Resources	\$96.45 m
River Parks and Flood Control	\$46.2 m
Sewer System Revenue Bonds	\$150.0 m

Betty Villegas, the Housing Program Coordinator for Pima County's Office of Youth, Families, and Neighborhood Reinvestment, spoke about Pima County's efforts at neighborhood reinvestment. The County will fund projects in qualifying neighborhoods (such as for water harvesting, walkways, parks, public art, and community resource centers) and for development of affordable housing. Housing is seen as a way out of poverty and a contributor to neighborhood stability.

More information about each of the above bond issues can be found on the Internet at www.bondelection2004.pima.gov.

2. Elections: The Election of BBVNA officers followed the Bond Election presentation. (See the Election results on the prior page.)

3. Historic Program Update: See Editor's note on page 1.

4. BBVNA Street Signs: Tom Arnold showed examples of signs from other neighborhoods, and it was agreed we would have a design contest to create a neighborhood sign for BBVN (see insert for contest details).

5. Door prizes (thanks to Austins for contributing dessert gift certificates, and to the new Charro Grill outside of BBVN for dinner certificates) that were won by two lucky neighbors. (YUMM)

6. Next Meeting: May 19, 2004, at Howenstine School (see insert for full agenda).

President's Report

by John Thomas

Ahhhh, the month of May – spring flowers in bloom, days warming up, mornings and evenings to die for, and some nights that are still (dare I say it?) downright cool. *Surely* I should be spending more time outside doing house projects before the heat of summer, and it *would* please my wife very much. I think I will keep that in mind, and seriously contemplate where my manly attentions and tools could best be applied (or perhaps which house project would justify some *new* tools). Hmmmm....., this may not be so bad after all.

Speaking of projects: *Compliments* to the folks at **2718 E. Malvern** for their marvelous front wall. The results of their labor are outstanding. Great materials (looks like split granite), great design, excellent workmanship, and very street-friendly. And the flagstone front walk complements the wall nicely.

Another wall with great character is at the **SE corner of Treat and Stratford** (the south entrance to our neighborhood). The block wall is made unique by a row of tile along its full length. What a way to change the mundane expanse of block to the sublime! The wall, and its owners, have style.

As delightful as these walls are, walls don't define our neighborhood. Rather, *it's the actions of all of us on every street that makes BBVN a special place*. We comprise 400 or so households – large enough to create a feeling of presence and diversity, but small enough to bring a feeling of neighborhood and family.

Do you know anyone living around you who could use some help or cheering up? There may be folks that you don't see out and about much anymore. Knock on their door and say hello! You will brighten their day, plus if you gave them a small gift of your time (such as by running an errand, walking a dog, sharing something from your garden or kitchen, or fixing a faucet), it would be immensely satisfying to you. So...., which of your neighbors do you think would really like to hear from you? Don't put it off – what would be a small gesture to you could be very meaningful experience for them!

Dues of \$10 (\$25 for merchants) are collected and applied to the calendar year in which they are paid. Payment of dues is voluntary, but we greatly appreciate your support. If you would like to pay dues for 2004, you may pay at the next neighborhood meeting or you may write a check for \$10, payable to "BBVNA", and mail it to Rita Toland, 2818 E. Devon St.

Thanks go to you:

Arroyo Chico

Ryan & Kristen Brown
Rob & Deborah Weiss
Bryce Carey & Gail Cordy
Linda Eckle
Michael & Michele Munday
Fernando & Gloria Boyed
John & Linda Stapleton
Grace Orton
Cynthia Elliott
Diane Correll & Judy Holt
Susan Smith & Karen Ruhland
Charles & Mary Wolfe
Raul & Teresa Soltero
Chris and Nancy Avery

Country Club

Sharon Pepler & Joan Hansman

Croyden

Joel & Jean White
John Heefner & Bill Burgess
Norma Galindo & Jane Cripps
Leon, Bobby & Cassie Smith
Ruth Coykendall
Kit & Michele Grantham
Chancey Pelletier
Virginia Davies
John & Patricia Stanley
Trevor & Janet Hare
Marshall & Nancy Capsuto

Devon

Linda Hellman
Michael Purdy & Patricia Strempe
Janice Welchert
Annie Kuberek
Jeffrey Dean
Richard & Dawn Bell
Harold Mitton
Russell Varineau & Jane Hall
Kenneth Baird
Patrick Webster & Nancy Tepper
Ted & Rose Marie Welchert
Henry Hill, Jr. & Susan Whiting

Devon (Continued)

Elwin Medow & Constance
Poelstra
Brad & Rita Toland

Eastbourne

Greg & Margaret Calcaterra
Ann Pattison
Dana Lawson
Debbie Bailey & Mary Cassidy
Michael & Kathleen Allen

Exeter

Ron Nelson & Lori Lantz
Frank Obregon & Deborah Bernini
Edith Lowery
Ross & Suzanne Sheard
Kathryn Hammond
Tom Arnold & Marian McNeils

Malvern

Susan Husband
Edward & Alice Cavaletto
Anita Scales
Julieta Barber
Richard & Rebecca Chagnon
Markus Lahtinen & Jeanne Kleespie
Jerry & Sylvia Aguilar
Vanda Gerhart
Kris & Noreen Ringlee
David & Nancy Murray
Jo Musser Krauss
Anne Kareiva
Connie Anzalone
Gail Hawker & Catherine Wade

Manchester

Mercy Valencia
Catherine Sales
Barbara Weaver
Russell Coon & Charlotte Weller
L.T. & Victoria McDaniel
Stan Gordon & Linda Abrams
Patrick & Junko Olander
Maurice & June Gillette

Stratford

Thomas & Rosemary Smith
John & Barbara Eckart
Richard & Yolanda Moreno
Ian & Eleanor Marr
Rob Wisner & Wendy Tewksbury
Edmund and Ruth Mary Sutterley
David & Ilona Gay
Judith Nostrant
Richard & Sandra Graham
Marian Crane
Ina McNally
Nancy Mann

Stratford (Continued)

Betty Alexander
John & Becky Thomas

Tucson Blvd Merchants

Recent Crime Reports

Stacy Butler on Exeter reports her house and a house on Stratford were broken into on April 16. They believe the burglar was employed by the company that uses day workers to hang advertising flyers on doors.

Beth Jonquil on Arroyo Chico reports about 200 uninvited youth crashed a small backyard party given by her daughter on April 17, and would not leave when asked. Police responded when a fight started. If anyone crashes your party and will not leave, call police immediately before the situation gets out of control.

Ann Pattison on Eastbourne reports on Saturday evening May 8, someone heaved a 10" x 5.5" landscaping cobble at her car, which was parked on the street, causing substantial damage. Since BBVN has had several vandalism reports before, the responding police officer was going to ask for extra patrols. It may help to park vehicles as far away from the street as is practical.

Coming In the Next Newsletter: "Easements & Allies!" (Woo-Hoo)

You know that twilight zone area behind our houses that are allies and easements, including the Treat walkway? *Adjacent owners have an obligation under the Tucson City Code to clean and maintain the space to the centerline of the easements / allies /walkway, and to not use them as dumps.* It's a problem on certain of our streets. Learn more about it in the next newsletter. (Pictures of extreme conditions may be published.....)

(see box, below). Please remember that you do not need to be an officer to help make BBVNA a great place to live. Bring **your ideas and enthusiasm** for neighborhood projects to the neighborhood meetings! **The next meeting is May 19, 2004**

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BBVNA Neighborhood Meeting
MAY 19, 2004 7:00 PM
Howenstine School 555 S. Tuscon Blvd

Agenda

- Guests at this meeting will be our Board of Supervisors member, Ramón Valadez, and our district nurse (who knew we had a district nurse?)
- City planning staff - Karen Leone - will give us a PowerPoint presentation about what is happening with the Rio Nuevo development downtown.
- We'll discuss the recent crime reports (see back page) and what actions we can take as neighbors to protect ourselves against crime.
- Tom Arnold will report on progress on the neighborhood contest to create a design for our new neighborhood signs.
- Plus other neighborhood concerns and announcements that any of us has to make

