



BROADMOOR BROADWAY VILLAGE NEIGHBORHOOD

April 22, 2016

(Addressee name & address here....)

Tucson, AZ 85716

Subject: Our neighborhood is seeking Historic Designation and how you can help

After many years of looking into historic designation for our neighborhood, we are now ready to make the last big push to get it done. Why should you care about this?

- More than half of our households (possibly 70%) will qualify for property tax reductions of an estimated \$800 to \$1200 per year, every year, for up to 30 years.
- Based on the experience of other neighborhoods with historic designation, property values can be expected to improve for all of us.
- Historic designation will help protect and preserve our neighborhood as a whole.

A substantial amount of research and documentation of our residences is needed for our neighborhood to apply for historic designation. To accomplish this work, participants at the BBVNA annual meeting on March 16th approved hiring an outside architect to conduct the research and submit the application. The estimated cost is \$70,000 - \$80,000 (this amount could be reduced somewhat by residents volunteering to help in some of the research tasks).

So how are we going to fund this project? Because grants are not available like they used to be, each of us in the neighborhood has the opportunity to help, as follows:

Phase 1: Because all of us will benefit in some way from historic designation, to get this project going we ask that every household invest in our neighborhood by contributing \$100 to this project (see attached contribution form).

Phase 2: After the research gets to the point of identifying the households that would likely qualify for historic designation (and therefore be eligible for the substantial tax breaks described above), only those households would be requested to make additional donations to pay for the remainder of the project costs.

We live in one of the most vibrant neighborhoods in the city, made so because of the efforts of our residents. We thank you most sincerely for your continued investment in the neighborhood, not only through this requested donation but for everything you do to help make this a great place to live.

Most respectfully,


John Thomas
BBNA President


Ann Pattison
Historic Designation Chair

Enclosures: Phase 1 Contribution form
Historic Designation Fact Sheet

BBVNA Historic Designation: Neighborhood-wide Phase 1 \$100 Contribution

YES, I want to invest in the Broadmoor-Broadway Village Neighborhood and to get the ball rolling for historic designation of our neighborhood.

My Broadmoor address is: _____

Please pay

- via check payable to BBVNA and sent to: Rita Toland, BBVNA Treasurer
2818 E. Devon
Tucson, AZ 85716
- via Paypal or credit card through links at www.broadmoorbroadwayvillage.com
- you can also make your \$100 donation in installments if more convenient to do so.

This donation will be used solely to fund efforts to obtain historic designation for the neighborhood, and that all such expenditures will be closely monitored by the BBVNA Board and available for review by neighborhood residents at the conclusion of this process.

WHY BROADMOOR IS A STRONG CANDIDATE FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES:

Broadmoor was identified as one of the 10 “highest priority” subdivisions for historic designation, out of more than 300 post-World War II subdivisions in Tucson. (From a report by the City of Tucson’s Historic Preservation Office, University of Arizona’s Heritage Conservation Program, and Chris Evans, Architect). *(Did you know that our neighborhood was built on the site of one of the first golf courses in Tucson – hence the name Country Club Road? Golf was played on oiled sand “greens”, and the bend in our streets at the Treat Walkway is said to have been the course’s dogleg. Street plats for Broadmoor were approved by the City in 1944. Our homes were built south of Broadway Village, Tucson’s first neighborhood shopping center.)*

The Arizona State Historic Preservation Office has issued a “Recommendation of Potential Eligibility” for Broadmoor, based on an initial submission on behalf of the neighborhood in 2015.

BENEFITS OF LISTING THE NEIGHBORHOOD ON THE NATIONAL REGISTER OF HISTORIC PLACES: •

Qualifying properties—owner-occupied homes that contribute to the historic character of the neighborhood will be eligible for a 35-45% reduction on their property taxes, annually for up to 30 years. Qualifying Broadmoor homeowners could save approximately \$800-1200 per year in property taxes after being listed on the National Register; assuming property values remain constant, this would translate to a savings of \$8,000 to \$12,000 per home over the next 10 years.

A preliminary survey estimate suggests that 60-70% of Broadmoor houses could be identified as contributing properties. If just 50% of Broadmoor houses (180 out of 360 houses) take advantage of this tax benefit, the tax reduction would save the neighborhood an estimated \$180,000 per year; over a 10 year period, that is **\$1.8 million**. These reductions will begin as soon as the first year after the nomination is accepted. We expect our portion of the application process will take less than a year; the length of time for state review and approval is unknown.

Research studies suggest that most homes in historic neighborhoods increase in value compared to similar neighborhoods.

COMMON CONCERNS:

One of the biggest concerns from homeowners is the fear that listing on the National Register will prevent them from making changes to their home. Historic designation does not prevent a property owner from modifying their home; it merely provides the property tax reduction as an incentive to encourage homeowners to preserve the street appearance of their house. If a homeowner does modify the street view of their home, they would simply lose the tax benefit. (NOTE: Some neighborhoods in Tucson (Barrio Historico, Armory Park, West University, and Fort Lowell, among others) are covered by a local Historic Preservation Zone, which has special zoning overlays. BBVNA is **not** seeking this more restrictive Historic Preservation Zone.)

Another major concern often raised by homeowners is that historic designation could adversely affect their property values; however, studies suggest that most homes in historic neighborhoods increase in value compared to similar neighborhoods. The increase in property values will provide a benefit even to those houses that may not qualify for the National Register.

Questions? Ann Pattison can be contacted via the email history@broadmoorbroadwayvillage.com; other information can be obtained from our website <http://broadmoorbroadwayvillage.com>, and on these links: Arizona State Historic Preservation Office Property Tax Reclassification Program: <http://azstateparks.com/SHPO/propertytax.html>; Tucson Historic Preservation Office: <https://www.tucsonaz.gov/historic-preservation>; and [http://www.preservationnj.org/site/ExpEng/images/images/pdfs/Historic%20District%20benefits Mabry %206-7-07.pdf](http://www.preservationnj.org/site/ExpEng/images/images/pdfs/Historic%20District%20benefits%20Mabry%206-7-07.pdf)