

Catalina Foothills Association

www.catalinafoothillsassociation.org

P.O. Box 64546 • Tucson, Arizona 85728-4546

Devoted to the preservation of the unique residential character of the Catalina Foothills

Fall 2007

“A Win, Win for Joesler Homeowners”

by Tom Pew

Own a Joesler home? If so you and your neighborhood — in fact the whole Catalina Foothills community, where there is a unique concentration of Josias Thomas Joesler designed homes — will soon be coming in for a singular recognition that few buildings and even fewer communities ever receive.

In response to continued homeowner interest in preserving the legacy of the Joesler/Murphey vision for the Catalina Foothills and elsewhere, the Pima County Resources and Historic Preservation and the University of Arizona College of Architecture and Landscape Architecture have secured funding and staff to work with property owners towards the goal of making it possible for Joesler home owners to apply for the voluntary inclusion of their homes on the *National Register of Historic Places*. Furthermore the effort to recognize these buildings and their environs is not limited to the Foothills area, but will be available on a county-wide, individual-home basis.

As a part of the qualifying and nominating process, homes will have to meet standards that will include, but not be limited to, the character and natural characteristics of the Catalina Foothills, as well as the quality and preservation of the architectural integrity of the home itself and any additions or alterations that may have been made over the years to the home and the native vegetation.

Joesler home owners who volunteer their property for consideration for inclusion in the Register of Historical Places and who successfully meet the standards and criteria will become eligible for potential benefits of the State Property Tax Reclassification Program for Historic Properties.

The Catalina Foothills Estates “Community of Haciendas” remains a treasured legacy of the visionary work of architect Josias Joesler, and Helen and John Murphey. Here they created a unique sense of place by the careful siting of homes on large lots when land on the outskirts of Tucson seemed limitless.

By doing so they preserved the natural landscape, maintained views, and built homes with a regionally appropriate

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The Northwest Community Coalition

WHAT DOES IT MATTER TO ME?

By David Hamra

The Mission of the Northwest Community Coalition (NWCC), which includes a representative from the CFA board, is to provide information and assistance to property owners in evaluating annexation proposals. One of NWCC’s current projects is to compare and document how various “life-style” issues are treated by Pima County and the cities of Tucson, Marana and Oro Valley. While the adherence and exceptions to these regulations are the real life-style impact, it is helpful to have an idea of what may be in store before any annexation takes place.

Individual interests vary so greatly that it is impossible to cover every circumstance, so we encourage all property owners to investigate the issues that are of importance to them. For the city of Tucson, the best starting point is at the city’s web page www.tucsonaz.gov/citygov.html. Select Tucson City Code under Local Government and then select an area of interest.

Here are just a few examples of issues that may be of interest to Foothills residents.

- Zoning – There is an excellent summary of Tucson’s classifications at <http://www.tucsonaz.gov/dsd/zonechrt.pdf> and a cross reference to the county’s classifications at <http://www.tucsonaz.gov/dsd/countyto.pdf>. Much of the Foothills is zoned CR-1 in the county, which corresponds to the city’s RX-1, which is primarily low density residential property, with recreational/tourist related enterprises permitted subject to lot size. These two designations are similar in requiring a minimum lot size of 36,000 square feet (43,560 square feet for a septic system). While RX-1 has a height maximum of 30 feet (CR-1 is 34 feet) and setback requirements of 20 feet (CR-1 is 10 feet on the sides, 30 feet in front and 40 feet in back).

- Horses – While horses are less common than when the Foothills were first developed as equestrian properties, they are still part of the area’s character. The city allows two horses for each 36,000 square feet provided the animal is pastured

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design aesthetic reflective of a “Mexican style” community in a rural environment.

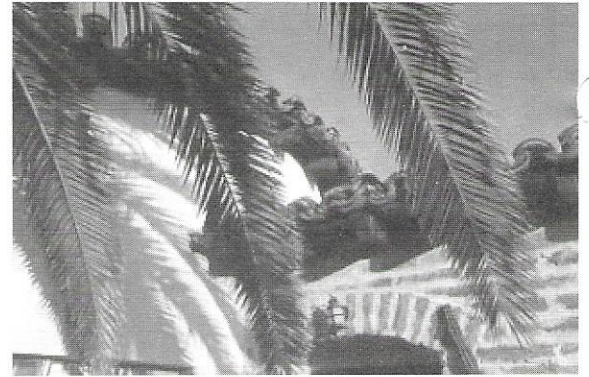
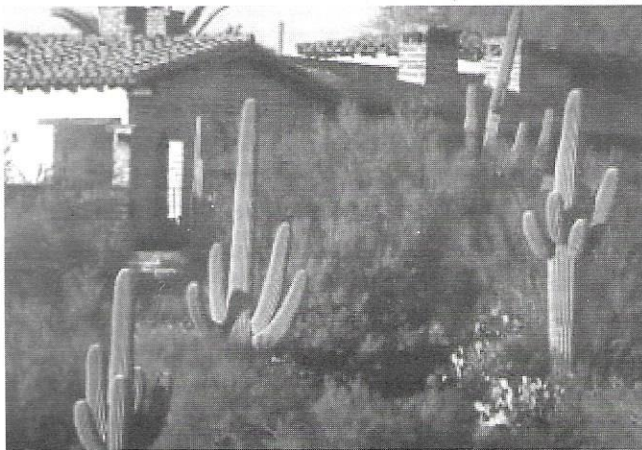
In spite of the huge influx of people moving into Tucson since that era a remarkable number of these homes, along with the property around them, have been nurtured and protected by generations of owners who have moved here from elsewhere and grown to love and appreciate the desert, realizing that the quality and style of Joesler homes—quaint and old-fashioned in some ways—is something worth protecting and valuing for future generations and for the character of the community at large.

Spearheading the effort at the county and professional architectural level are Linda Mayro, Pima County Cultural Resources Manager, and R. Brooks Jeffery, University of Arizona Preservation Studies Coordinator. No newcomers to this effort, Mayro and Jeffery compiled a comprehensive listing of Joesler and Murphey public and private buildings and published a small but beautiful resource book on this topic in 1994, and, as Jeffery put it this week, “We have been working towards this end ever since—and at last the moment is at hand.”

Mayro says, “As for funding, I’m happy to say that we have that rounded up, and both the funding and the staff time are available to complete and produce the multiple nominations that will make the voluntary protection of these unique building possible for now and for the future.”

County Supervisor Ann Day, whose district includes the Catalina Foothills, told the newsletter that: “I think it would be a great honor to Tucson’s master architect Josias Joesler to place his beautiful homes on the National Register of Historic Places. Joesler really was responsible for shaping and defining the look and character of the most beautiful area in my district, the Catalina Foothills.

“It’s a win-win for a Joesler owner and our community at large: it provides a tax break for the property owners by giving them a reduction in primary property taxes, and it benefits our community by providing an incentive to maintain historic buildings in our community,” Day concluded.

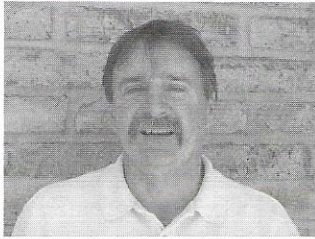


An extensive portfolio of Photographer Terry Moore’s Joesler-home photographs (a 30-year endeavor) will appear in the winter issue of Tucson Home to be mailed the first week of November.

What does it matter to me?, continued

only on the owner’s property, any corral is 20 feet from any dwelling and 10 feet from the property line, and all waste is cleaned up daily.

- Cost – The City has a worksheet for an individual homeowner’s cost or savings from annexation at http://www.tucsonaz.gov/planning/prog_proj/projects/annexation/annexcbprint.pdf. It should be noted that the worksheet does not incorporate the additional city sales tax, but the sales tax does not apply to food for home consumption and many county residents already shop in the city for other taxable items.



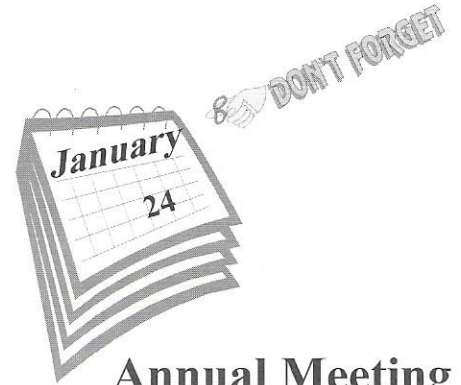
President's Message

My term on the CFA Board will be completed in January 2008. The mission of the CFA has been to "act on behalf of all the residents on matters which affect Catalina Foothills Estates 1-9." The CFA Board oversees the covenants for the residents in Areas No. 5 and No. 6 and also for those residents that have reinstated their covenants in Areas No. 1 through No. 4.

During my term the Board has worked to enforce covenants and the architectural restrictions for the residents in these areas. This work is very important if the residents want to protect their neighborhoods and the investment they have in their homes. Without covenants and a Board to oversee and approve architectural plans, we would soon have homes that are not in harmony with the landscape or their neighborhood. Our areas would become unappealing, with property values falling.

This ongoing protection is accomplished by residents willing to give some of their time serving on the Board. Volunteering to serve for a 3-year term helps to keep the ideas and the mission fresh. If you would like to have a say about the development direction of the Catalina Foothills give us a call.

Jim Riley



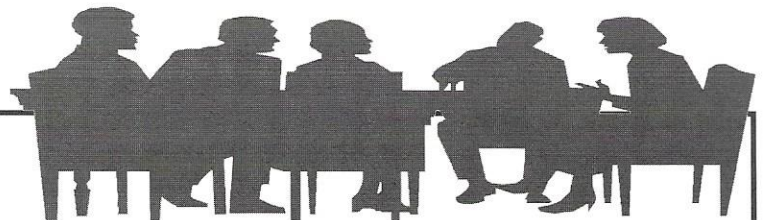
Annual Meeting

**Thursday 7 -9 pm
Murphey Gallery at
St Philips**

All comments or questions
please call
327-9693 or e-mail us at
CFAnews@msn.com

Visit our website for past
publications and other
information on the
Catalina Foothills

Plan on remodeling please
contact your area representative.



CFA Board of Directors 2007

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Not Taking Control for Fire Protection Can Be Costly

By James Snedden

When I saw the enclosed article about a Gilbert, Arizona family, I immediately asked myself, "How could such a thing happen?"

Apparently I wasn't the only one. The Gilbert situation also came to the attention of members of the State Legislature, resulting in House Bill 2780. This bill states that any private provider of fire or emergency medical service in a **county island** must provide at least twelve-months notice before termination or withdrawal of services.

Unfortunately, HB2780 doesn't apply to us. I queried Pima County Administrator Chuck Hukelberry who replied: "The situation in Maricopa County is completely different than Pima. In Maricopa there are a number of county islands, which are surrounded completely by incorporated jurisdictions. We have no such county islands in Pima County. Hence, the legislation is really directed at Maricopa."

The Governor chose not to sign the bill and let it become law without her signature; however this bill, as passed, doesn't change our situation at all.

I'm sure Rural/Metro has no current plans to discontinue service to the Foothills, but the facts are what they are — they can do it whenever and however they please. They are a private company, and business models change. The owners could decide to discontinue their fire fighting business to concentrate on their ambulance service; the union might make unreasonable demands and the subscription rate could double. Any number of scenarios are possible.

I contacted our two State Representatives, Lena Saradnik and Pete Hershberger. Representative Saradnik replied: The current bill regarding fire service in county islands does not affect the Tucson area at all. It was written for one county area within the boundaries of the Town of Gilbert, AZ. The citizens of that county island within the boundaries of the Town of Gilbert had multiple years of notification that their fire service would be cancelled for lack of payments. They did not heed warnings and were cancelled for lack of payments. **Nonetheless, I will be glad to investigate legislation to make sure that at least one year's notification is given before a private fire service can cancel service to a community.**" I assume that when the Representative talks about lack of payments she is referring to a lack of subscribers.

In the business world, just the thought of having no alternatives would cause us to immediately start looking at our options to avoid the risk. In Rural/Metro's own words, "Rural/Metro has always been a transitional fire department." They have a right to pursue their own business model, which is to provide service to small communities that would not

Home Gutted as Fire Crew Stands By

MESA – A Gilbert family whose home burned to the ground while town fire fighters refused to douse the flames will get a bill from the private fire company that eventually responded, officials said.

The double-wide mobile home in an unincorporated county area on South Higley Road was considered a total loss after fire tore through it Wednesday. Gilbert fire fighters responded to the blaze and made sure no life was at risk but did not fight the fire under town policy.

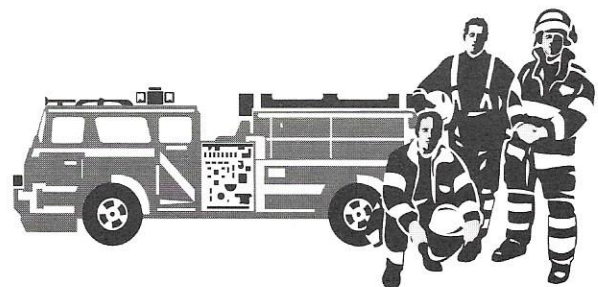
The Rural/Metro Fire Department ended subscription protection for the area on Sept. 30 and two referendum efforts that would have had the neighborhood annexed into Gilbert so it could receive town protection were rejected by residents.

That led Gilbert to inform residents they would not fight fires in the area. Rural/Metro responded to the blaze but arrived too late to save the home.

Company officials said the homeowner will get a bill that could be above \$10,000.

have fire service at all if Rural/Metro was not available. Once a community ceases to fit that model, or they lose subscribers and it is no longer a profitable business in the area, they will most likely do what they did in Gilbert. Therefore, it is our responsibility to plan our own destiny. The county isn't going to do it, and beyond what Representative Saradnik is doing, the legislature isn't going to get involved, so that narrows the field to either a group of individuals taking the initiative, or an entity like the CFA taking the lead. One thing is for sure, nothing is going to happen without some indication from our residents that they are willing to support the effort.

Personally, I believe the best alternative isn't currently being actively explored. That is to form a fire district encompassing all of the Foothills. An all-encompassing fire district is a win-win situation. At the worst it puts in place an entity responsible for the long-term viability of our fire protection and ambulance service, *that is answerable to the community.* (See companion article on page 5- *Cat 7 Explores Fire Protection Service Options*)



CAT 7 Explores Fire Protection Service Options

Below are the salient points from a report issued by the CAT 7 Ad-Hoc committee which examined various fire service options. The committee outlined six options, which basically would apply to all of the Catalina Foothills.

1. Continue with the existing subscription service provided by Rural/Metro
2. Establish a HOA Master contract with Rural/ Metro
3. Form a fire district and contract with Rural/ Metro for service
4. Form a fire district, build a fire station, lease equipment and hire personnel
5. Be annexed by the existing Northwest Fire District
6. Annex to the City of Tucson and therefore be served by Tucson F. D.

RURAL/METRO SUBSCRIPTION SERVICE: Rural/Metro is an unregulated private fire service. Its customers have the option whether or not to subscribe; however, if a non-subscriber has a fire and Rural/Metro responds, the owner of the residence is liable for a considerable fee. (See page 4 "Not Taking Control for Fire Protection Can be Costly") Annual rates are based on the square footage of the residence. During the past five years, R/M rates have increased by an average of 7.1% a year.

HOA MASTER CONTRACT: Participation of all residents in a HOA is mandatory. The HOA pays for the cost of service and assesses individual residents their pro rata share of the Rural/Metro fee through annual dues. Rural/Metro offers a 15% discount for a five-year contract. A recent investigation has revealed that the 15% is significantly negated by the cost of administrating billing and debt collection services.

FORM A FIRE DISTRICT AND CONTRACT WITH RURAL/METRO: Preliminary negotiations with Rural/Metro have been disappointing. They want a \$1,000 per month maintenance fee, and a rate equal to \$1.31 per \$100 of assessed valuation of each residence in the district. At that rate a detailed analysis of CAT 7 residents shows that Rural/Metro would get a financial windfall of over \$43,000 a year over the current subscription payments for the area. A rate of \$1.13 per \$100 of assessed valuation is comparable to their current revenue. Also, the fire district would be eligible to receive Arizona Fire Assistance Tax funds in the amount of 20% of district expenses. Eligible residents could deduct the cost of the fire district tax, which is part of their property tax statement.

FORM A FIRE DISTRICT WITH ITS OWN FIRE STATION AND EQUIPMENT: The costs to do this, for a newly formed district is prohibitive.

BE ANNEXED BY THE EXCISTING NORTHWEST FIRE DISTRICT: Since NFD serves property adjacent to CAT 7 this is possible. All of the fire district advantages apply except there is no Fire Assistance Tax funds, since that district has "maxed out." The Northwest tax rate is \$2.56 per \$100 of assessed valuation.

ANNEX BY THE CITY OF TUCSON: Tucson's rate for fire and police services is \$1.23 per \$100 of assessed valuation. Note that other costs are also associated with this option and would have to be considered in their entirety.

Another element to consider in looking at service options is the effect on your homeowner's insurance. Insurance companies rely on an ISO rating to establish annual premiums. Ratings are a high of #1 to a low of #10. Tucson has the highest rating with a #2, Northwest has a #4, and Rural/Metro has a #6.

Mail Theft

By June LeClair -Bucko



This past year Catalina Foothill communities have experienced an increase in mail theft. The use of a locking mail box or a P.O. Box can minimize identity theft, but there are many sources for thieves to acquire your identity. It is the fastest growing crime in America. Here are a few tips for prevention and what to do if you become a victim.

Prevention

- Protect your personal information
- Minimize damage if your wallet is stolen or lost by carrying minimal information
- Protect your incoming & outgoing mail
- Invest in a cross cutting shredder
- Practice home security
- Minimize information on personal checks and use "gel-ink"
- Review credit card info & bank accounts periodically
- Request a credit report annually
- Use and update protective software
- Don't open e-mails or links from unknown sources
- Do not store important information on your computer
- Delete all personal information on disposed hard drives
- Make on-line purchases from reputable merchants

If you become a victim:

- Report incident to law enforcement
- Contact Bank & credit card companies
- File a complaint with the FTC
- Contact all three credit bureaus
- Contact all creditors
- Notify the Phone Company
- Notify the Post Office
- Notify the Social Security Office
- Notify the State Dept
- Document all contacts & maintain copies of correspondence
- Follow-up with collection agency on unwarranted debts

The above information is from the Pima County Sheriff's Dept. website (www.pimasheriff.org under Economic Crimes) Please visit their site for more detail information.

The Beginning of the Catalina Foothills Estates in 1930

By Ken Scoville

The decade of the 1930s in Tucson featured landmark events for the community and the beginning of the Catalina Foothills Estates that we know today. Tucson was a small desert town with a population of around 32,000 when this new home development began out of town on Campbell Road north of the Rillito. An article in the Arizona Daily Star on November 2, 1930, announced that three new homes were now available in this "high class residential area" with roads, water, and power available to home sites ranging in size from five to fifteen acres. The stock market crash of a year earlier had not really hit the real estate market in Tucson but development would come to a standstill and the community would draw inward as the Great Depression deepened.

There was no major industry in the Old Pueblo to collapse, but bank runs and food lines impacted everyone and the culture evolved into a network of barter and borrow to function, with Tucsonans paying their bills when they could. The word "collapse" was in everyone's vocabulary; copper prices fell to unbelievable lows, and cotton and cattle also failed as mainstays of Arizona's economy. In 1932 John Murphey would not sell one home in the foothills and had to hang on like everyone else.

People who had made lives in Arizona saw themselves as rugged individualists, but the Depression had deepened by 1933 and the New Deal programs provided meaningful work for the betterment of Tucson. The Civilian Conservation Corps (CCC) and the Works Progress Administration (WPA) made the difference for many in the community and those accomplishments are still appreciated today. The road to Sabino Canyon, the stone bridges crossing the creek, and the Mount Lemmon highway are lasting monuments. A multitude of improvements to the town were made possible through the New Deal.

The Fox Theatre became a mainstay during the thirties and provided a necessary escape from reality, thanks to Hollywood and refrigeration. The Fox added

greatly to the closeness of the community and became our first "community center."

A steady hand at city government was necessary to deal with the multitude of issues brought by the Depression. Henry O. Jaastad was Norwegian-born and trained as an architect but became mayor of Tucson in 1933, during the most severe time of the Depression. He had a reputation as a proficient administrator from earlier town work and truly had a vision for the future of Tucson. His steady leadership administered government funds for the community without scandal or cronyism.

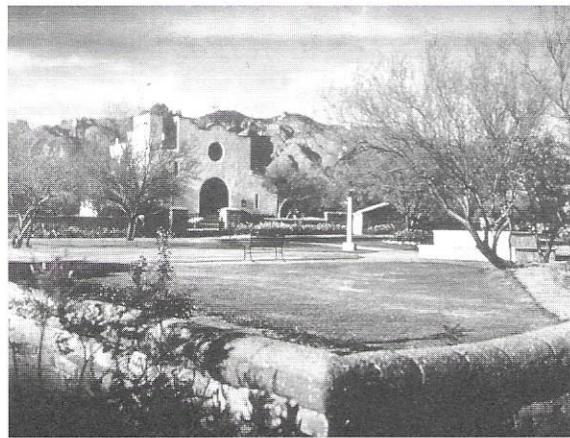
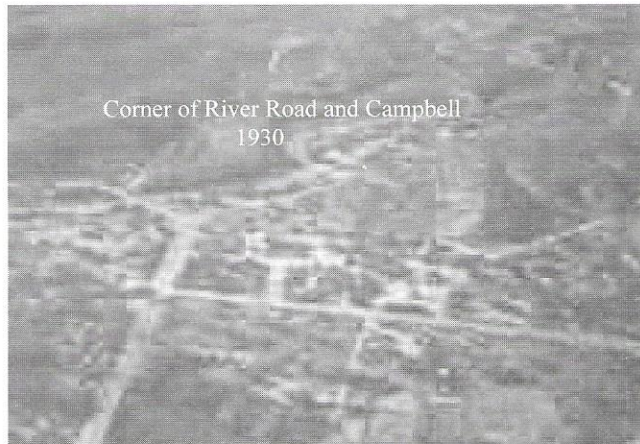
The decade of the 1930s provided many events that would forever shape the future of Tucson and add much to the personality of the community. Desert preservation be-

came a reality in 1930 with the establishment of Tucson Mountain Park, thanks to the efforts of agricultural agent C. B. Brown. Isabella Greenway would finish her vision of hospitality, the Arizona Inn, by the end of the year and become Arizona's first

Congresswoman in 1932. Our western heritage becomes famous when Tucson High graduate Bob Nolan wrote "Tumbling Tumbleweeds" in 1934, after teaming up with Roy Rogers and founding the Sons of the Pioneers.

The dark side of human endeavor would also become prominent in 1934 and bring national attention to Tucson with the capture of John Dillinger who was apprehended as he casually walked towards a rented home he was staying at on Second Avenue. Tucson and its provincial police got their five minutes of fame with front-page attention around the country.

The decade would begin and end with events that would foretell the future growth of Tucson in the next decades, thanks in part to the efforts of John Murphey. In 1936, home building in the Catalina Foothills Estates would finally have some activity and the first suburban shopping center built by John Murphey would open in 1939 at the southwest corner of Broadway and Country Club, under the banner of Broadway Village.



Manufactured Housing in Pima County

By Carole DeAngeli

The Pima County Board of Supervisors has once again been asked to consider revising the Zoning Code to allow manufactured housing in various residential zones. A committee has been formed to study and make recommendations on this particular subject as well as to propose strategies for increasing the affordable housing in Pima County. District One Supervisor Ann Day has appointed me as a member of the Oracle Foothills Neighborhood Association to be her representative on the committee, which has now been named the Manufactured and Affordable Housing Strategy Committee.

Currently there are four types of non-site-built housing defined by the zoning code:

1. **Mobile Home**- a transportable single-family residential structure built prior to 1976; restricted to zones RH, GR-1, SH, CMH-1 and MU

2. **Manufactured Home, Single Wide** – transportable structure built to HUD standards after 1976 with a minimum of 320 sq. ft. of living area; only permitted in IR, RH, GR-1, SH, CMH-1 and MU3.

3. **Manufactured Home, Multisectional** – a multi-sectional dwelling unit built to HUD standards after 1976, minimum of 800 sq. ft, not to exceed two stories, installed on permanent foundation; permitted in IR, RH, GR-1, SH, CMH-1, CMH-2 and MU

4. **Modular (Factory Built)** – built to International Residential Codes, residential or non-residential buildings constructed off-site and assembled on-site; currently allowed in ALL zones with restrictions. In CR-1, residential modulars can only be placed in subdivisions specifically created for them, and only after approval by the Board of Supervisors.

Both the county and the manufactured housing industry favor relaxing the zoning code to allow manufactured housing in other zones to permit infill and increase the availability of affordable housing. Many neighborhoods in District 1 are older and no longer have enforceable protective covenants, and thus they rely on the county zoning code to protect the integrity of the neighborhood. The price of the land will not necessarily exclude the placement of a manufactured house in the foothills. As was the case in Oracle Foothills, the longtime owner of a large plot of vacant land subdivided the property, keeping a 1-acre parcel for herself. She then proceeded to place a manufactured house (which was purported to be a modular and was legal at that time) on the lot, which then became an instant slum. It took 5 years of neighborhood effort to finally remove the trailer and clean up the property.

I am strongly opposed to any change in the zoning code which would allow any type of manufactured housing in neighborhoods of site-built homes, regardless of the size of the property. I would appreciate input from any anyone in District One. You can contact me at ejdeangeli@earthlink.net or 690-1107.

Is it a Scenic Route?

By June LeClair-Bucko



Have you noticed the number of signs on the scenic route of Campbell Ave.? Instead of enjoying the scenery I found myself noticing the number of signs that now plagued the route. I made a return trip and started counting, 86 road signs each way, Campbell to Sunrise and Sunrise to River, this was just the road signs not adding the road markers, street signs or any of the miscellaneous signs, all on a stretch of road that is 2.7 miles long.

I became very curious about the roads designation, as a scenic route with all this signage. Wouldn't a route designated as scenic have some restrictions on signage?

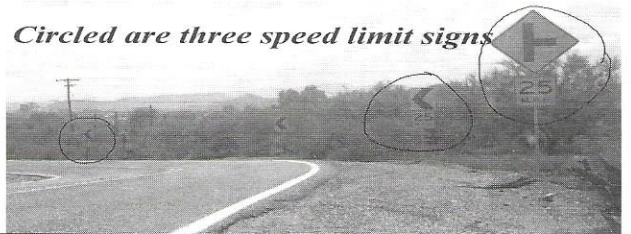
I contacted the county who informed me that they place signs for traffic safety, no matter what the road designation is. There are no restrictions on signage for roads that are designated as a scenic route. The placement of signs, according to the County traffic engineer, are installed for traffic safety purposes, regardless of the visual appeal to drivers or adjacent property owners. Signage is warranted due to number of accidents and the physical features of the road. Placement is done based on guidelines from the Federal/State Manual on Uniform Traffic Control Devices. It was noted that the county tries to limit the number of signs as to avoid signs from competing with one another for drivers attention and to avoid driver instruction overload.

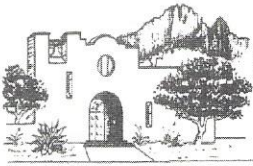
I believe the county missed the point of driver instruction overload and the competing attention. Having 86 road signs on a 2.7 mile stretch seems like overload to me. With duplication, excessive directional signs, road markers, street signs and all the other miscellaneous signs the drivers attention is totally challenge. I also think some drivers are so desensitized by the overload of the road signage to the point it is even ignored.

Is it really necessary to duplicate the sign on the opposite side of the road when the road is only two lanes not four? I also need to ask, are AZ drivers so inept not to know there is a curve in the road, and is it really necessary to have numerous mph signs attached to the curve signs? I understand a few curve signs are needed but could the number be cut in halve? It seemed to me as I drove north and south on Campbell Ave. the number of 25 mph speed limit signs were totally ignored by the drivers, *so are they really working?* Sometimes there are so many signs you can't possible process them all as you are concentrating on driving safely. Have we lost trust in drivers being safe that we need to tell them how to drive every inch of the way?

I think a caution sign should be added: *Drivers beware, you are now entering the scenic Campbell Ave., you will be inundated by signage and you may get a glimpse of the scenery.* Lets face it, who is going to have time to enjoy the scenery when you have 86 plus signs on a 2.7 mile stretch of road?

Circled are three speed limit signs





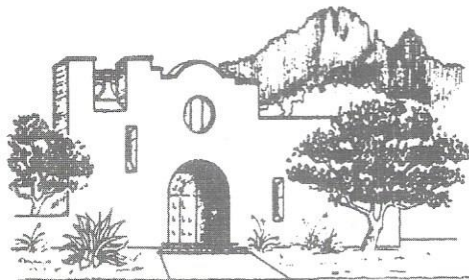
Catalina Foothills Association

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Devoted to the preservation of the unique residential character of the Catalina Foothills

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7-9 PM, Thursday
24 January, 2008

Murphey Gallery @ St. Philips

ANNUAL MEETING

**SUPERVISOR ANN DAY AND COUNTY STAFF WILL DISCUSS
COUNTY SUSTAINABILITY ISSUES**