



Catalina Vista Neighborhood News March 2015

Highlights

- Neighborhood Social
- UA students help with neighborhood easement cleanup
- Historic Potter school and property sale
- Neighborhood historic designation
- Banner Health and UA healthcare
- Neighborhood Watch groups
- Scraps on Scraps

Catalina Vista Neighborhood Social Mark Your Calendars for April 18!

This year's neighborhood social is scheduled for Saturday, April 18 from 11—2 pm at Tahoe Park.

More information will follow in the March neighborhood newsletter.

LaDona Geise, Guinn Kappler, Eileen Miller, Dan Schnoll, Jeanie Sterns, and Dave Sunderman are serving on the social organizing committee. It is not too late to help. Laurie Ellerman chairs the group. Call Laurie at 321-1654 to help.

Pictured below are just a few of the neighbors who enjoyed our 2014 social. This is a great time to meet neighbors and make new friends.



University of Arizona Mortar Board student volunteers will clean some of the worst easements (alleys) on the north side of Catalina Vista on March 7 from 8—11 a.m.

The UA students are led by Brittany Forte and Ashwini Kaveti.

CVNA residents assisting are Anne Barrett, Laurie Mielcarek, Alison Hughes, Alison Jones, and Dave Sunderman; also, Phil Losca is volunteering his yard crew to help!

THANK YOU MORTAR BOARD!!!

Historic Potter's School for Girls — Going, going....

The old Potter's School for Girls is located on the North side of Elm Street. Pictured on the right, the property has been boarded up and unused for a number of years. The historic building was included in Catalina Vista's historic designation. The building sits on 3.3 acres of gorgeous land and its owner is looking to sell. A developer is interested in constructing a 12-unit subdivision on the property. Negotiations are under way.

This property has drainage issues that impact some homes on the South side of Catalina Vista, and neighbors are interested in engaging with potential developers at the outset in order ensure early solutions prior to construction. Catalina Vista Neighborhood Association board members will be discussing this issue at our March meeting. City Councilor Steve Kozachik, a Catalina Vista resident, is arranging for property representatives to attend the meeting.



Historic Designation of Catalina Vista Homes

About the Tax Break

Historic designation comes with a tax break, however this is not automatic.

Home owners whose properties contributed to the original designation must submit an application form to obtain the tax deduction.

There are 274 properties in Catalina Vista that contribute to our historic designation. 72 homes are non-contributing properties. The period of significance of the approved designation is 1924-1962. Non-contributing properties were built after 1962. Historic designation depends not only on the age of a property (over 50 years) but also its significance, and integrity for meeting national historic requirements.

According to the National Register of Historic Places summary report on Catalina Vista, although the neighborhood's era of significant architectural development took place from 1937 to 1962, the period of historic significance starts in 1903 when suburban residential development first began with the platting of Olsen's Addition, and ends in 1962 with the build-out of parcels and a change in popular residential styles.

The broad period of historical significance, beginning in 1903, also allows for the inclusion of the 1924 Kramer-Potter property, progenitor of the Catalina Vista subdivision. (Notably, although included within the boundaries of the historic district as a contributing property, Potter Place is not part of the Catalina Vista subdivision. Potter Place is, however, considered significant and is included in the National Register of Historic Places.) Catalina Vista

was platted by the Hardy-Stonecypher Realty Company in 1940.

In recent weeks, some Catalina Vista neighborhood homeowners have asked how they can seek historic designation for their house which is one of the 72 non-contributing properties that are now over 50 years old. To find the answer to this question, Councilor Steve Kozachik arranged a meeting between the property owners and the City's Historic Designation officer and the CVNA president. We learned that to change some of the non-contributing properties would require an amendment to the National Register of Historic Places registration nomination form for the entire historic district, because the period of significance would have to be modified to include at least the period 1963-1968. Also, all of the currently non-contributing properties that were ineligible in the original designation would have to be evaluated and new property inventory forms created.

There are costs involved in the steps required to modify the historic designation. According to the city's historic designation officer, the steps would require a consultant and would include:

~ Preparation of a written evaluation of National Register eligibility for the houses built during 1963 - 1968, which would have to be

approved by the SHPO
 ~ Amendment of the main National Register form to extend the period of significance (revision of the entire form)
 ~ Preparation of new Historic Property Inventory Forms for up to a couple of dozen houses

Based on current consultant rates, it is estimated that step one would probably cost \$2000 and the second and third steps would cost in the range of \$10,000 - \$20,000 total.

Neighbors interested in seeking the designation are encouraged to work together to pursue the steps identified, and perhaps to share in the step one consultant costs needed to determine the efficacy of moving forward.

The below Website leads to full details about historic designations of Tucson's neighborhoods.
<http://oip.tucsonaz.gov/preservation/online-resources>

Properties Not Eligible for the Historic Designation Tax Break:

- Non-owner occupied
- Architectural modifications on the front of the home that changed the original design
- Homes with front walls over 10 feet high

*Website to obtain the form to apply for historic home designation tax break:
http://azstateparks.com/SHPP/downloads/SHPO_SPT_Residential_Form.pdf*

Banner-University Hospital—It's Official!

The Banner-University of Arizona Healthnet merger is signed, sealed, and now in effect.

Banner executives attended the February 23 board meeting of Catalina Vista Neighborhood Association to explain plans for the new hospital and campus modifications. (Thanks to Steve Kozachik for making the arrangements.)

Kip Edwards, Vice President for Development and Construction indicated that this is intended as a 30-year relationship in which Banner will invest \$500 million for capital improvement, and \$300 million for academic medicine.

The new hospital, to be constructed south of Diamond Children's Hospital, is expected to

have 11 stories with a direct connection to the existing College of Medicine building located on Campbell Avenue.

The construction timeline is this: Construction to begin in the fourth quarter of 2015, with the new hospital completed by 2019.

CVNA Board members sought answers to a variety of questions with the following responses:

- The new campus entry and exit will be on Elm Street!
- Only 10 additional beds are anticipated. This is due to plans to move some existing outpatient clinics to another campus.

- Additional parking will be constructed on the Jefferson-Park side of the campus.
- Current employees will be guaranteed a job for six months.
- Catalina Theater comes with the sale. Banner has no immediate plans for this property, although it may be used during construction. Developers are already interested in it!
- Construction dust will be kept to a minimum.
- Banner Foundation will be looking to support activities in the Tucson area.

Get Active....

We need neighbors to join a new Catalina Vista History Committee. Call Dan Schnoll if you are interested. 323-9411

Thank you Dave Sunderman for your speedy follow up in getting Catalina Vista pot holes filled recently!

Starting Neighborhood Watch Groups in Catalina Vista!

Officer Becky Noel of Tucson Police Department presented information at the February CVNA board meeting on how to start a neighborhood watch group.

The neighborhood has been experiencing increasing numbers of break-ins, and some irate victims want to take action.

According to Officer Noel, Tucson is the tenth in the Nation and

number one in Arizona for property crimes.

To create a Neighborhood Watch group it takes 20 homes per block (or 51 percent) willing to form a watch group for their street.

Leaders are needed to get this going. This means contacting your neighbors and arranging a meeting, possibly at your home. Officer Noel will be pleased to attend the

meeting and explain the process to the neighbors. Once the Watch Group is established, the city installs signs on the targeted street.

If you want to start a Neighborhood Watch group contact Officer Becky Noel at 837-7428 to make arrangements.



Catalina Vista Neighborhood Board Members

Ellen Adelstein (Waverly)
Anne Barrett (Sierra Vista Dr.)
Betty Jo Drachman (Hampton)
John Fendrock (Hampton)
Gerald Geise (Hampton)

Jan Hastreiter, Treasurer (Edison)
Alison Hughes, President (Edison)
Marco Liu, Secretary (Waverly)
Laura Mielcarek (Sierra Vista Dr.)
Dan Schnoll, Vice President (Edison)

Jeanie Stearns (Sierra Vista Dr.)
David Sunderman (Juanita)
Sara Wisdom (Sierra Vista Dr.)
Bill Young (N. Norton)
Nancy Zeldin (Sierra Vista Dr.)



**Catalina Vista Neighborhood Association Board Meeting—
Monday, March 23—7 pm Arizona Inn**

Join Your Neighborhood Association Now!

Not a member yet? Please send your 2015 membership dues of \$15.00 to Jan Hastreiter, Treasurer, CVNA, 2144 E. Edison, Tucson, AZ 85719. Checks are payable to Catalina Vista Neighborhood Association

Name _____

Address _____

Zip _____ Phone _____

Email _____

Members receive notices about events such as the neighborhood social, crime alerts, meetings of interest to the neighborhood, neighborhood committee work such as island maintenance, park maintenance, tree planting, traffic reduction, street maintenance.

PRINT AND/OR CUT THIS FORM AND RETURN TO JAN WITH YOUR CHECK OR JUST MAIL OR DROP OFF THE REQUESTED INFORMATION WITH YOUR CHECK (PLEASE PRINT CLEARLY)

We're on the Web! historiccatalinavista.org

Scraps on Scraps



Shannon and Moira at work!

Did you know that up to 60 percent of all solid waste is actually compostable? Scraps on Scraps is inviting residents of the Catalina Vista Neighborhood to join in creating a more sustainable Tucson.

Scraps on Scraps is a food waste pickup company founded in 2014 by two sisters, Shannon and Moira Sartin, who grew up on Sierra Vista Drive in Catalina Vista! The service model is simple: provide an easy, clean way to reduce your carbon footprint.

Scraps on Scraps will bring to your home a five-gallon bucket, complete with airtight, watertight lid and compost resource guide. You then start filling the bucket with

your leftover foodstuffs as well as the salad veggies that have been sitting too long in the bottom of your fridge and the banana peel from your breakfast.

Every two weeks these enterprising women will stop at your home to exchange your full bucket for a clean bucket. All of your compostable waste goes to support community sustainability projects.

There is a monthly fee for participating in the program.

You can sign up online at Scrapsonscraps.com

Got Catalina Vista Issues and/or Stories to Share?

Any ideas for neighborhood newsletter stories?

What neighborhood issues would you like your board member to examine?

Call Alison Hughes with your ideas: 881-0917