

SAM HUGHES NEIGHBORHOOD PLAN

**Including:
Neighborhood History &
Overview of 1985 Plan with Details of Goals Met**



**Approved by Mayor & Council, City of Tucson, _____
Resolution No. _____**

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Table of Contents

PART I: NEIGHBORHOOD PLAN

I-A: Plan Introduction

- Purpose & Vision Statement I-A-1
- Location & Characteristics of the Neighborhood I-A-2
- Process of Plan Development I-A-4
- Assets & Issues I-A-6

I-B: Plan Goals, Policies, & Strategies

- Plan implementation I-B-1
- Land Use: Goal & Policies I-B-2
- Transportation & Mobility: Goal & Policies I-B-7
- Relationship with the City: Goal & Strategies I-B-13

I-C: Guidance for the Neighborhood

- Outdoor Lighting Code & Sign Code: Goal & Strategies I-C-1
- Relationship with the University of Arizona: Goal & Strategies I-C-1
- Public Participation: Goal & Strategies I-C-2
- Neighborhood, Preservation, Conservation & Appearance: Goal & Strategies I-C-3

PART II: NEIGHBORHOOD HISTORY (with Discussion of Some Neighborhood Issues)

II-A: Early History of the Neighborhood

II-A-1

II-B: Important Structures and Facilities

II-B-1

- Sam Hughes Elementary School II-B-1
- Himmel Park including Swimming Pool & Library II-B-4
- Sun Station U.S. Post Office II-B-9
- Rincon Market including Grunewald and Adams Clock II-B-10
- Sam Hughes Place II-B-12
- Commercial & Other Nonresidential Development II-B-13

II-C: Neighborhood Projects

- Home and Neighborhood Tour II-C-1
- Himmel Park Beautification Project II-C-1
- Friends of Himmel Park II-C-2
- Casitas on Broadway II-C-3
- National Register Historic District II-C-4
- 6th Street Improvement Project II-C-6
- Water Tower Restoration: An Ongoing Saga II-C-6

PART III: OVERVIEW OF 1985 PLAN WITH DETAILS OF GOALS MET

- III-a: 1985 Plan - Introduction III-1
- III-b: 1985 Plan - Land Use III-1
- III-c: 1985 Plan - Neighborhood Transportation III-2
- III-d: 1985 Plan - Neighborhood Lighting III-4
- III-e: 1985 Plan - Neighborhood Programs III-5
- III-f: 1985 Plan - Neighborhood Safety III-5

APPENDICES

- Appendix A: City of Tucson Resource Information A-1
- Appendix B: List of Commercial and other Nonresidential Development B-1

Figures

Figure 1: Orientation map showing the location of Sam Hughes Neighborhood.	I-A-2
Figure 2: Map showing Sam Hughes Neighborhood and surrounding neighborhoods.	I-A-3
Figure 3: Plan update meeting flier.	I-A-5
Figure 4: Assets map.	I-A-7
Figure 5: Current zoning map.	I-B-3/4
Figure 6: Future land use concept map	I-B-5/6
Figure 7: Portion of Sam Hughes within the Sunshine Mile Overlay District, Mid-Century Subdistrict, Restricted Uses”	I-B-8
Figure 8: Priority corridors for sidewalk improvements.	I-B-12
Figure 9: Recommended Sun Tran stop locations.	I-B-13
Figure 10: Five homesteads in what is now Sam Hughes.	II-A-1
Figure 11: The oldest house in Sam Hughes, apparently built before 1898.	II-A-3
Figure 12: Probably the second oldest house in neighborhood, built in 1918.	II-A-3
Figure 13: Sam Hughes Elementary School.	II-B-1
Figure 14: Historical growth sequence of Sam Hughes Elementary School.	II-B-1
Figure 15: Future expansion of Sam Hughes Elementary School, design by Gibbs and Vint.	II-B-2
Figure 16: The rear of Sam Hughes Elementary School with additions.	II-B-3
Figure 17: Dedication of Sam Hughes Elementary School expansion.	II-B-4
Figure 18: Aerial view of Himmel Park and vicinity, 1940s, looking east.	II-B-5
Figure 19: Fun on the “Big Slide” in Himmel Park.	II-B-5
Figure 20: Dedication plaque at the “Northside” swimming pool.	II-B-6
Figure 21: Himmel Park Library.	II-B-8
Figure 22: Sun Station Post Office.	II-B-9
Figure 23: Rincon Market, northeast corner of 6 th Street and Tucson Boulevard.	II-B-10
Figure 24: Grunewald and Adams clock above easternmost store in the Rincon Market complex.	II-B-11
Figure 25: Sam Hughes Place.	II-B-12
Figure 26: Chase Bank, northwest corner of Broadway Boulevard. and Country Club Road.	II-B-14
Figure 27: Home Tour – 2015.	II-C-1
Figure 28: Home Tour – 2017>	II-C-1
Figure 29: New bench with mosaic in front of Himmel Library.	II-C-2
Figure 30: Decorative bicycle rack in front of the Himmel Library.	II-C-2
Figure 31: Water fountain with doggy water bowl.	II-C-2/
Figure 32: New tiled bench east of swimming pool.	II-C-3
Figure 33: “Goat-heads-Be-Gone” group headed by Vytas Sakalas.	II-C-3
Figure 34: Casitas on Broadway.	II-C-3
Figure 35: Spanish Eclectic Style.	II-C-5
Figure 36: Ranch Style.	II-C-5
Figure 37: International Style.	II-C-5
Figure 38: Craftsman Style.	II-C-5
Figure 39: Sonoran Revival Style.	II-C-5
Figure 40: Tudor Revival Style.	II-C-5
Figure 41: Old water tower at 2218 E. 1 st Street.	II-C-7
Figure 42: Renovated first floor of water tower on SW corner of 1 st Street and Tucson Boulevard.	II-C-8

SAM HUGHES NEIGHBORHOOD PLAN



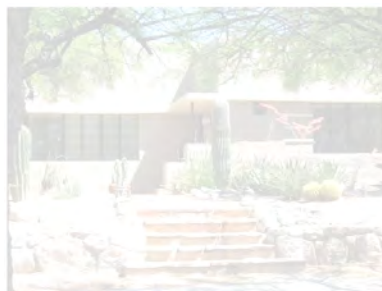
PART I: PLAN FOR NEIGHBORHOOD FUTURE

A: PLAN INTRODUCTION

B: PLAN GOALS, POLICIES, & STRATEGIES

- ◆ Land Use ◆ Transportation & Mobility ◆ Relationship with the City
- ◆ Outdoor Lighting Code & Sign Code ◆ Relationship with the University of Arizona
- ◆ Public Participation ◆ Neighborhood Preservation, Conservation & Appearance

C: GUIDANCE FOR THE NEIGHBORHOOD



PART I-A: PLAN INTRODUCTION

◆ *Purpose & Vision Statement* ◆ *Location & Characteristics of Neighborhood*
◆ *Process of Development* ◆ *Assets & Issues*

PURPOSE & VISION STATEMENT

This plan, which replaces the Sam Hughes Neighborhood Plan adopted by Mayor and Council in 1985, has four main purposes:

First and foremost, it is a neighborhood plan with a goal of providing our neighborhood vision, goals, and policies to the City of Tucson (*Parts I-A & I-B*).

Second, it provides guidance, goals, and strategies to the neighborhood (*Part I-C*).

Third, it provides a summary of neighborhood history including some on-going neighborhood issues (*Part II*).

Fourth, it provides an overview of the 1985 neighborhood plan and summarizes the achievements of that plan (*Part III*).

The vision and goal of the Sam Hughes Neighborhood Plan, authored by the Sam Hughes Neighborhood Association (SHNA), is:

To protect and enhance the character and integrity of the Sam Hughes Neighborhood.

The Sam Hughes Neighborhood, adjacent to the eastern edge of the University of Arizona, is a historic, urban, mixed-use, primarily residential (and predominantly single-family) community with more intense commercial uses along its northern and southern boundaries (Speedway and Broadway boulevards) and a centrally located neighborhood commercial area at Tucson Boulevard and 6th Street. Its streets are widely used by both pedestrians and bicyclists, and, in many locations, motor vehicle traffic is calmed. Among the neighborhood's amenities are Sam Hughes Elementary School and Himmel Park. Going forward the neighborhood will maintain collaboration with the City of Tucson, the University of Arizona, and surrounding neighborhoods. Emphasis will be placed on preservation of the neighborhood's assets; enhancement of its infrastructure; better transitions between different land uses; appropriate infill development; and increased public participation. All future development needs to be designed in such a way as to not adversely impact the neighborhood and, where possible, enhance the neighborhood's existing character and preserve its integrity.

LOCATION & CHARACTERISTICS OF NEIGHBORHOOD

"The architecture is really the key to the neighborhood."

Lawrence W. Cheek, a reporter, writing in 1978 about the Sam Hughes Neighborhood

The Sam Hughes Neighborhood is located in west-central Tucson and covers 1.01 sq. miles, making it one of the largest registered neighborhoods in the city. The neighborhood is named after the Sam Hughes Elementary School, which itself is named after Samuel C. Hughes, a pioneer Tucson business leader who promoted public education in the Arizona Territory. The neighborhood is bounded by Campbell Avenue on the west, Speedway Boulevard on the north, Country Club Road on the east, and Broadway Boulevard on the south (*Figure 1*). The neighborhoods surrounding the Sam Hughes Neighborhood are shown in *Figure 2*.

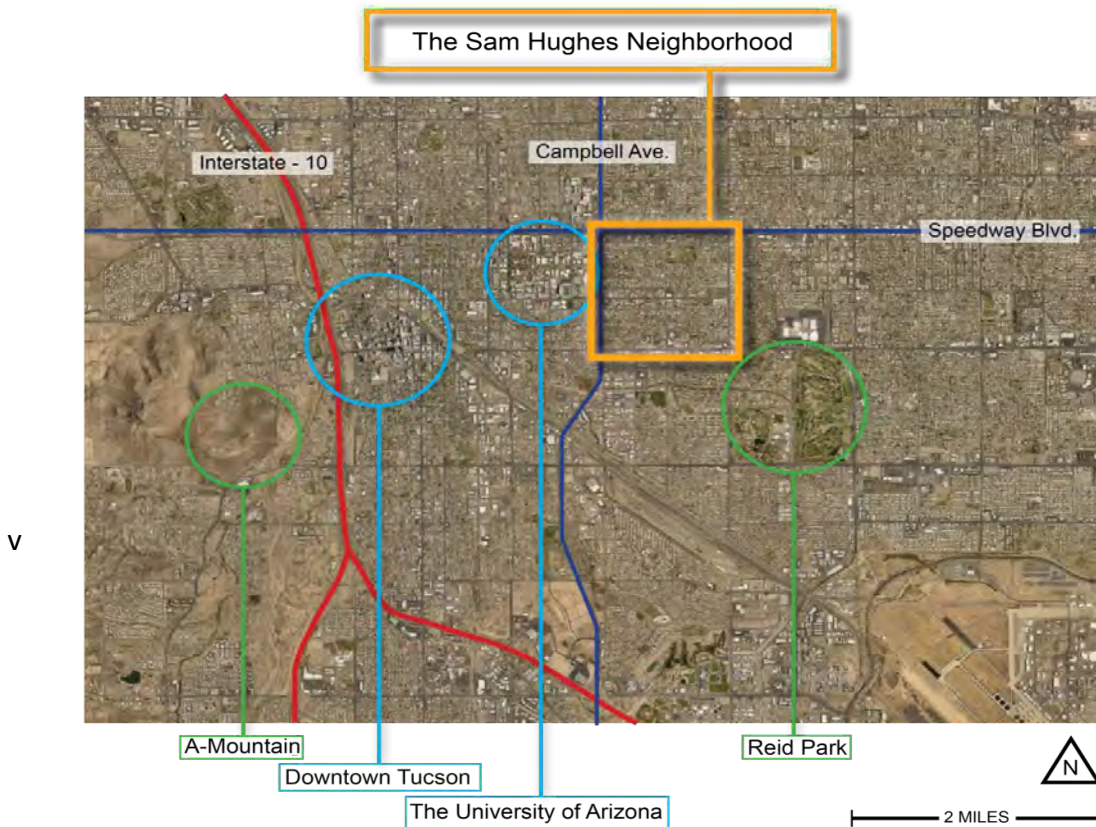


Figure 1: Orientation map showing the location of Sam Hughes Neighborhood.

According to the U.S. Census, in 2019 there were an estimated 4,861 residents in the neighborhood, up from 4,760 in 2010. The vast majority of structures are single family residences, although many have detached guest houses on the property. There are a small number of multifamily structures, most of which are clustered along the eastern edge of the neighborhood. Approximately 43 percent of the residences are owner occupied (45 percent in 2010) while 48 percent are rentals (47 percent in 2010). A little over 8 percent of the residences are listed as vacant. Even though nearly 50 percent of the residences are rentals, the neighborhood has not lost its stable and attractive qualities. An interesting statistic is that 41 percent of the homes are mortgage free. Although no precise information is available regarding

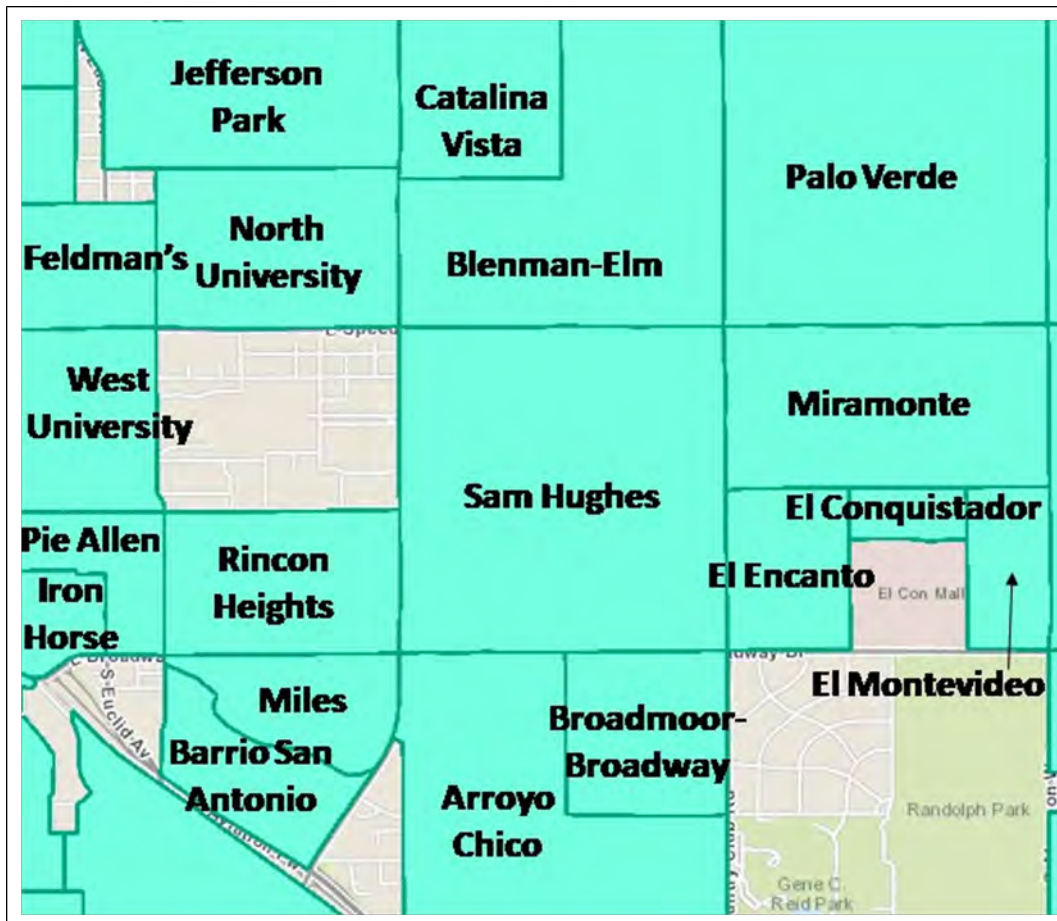


Figure 2: Map showing Sam Hughes Neighborhood and surrounding neighborhoods.

the length of time residents have lived in the neighborhood, anecdotally it is known that many have lived in the neighborhood for 40 years or more. Located immediately east of the University of Arizona, the neighborhood has attracted faculty and staff for generations.

Sam Hughes became an official “neighborhood association” in 1971 at a time when there was considerable social ferment and registered neighborhood associations were beginning to be created in Tucson. The neighborhood association was formed, and Sam Hughes Neighborhood was registered with the City of Tucson.

The impetus for the neighborhood association to form was a proposal to build a high-rise hotel and office building in the 2100 block of Speedway Boulevard on the site of the Oshrin Indian Hospital. The neighborhood fought the development and won. In 1978, instead of a high-rise hotel and office, a U.S. post office was built on the site.

Since 1971 the neighborhood has successfully resolved several major issues, all with the intent of preserving the integrity of the neighborhood and, in one case, a nearby neighborhood. These issues included:

- Opposing making Speedway Boulevard and Helen Street a pair of one-way streets
- Opposing the closing of Himmel Library

- Campaigning for traffic diversion on 3rd Street, which became a bicycle boulevard
- Working to gain pedestrian access to the post office from the neighborhood
- Working with the City to renovate the Himmel Park swimming pool in a manner that honored its original architecture
- Working with the Tucson Unified School District to expand Sam Hughes Elementary School in a manner that honored its original architecture
- Achieving a negotiated agreement with Winged Foot Associates, the owners of the Rincon Market and adjacent businesses, regarding an expanded parking area with significant protections for the neighborhood
- Achieving a hard-fought, compromise agreement on the development of Sam Hughes Place
- Working with the City of Tucson Department of Transportation and Mobility in 2019 (at the urging of SHNA and the Second Street School) to install a pedestrian sign at the intersection of Tucson Boulevard and 2nd Street. Ward 6 provided one-half of the funds needed to install flashing lights around the perimeter
- With Miramonte Neighborhood Association, negotiating Benedictine Monastery property redevelopment from a height of 85 ft. to a height of 55 ft., stepped down to 35 ft. along Country Club Road
- Working with Rio Nuevo staff in 2020-2021 to permit the following within the “Restricted-Use Area” north of Broadway Boulevard: Certain commercial and retail uses, but new construction may not exceed the height of the existing Contributing Property and building area expansion may not exceed 25 percent of the floor area of the existing building.

Sources: “Sam Hughes: Tucson’s Best Neighborhood,” by Lawrence W. Cheek, *Tucson Citizen*, 1 July 1978, pgs. 13-15; “Sam Hughes Neighborhood: Looking Back,” *The Sam Hughes Neighborhood Gazette*, Vol. 1, No. 2, June 1981, pg. 2; “NHA size,” City of Tucson; “Esri Housing Profile,” U.S. Census Bureau, Census 2010 Summary File 1, Esri forecasts for 2019 and 2024; “New Signs, Paint for Crosswalk at 2nd St. and Tucson Blvd.,” *Hughes News*, SHNA Newsletter, fall 2019, pg. 2.

PROCESS OF PLAN DEVELOPMENT

Work on this plan began at the SHNA Annual Meeting in January 2019. Jim Head, president, asked that a committee be formed to update the original Sam Hughes Neighborhood Plan adopted by Mayor and Council in 1985. There were two main reasons for wanting the update. First, the 1985 plan was 35 years old and many of its goals had been accomplished, especially in the “Transportation” section. Also, issues of more current concern, such as “Relationship with the University of Arizona” and development strategies related to the Broadway Boulevard widening project needed to be included in a new plan. Second, the sale and proposed redevelopment of the Benedictine Monastery property located on Country Club Road, just east of the eastern boundary of the Sam Hughes Neighborhood had been met with considerable concern. The proposal, to include large, multi-story apartments surrounding the monastery structure, seemed very questionable to the residents of Sam Hughes and the residents of the Miramonte

Neighborhood, in which the monastery is located. There was a consensus that a more up-to-date neighborhood plan would provide the Sam Hughes Neighborhood greater leverage in future development in the neighborhood.

The Plan Update Committee began to form in January 2019 and met several times in the spring of that year. The committee looked at the 1985 Sam Hughes Neighborhood Plan to see what the major concerns had been at that time and also discussed issues believed to be of current concern. In the fall of 2019, the committee hosted two public meetings at the Himmel Library to solicit the concerns of neighborhood residents. The meetings were announced on the neighborhood website and on the neighborhood Listserv as well as on fliers posted at the library and at other prominent locations within the neighborhood (*Figure 3*). The committee took the concerns expressed at those meetings into account and began to formulate a “scope of work” document.

A third opportunity for public input occurred at the neighborhood annual meeting in January 2020. Also, at that time the committee was expanded from four to seven and began to work on the details of a plan. Committee members also attended the SHNA Board meeting on several occasions to solicit their advice and to keep the Board informed. In May 2020, the committee contracted with an urban planner living in the neighborhood who had just received his master’s degree in urban planning from the University of Arizona to assist primarily with formatting and design. The draft plan was finished in early September 2020 and presented to the Board on 15 September 2020; it was approved by the Board on 20 October 2020.

Because of the COVID-19 pandemic, the 2021 neighborhood annual meeting, usually held in January, did not occur. Instead, a draft of this plan was put on the neighborhood website in November 2020 and, after some recommended changes were made, was ratified by the SHNA Board on 15 December 2020. The planning process was also delayed by discussions relating to the Sunshine Mile Urban Overlay District, which, after several delays, was finally placed on the 7 July 2021 Mayor and Council agenda. At that meeting, the Mid-Century Subdistrict of the Sunshine Mile Urban Overlay District, which includes the Sam Hughes Neighborhood, was approved with modifications. (*See Part I-B, “Land Use: Goal & Policies,” for further reference to the Sunshine Mile Urban Overlay District.*) Mayor and Council initiated the update of the plan on 28 September 2021. Following further work by the neighborhood, with support from City staff, the plan went through the City’s formal review process, which culminated in the plan being recommended for approval by the Planning Commission on *[insert date]* and adopted by Mayor and Council on *[insert date]* as Resolution No. *[insert #]*.

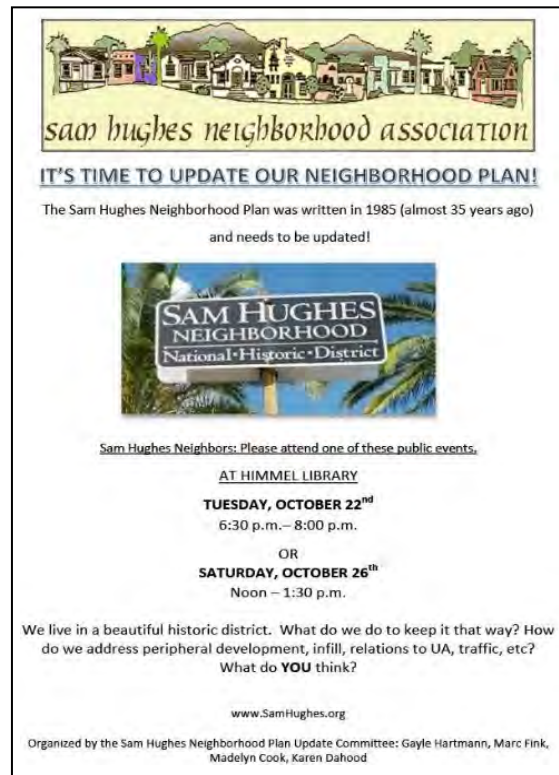


Figure 3: Plan Update meeting flier.

ASSETS & ISSUES

The Sam Hughes Neighborhood is fortunate to have many assets, which are shown on *Figure 4* and described in the following paragraphs. Perhaps most important is Sam Hughes Elementary School, established in 1927, from which the neighborhood takes its name. It is an open-enrollment school that attracts children from many neighborhoods within the Tucson Unified School District. Also of great importance, both to residents of the neighborhood and people who live nearby, is Himmel Park, begun in 1936. Within the park is a public swimming pool, constructed in 1936, and a library, constructed in 1960. (See *Part II-C*, for more discussion about Himmel Park.) Also of importance, in 1994 the neighborhood became a historic district listed on the National Register of Historic Places, with a boundary increase in 2000. (See *Part II-C*, for more details information about this historic designation.)

The Sun Station Post Office is located on the northern edge of the neighborhood on Speedway Boulevard and Plumer Avenue, and a fire station is located on Norris Avenue near the southern edge of the neighborhood. A commercial node is located in the middle of the neighborhood at Tucson Boulevard and 6th Street. Businesses are also located on Broadway Boulevard, the south edge of the neighborhood, and Speedway Boulevard, including a bank, a hotel, restaurants, lawyers' offices, an insurance office, among others. (See *Appendix B*, for more details.)

The neighborhood also features two completed bicycle boulevards and one in design. A "bicycle route" was created along 3rd Street a number of years ago, and it became a bicycle boulevard in 2008. It extends the length of the neighborhood, from Country Club Road on the east to Campbell Avenue on the west. A second bicycle boulevard, located along Treat Avenue, extends the length of the neighborhood, from Broadway Boulevard on the south to Speedway Boulevard on the north. A third bicycle boulevard on 9th Street from Campbell Avenue to Plumer Avenue, on Plumer Avenue from 9th Street to 7th Street, and on 7th Street from Plumer Avenue to Treat Avenue, is in design with construction planned to start in 2023. All of these routes continue outside the neighborhood. (See *Part I-B* for more details on issues related to transportation and mobility.)

The neighborhood also has a strong sense of community. The SHNA provides well-organized leadership, and a neighborhood Listserv helps neighbors stay in contact with each other. Also, the annual neighborhood meeting, held in January, as well as other events, provide opportunities for neighbors to meet each other and keep abreast of current events and proposed changes.

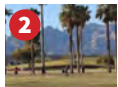
Finally, the neighborhood abuts the eastern edge of the University of Arizona, making it a desirable place to live for faculty, staff, and students. Being close to the university also brings several less than positive attributes. Perhaps the most negative is noise. Noise at a considerable volume sometimes emanates from activities at the university, especially sporting events when loudspeakers are facing toward the neighborhood and special events such as Spring Fling. (See *Part I-C*, "Relationship University of Arizona.") Noise from jet overflights from Davis-Monthan Air Force Base can also be a problem, especially for the western portion of the neighborhood, which is under the air base's flight path.



**SAM HUGHES NEIGHBORHOOD
FIGURE 4: ASSETS MAP**



Sam Hughes Elementary School



Himmel Park



Pima County Public Library - Himmel Park



Himmel Park Swimming Pool



Tucson Water Historic Water Tower



Sun Station Post Office



University of Arizona



Tucson/6th Commercial Corner



Tucson Fire Station 3



3rd Street Bike Boulevard



Treat Avenue Bike Boulevard



Historic District on National Register of Historic Places

Map Created: November 7, 2022

Another serious negative feature is the recent, dramatic rise in home prices. This is, of course, true of other Tucson neighborhoods and can be positive if a homeowner is interested in selling, but negative from the point of view of increased property taxes and the fact that homes are becoming unaffordable for many prospective buyers. In the past, partly because the houses in the neighborhood varies dramatically in size, middle-income families could find homes that fit their needs and were affordable. This is, largely, no longer the case.

Associated with the increase in home prices is the tendency for out-of-state buyers (in states where housing is even more expensive than here) to buy houses, sometimes for their children who are university students, or to rent them. For this and other reasons, owner occupancy has been declining in recent years. Also, unfortunately, some renters pay less attention to the upkeep around their homes or apartments than would be ideal.

Two other issues of recent concern in Sam Hughes and other neighborhoods relate to communication. The first issue is the construction of 5G towers (to improve internet capability) immediately adjacent to homes with no input from nearby residents. As a result of state legislation passed in 2017, 5G towers can be installed without consultation with anyone, including the local jurisdiction. Fortunately, the City of Tucson, and especially the Ward 6 Office, have worked hard to improve the situation and, apparently, the companies are now paying a little more attention to neighborhood concerns. The second issue of even greater concern is a proposal by Tucson Electric Power to construct 100-foot tall, high-voltage towers that would carry lines along Campbell Avenue. A coalition made up of representatives from several neighborhoods has formed to fight this proposal, suggesting, instead, that much of the line could be placed underground at a reasonable cost. The City of Tucson has supported the neighborhood concerns. Ultimately, a decision will be made by the Arizona Corporation Commission.

Also, there seems to have been a recent increase in burglaries and petty crime, for example, stealing cacti from yards, stealing packages from front porches, taking all the books from the “Little Free Libraries” (presumably for re-sale), and cutting the internet cables to individual homes. Some of these petty crimes are occurring in other central-city neighborhoods, while the cutting of the internet cables seems to be occurring only in Sam Hughes.

Finally, an issue of some concern recently has been the large number of unleashed dogs in Himmel Park. Incidents of people being knocked over and, in a few cases, bitten have been reported. Increased community policing and a possible dog park may help to resolve the issue.

Overall, the Sam Hughes Neighborhood remains a desirable place to live. Its location, interesting architecture, shady streets, and other positive attributes outweigh the negative attributes. But it will remain critical for neighbors to pay attention to what is going on in the neighborhood in order to retain the desirable characteristics.

PART I-B: PLAN GOALS, POLICIES, & STRATEGIES

◆ Implementation ◆ Land Use ◆ Transportation & Mobility ◆ Relationship with the City

PLAN IMPLEMENTATION

The Sam Hughes Neighborhood is under the guidance of both the 1989 “University Area Plan” and this Neighborhood Plan. This Plan further refines the content of the “University Area Plan” with respect to the Sam Hughes Neighborhood. Where the two plans conflict, it is intended that the “Sam Hughes Neighborhood Plan” will supersede the “University Area Plan.” In areas not discussed in this updated “Sam Hughes Neighborhood Plan,” the “University Area Plan” will prevail.

The policies and recommendations in this plan are implemented through rezonings, new zoning regulations adopted by ordinance, public works projects (including road, sewer, and other public facilities improvements), and public real property acquisition. The rezoning process is the primary implementation tool for the plan. *Figure 5* presents the current zoning in the Sam Hughes Neighborhood, while *Figure 6* presents the future land use concept for the neighborhood, which is intended to be used in reviewing rezoning requests. (*Figures 5 and 6 are presented in the next section, Land Use: Goals and Policies.*) The following covers the major areas of application of the Sam Hughes Neighborhood Plan.

1. Applications for rezoning are initially reviewed for compliance with land use policies established by the plan. If the requested rezoning does not comply with land use policies or does not demonstrate mitigation of negative impacts through application of design guidelines or other techniques, the need for an amendment to the plan is determined by the Planning Director before the rezoning process can be initiated. The Mayor and Council have provided policy direction for both Area and Neighborhood Plans that limit amendments for two years after plan adoption.
2. If a requested rezoning complies with plan policies, the rezoning is processed through general agency review. As part of this evaluation, staff may recommend rezoning conditions that may modify the requested use or design of the project.
3. Plan policies are used to review development plans and subdivision plats related to rezoning requests. This review process is coordinated by the Community Design Review Committee (CDRC).
4. Plan policies are used in evaluations of Flexible Lot Development (FLD) subdivisions.
5. Plan policies are used in staff review of requests to vacate City property.
6. Plan policies are also used to establish and guide the design of Capital Improvement Projects (CIPs). In some cases, it may provide guidance in the interaction between neighborhoods and larger CIPs.
7. Plan policies are used in formulation of staff’s position on variance requests from the Zoning Code.

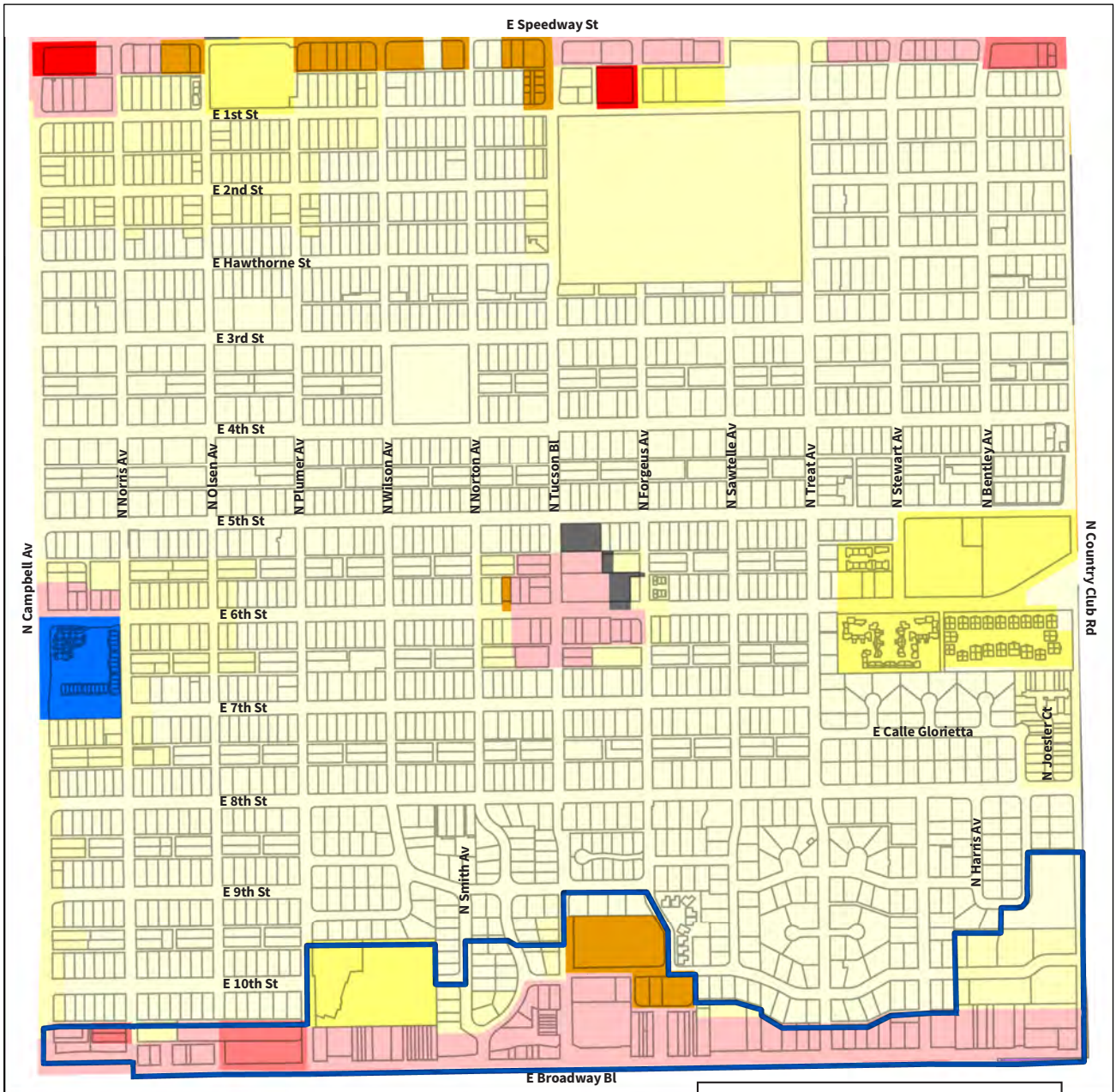
8. If in the future Mayor and Council approve neighborhood plans for other decision-making purposes than those previously mentioned, these plan policies will apply.
9. Beyond its regulatory role, the plan is intended to function as a strategic plan for the neighborhood. Many goals, policies, and strategies listed in the plan are intended as a guide to assist in the implementation of neighborhood physical and organizational improvements. *(See Part I-C “Guidance for the Neighborhood.”)*
10. Some elements of the Sam Hughes Neighborhood Plan policies are not currently discussed under the Unified Development Code (UDC) or are contrary to the current UDC. It is the recommendation of this plan that the UDC be amended to make these policies regulatory where applicable.

LAND USE: GOAL & POLICIES

GOAL: Preserve and enhance the existing, quiet, residential character and historic architecture of the neighborhood, typified by single-family uses on interior blocks and a mix of single-family, medium density multifamily, and limited commercial and office uses on corridors.











Policy 1: Ensure appropriate land use within the Sam Hughes Neighborhood.

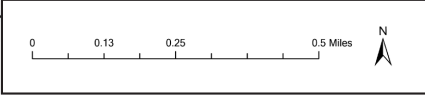
- A. Encourage residential uses in the areas zoned for such uses, except as shown on the Sam Hughes Future Land Use Concept Map (*Figure 6*) and in the Mid-Century Subdistrict, Restricted Uses north of Broadway Boulevard as stipulated in the Sunshine Mile Urban Overlay District.
- B. Only allow rezonings that conform to the Future Land Use Concept Map (*Figure 6*):
 1. Uses in areas where rezoning proposals would be considered should conform to those identified on the Future Land Use Concept Map (*Figure 6*). Nonresidential uses identified were determined to be compatible with residential uses and may provide more services and opportunities in walkable distance for residents.
 2. Heights in areas where rezonings would be considered as shown on the Future Land Use Concept Map (*Figure 6*) should be consistent with heights allowed in the land use zone indicated in the Future Land Use Concept Map (*Figure 6*). Those heights are specified in the Tucson Unified Development Code Dimensional Standards, Article 6.3: https://codelibrary.amlegal.com/codes/tucson/latest/tucson_az_udc/0-0-0-4860
 3. Densities in areas where rezonings would be considered as shown on the Future Land Use Concept Map (*Figure 6*) should be consistent with the densities allowed in the land use zone indicated in the Future Land Use Concept Map (*Figure 6*). Those densities are specified in the Tucson Unified Development Code, Dimensional Standards, Article 6.3: https://codelibrary.amlegal.com/codes/tucson/latest/tucson_az_udc/0-0-0-4860



**SAM HUGHES NEIGHBORHOOD
FIGURE 5: CURRENT ZONING MAP**

LEGEND

	C-1 (Commercial)		O-3 (Office)		Parking
	C-2 (Commercial)		R-1 (Residential)		Sunshine Mile Urban Overlay District
	C-3 (Commercial)		R-2 (Residential)		
	OCR-1 (Office/Commercial/Residential)		R-3 (Residential)		



Map Created: December 8, 2022

**See next page for Current Zoning Dimensional Standards*

Current Zoning Dimensional Standards

Note: Reflects current standards as of March 2023; subject to change by Mayor and Council.


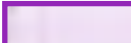






Zone	Minimum Lot Area (sqft)	Maximum Residential Density (units)	Maximum Building Height
R-1	7,000	1	25'
	10,000	2	
R-2	SF: 5,000	1	25'
	MF: 15/acre		
R-3	SF: 5,000	1	RES/CIVIC ADMIN & PROF OFFICES: 25'
	MF: 36/acre		MF/NONRES 40'
C-1	_____	36/acre	RES: 25'
			NONRES: 30'
C-2	_____	44/acre	40'
C-3	_____	87/acre	75'
O-3	RES: 5,000	22/acre	RES: 25'
	NONRES: N/A	N/A	NONRES: 40'
OCR-1	_____	NA	140'
P	5,000	N/A	16'

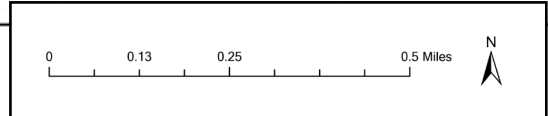


SAM HUGHES NEIGHBORHOOD

FIGURE 6: FUTURE LAND USE CONCEPT MAP

LEGEND*

-  Sunshine Mile Urban Overlay District
-  Sunshine Mile Urban Overlay District Mid-Century Subdistrict, Restricted Uses
-  Office/Commercial
-  Mixed Use
-  Medium Density Multi-Family Residential
-  High Density Multi-Family Residential
-  Office/High Density Multi-Family Residential
-  Low Density Single-Family Residential



Map Created: February 27, 2023

★ Rincon Market Village Parking per Resolution #18868 Adopted March 26, 2001

*See next page for future land use designations definitions

FUTURE LAND USE DESIGNATION DEFINITIONS

Sunshine Mile Urban Overlay District (SMUOD)

An individual may choose to develop property within the SMUOD in conformance with the existing underlying zoning or utilize the SMUOD's flexible, mixed-use standards, which promote transit-oriented site and building design. For specific uses and development standards in the SMUOD, go to https://www.tucsonaz.gov/files/integrated-planning/SMD_Document_FINAL_9-14-21.pdf. If there are changes over time to the SMUOD, the link should provide the most up-to-date version.

Sunshine Mile Urban Overlay District Mid-Century Subdistrict, Restricted Uses

An individual may choose to develop property within the SMUOD Mid-Century Subdistrict, Restricted Uses in conformance with the existing underlying zoning or utilize the SMUOD Mid-Century Subdistrict, Restricted Uses uses and standards. For specific uses and development standards in the SMUOD Mid-Century Subdistrict, Restricted Uses, go to https://www.tucsonaz.gov/files/integrated-planning/SMD_Document_FINAL_9-14-21.pdf. If there are changes over time to the SMUOD, the link should provide the most up-to-date version.

Office/Commercial

An individual may choose to develop property with office and/or commercial uses found in O-1, O-2, O-3, C-1, and C-2 zones. See *Unified Development Code (UDC)* [Section 4.8](#) for allowable uses and [Section 6.3](#) for development standards (including heights).

Mixed Use

An individual may choose to develop property with residential, office and/or commercial uses found in R-3, O-1, O-2, O-3, C-1, and C-2 zones. See *Unified Development Code (UDC)* [Section 4.8](#) for allowable uses and [Section 6.3](#) for development standards (including heights and densities).

Medium Density Multi-Family Residential

An individual may choose to develop property with residential uses found in R-1 and R-2 zones. See *Unified Development Code (UDC)* [Section 4.8](#) for allowable uses and [Section 6.3](#) for development standards (including heights and densities).

High Density Multi-Family Residential

An individual may choose to develop property with residential uses found in R-2 and R-3 zones. See *Unified Development Code (UDC)* [Section 4.8](#) for allowable uses and [Section 6.3](#) for development standards (including heights and densities).

Office/High Density Multi-Family Residential

An individual may choose to develop property with office and/or residential uses found in O-1, O-2, O-3, and R-3 zones. See *Unified Development Code (UDC)* [Section 4.8](#) for allowable uses and [Section 6.3](#) for development standards (including heights and densities).

Low Density Single-Family Residential

An individual may choose to develop property with residential uses found in the R-1 zone. See *Unified Development Code (UDC)* [Section 4.8](#) for allowable uses and [Section 6.3](#) for development standards (including heights and densities).

- C. Strongly discourage (a) gated communities or (b) group dwellings in areas where they are not currently permitted.
- D. Promote historically compatible development with the U.S. Secretary of the Interior’s standards. Rezoning or variances affecting “Contributing Structures” in the Sam Hughes National Register Historic District should only be approved when new design allows the historic structure to retain its “Contributing” status.
- E. Support the implementation of Environmentally Conscious Design Practices in commercial/office developments that are interior to the neighborhood. These could include such practices as use of reclaimed water, adaptive reuse, shade for at least 70% of parking and pedestrian areas, access to transit stops, LED outdoor lighting, solar panels, and EV charging stations, as well as other innovative practices.
- F. Strongly recommend that new subdivisions include: (a) design features that discourage crime and disruptive behavior such as grouping and positioning of units, paths, and landscaping and (b) privacy mitigation measures, which, for example, may include architectural details such as window and balcony placement, landscaping strategies, walls, fences, or other measures to ensure neighboring properties do not suffer loss of privacy.
- G. Strongly encourage developers with any development proposal that requires a change in zoning to meet with SHNA at the beginning of the process. The objective of the meeting would be to give the SHNA Board an opportunity to review the proposal and provide input based on the goals and policies of this Sam Hughes Neighborhood Plan.

Policy 2: Ensure appropriate development along arterial streets that border the neighborhood (Campbell Avenue, Speedway Boulevard, Country Club Road, and Broadway Boulevard) and the collector streets (Tucson Boulevard and 6th Street).

- A. Strongly discourage lighting, including lighted signs, that reflect or shine directly into the neighborhood and that are higher than the height of the building.
- B. Strongly discourage development plans that do not provide for parking onsite or offsite through an approved parking plan with the exception of parking provisions in the Sunshine Mile Urban Overlay District.
- C. Strongly encourage development along arterials and residential streets that abut residential streets with neighborhood access to provide traffic calming measures, such as curb extensions, speed humps, speed tables, or other remediation.
- D. Support construction of entry monuments at four corners of the neighborhood as well as at Tucson Boulevard/Speedway Boulevard and Tucson Boulevard/Broadway Boulevard.
- E. Discourage additional curb cuts by having new development share access from the arterial streets with adjoining properties.
- F. Require commercial developments with patios in the rear of the building to mitigate adverse impacts on neighborhood residents from noise or lighting, especially during the

evening in conformance with the Sunshine Mile Overlay District, Mid-Century Subdistrict, Restricted Uses.

- G. Ensure the Sunshine Mile Urban Overlay District non-residential properties north of Broadway Boulevard that are within the Sam Hughes Neighborhood and within the Mid-Century Subdistrict, Restricted Uses (see Figure 7) comply with the applicable standards, which can be found at [https://www.tucsonaz.gov/files/integratedplanning/SMD Document FINAL 9-14-21.pdf](https://www.tucsonaz.gov/files/integratedplanning/SMD_Document_FINAL_9-14-21.pdf). These standards are meant to ensure that any commercial uses in this area, which extend deeper into the neighborhood, are compatible with the surrounding

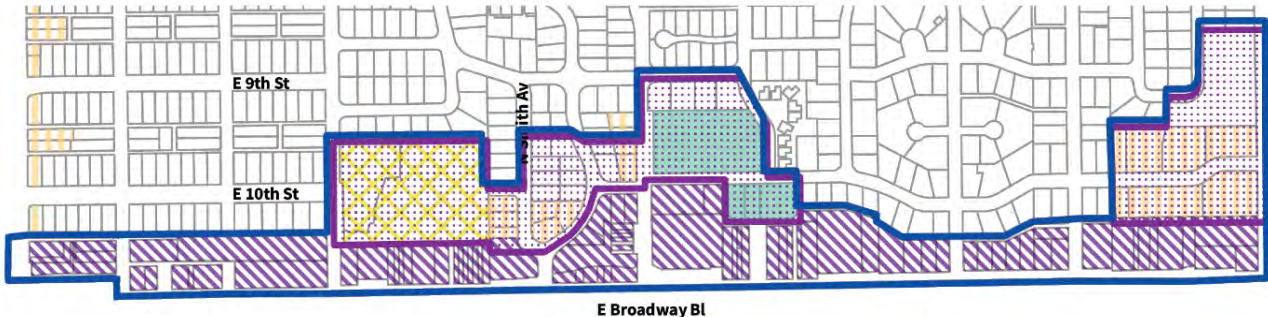


Figure 7: Portion of Sam Hughes with the Sunshine Mile Overlay District, Mid-Century Subdistrict, Restricted Uses. (See Figure 6 for more detail.)

TRANSPORTATION & MOBILITY: GOAL & POLICIES

GOAL: *Create a system that safely integrates all forms of transportation within the neighborhood, emphasizing pedestrian and bicycle use.*

Policy 1: *Support City long-range plans for multimodal mobility throughout central Tucson. More specifically, the following policies are designed to support the implementation of “Plan Tucson” as well as to support the ideas in “Move Tucson,” as provided on movetucson.org.*

Policy 2: *Reduce vehicular speed and cut-through traffic on neighborhood streets.*

- A. Install speed humps, speed tables, curb extensions, and/or other approved traffic calming measures
 - 1. On any residential street that intersects with any arterial or collector street, as requested by residents and prioritized by the SHNA Board or by the proposed “Transportation and Mobility Committee” (see Policy 6.A. below).
- B. Request City Department of Transportation & Mobility studies to improve intersection safety for potential installation of traffic control signs (stop, yield, pedestrian crossing).
 - 1. Stop signs on 9th Street at Forgeus Avenue;
 - 2. Stop signs on 1st Street at Norris Avenue;

3. Crosswalk on 1st Street at Plumer Avenue (to provide safer pedestrian access to the post office); and
 4. Any other intersections as requested by residents and determined appropriate by a City traffic study.
- C. Support other traffic calming measures.
1. Traffic circles;
 - i. The two traffic circles planned as part of the 9th Street-7th Street bicycle boulevard.
 - ii. At other residential intersections where approved by nearby residents and determined appropriate by City traffic study (*The City now has a dedicated funding source for the maintenance of traffic circles.*).
 2. Devices such as chicanes (an artificial narrowing or turn on a street) and/or chokers (build-outs added to a street to narrow it) on residential streets where approved by nearby residents and determined appropriate by a City traffic study;
 3. Paintings on the pavement at intersections and/or at other locations as recommended by Living Streets Alliance; and
 4. Seek funding from outside sources if no public funding is available.
- D. Work with the City and University of Arizona to reduce speed limit on 6th Street to 25 mph from Country Club Road to Euclid Avenue.
- E. Reduce non-resident parking by requesting the expansion of the Park Tucson permit program to include any area of the neighborhood where there is sufficient resident support and by informing nearby residents of the program process and requirements.

Policy 3: Support safe bicycling.

- A. Support existing bicycle boulevards.
- B. Support planned bicycle boulevards, including the 9th Street-7th Street bicycle boulevard.
- C. Support development of new bicycle lanes, such as on 6th Street, and a shared pedestrian/bicycle pathway between the post office parking lot and 1st Street.
- D. Extend existing bicycle lanes on Tucson Boulevard between 8th Street and Broadway Boulevard and extend and enhance lane separation markings at the intersections, such as Tucson Boulevard/Speedway Boulevard, Tucson Boulevard/6th Street, and Tucson Boulevard/Broadway Boulevard.
- E. Support development of signage/street markings that display bicycle routes for wayfinding purposes and to promote cycling, thus, notifying vehicular opposing traffic of upcoming bicycle boulevards.

Policy 4: Promote pedestrian mobility and safety.

- A. Support sidewalk construction by seeking funding from Park Tucson as it becomes available. The following are priority corridors for sidewalk construction. Sidewalk construction is encouraged in these priority areas where sidewalks do not already exist. New sidewalks should first be constructed on the side of the street with the most existing sidewalks. *(See Figure 8, which illustrates the recommendations below.)*
 - 1. Interior of neighborhood;
 - 2. East-West;
 - i. 3rd Street from Campbell Avenue to Country Club Road (sidewalks already exist),
 - ii. 8th Street from Country Club Road to Plumer Avenue,
 - iii. 9th Street from Plumer Avenue to Campbell Avenue, and
 - iv. Along 6th Street as planned by “5th Street/6th Street Pedestrian Safety & Walkability Project” (construction anticipated between 2022-2025).
 - 3. North-South;
 - i. Treat Avenue. from Speedway Boulevard to Broadway Boulevard,
 - ii. Plumer Avenue from Speedway Boulevard to 3rd Street and from 8th Street to Broadway Boulevard, and
 - iii. Wilson Avenue from 3rd Street to 8th Street.
 - 4. Along the arterial and connector streets where sidewalks are lacking, including Tucson Boulevard and Country Club Road; and
 - 5. In locations where there are small gaps (no sidewalks) within a given block.
- B. Work to ensure the construction of additional sidewalks throughout the neighborhood, to include ADA compliance such as wheelchair ramps/stroller ramps on corners.
- C. Inform residents if vegetation and other obstructions, such as sidewalk irregularities that are trip hazards, infringe upon sidewalk use and safety, regardless of whether an actual sidewalk exists. Encourage the removal of such hazards.
- D. Encourage creation of improvement districts, using City programs when available, and the submission of grant applications to support these programs as needed.

Policy 5: Improve public transportation.

- A. Support and encourage upgrades of the City’s public transportation system.
- B. Support the expansion of high-capacity transit on Broadway Boulevard as well as on other recommended routes.
- C. Encourage the development of dedicated transit lanes for the Sun Tran bus system, especially on Broadway Boulevard.
- D. Recommend improvements to public transportation that will encourage increased usage by residents, such as:
 - 1. Make neighborhood bus stops ADA accessible;

2. Add wayfinding and route timing signage for ease of use;
3. Increase transit frequency, that is, schedule buses more often on specific routes such as on 6th Street;
4. Utilize solar lighting on bus shelters; and
5. Add shade/shelter structures at bus stops. See *Figure 9*, which illustrates the locations of the recommendations below:
 - i. Speedway Boulevard at Plumer Avenue eastbound (upgrade from bench to shelter and ADA compliance),
 - ii. 6th Street at Plumer Avenue eastbound (upgrade from bench to shelter and ADA compliance with nearby resident agreement),
 - iii. 6th Street at Treat Avenue eastbound (upgrade from no bench to bench or shelter and ADA compliance with nearby resident agreement),
 - iv. 6th Street and Plumer Avenue westbound (upgrade from bench to shelter and ADA compliance with nearby resident agreement),
 - v. Country Club Road at 8th Street southbound (upgrade from no bench to bench or shelter and ADA compliance with nearby resident agreement),
 - vi. Campbell Avenue at 8th Street northbound (upgrade from bench to shelter and ADA compliance with nearby resident agreement),
 - vii. Broadway Boulevard at Treat Avenue (upgrade from no bench to bench or shelter and ADA compliance with nearby resident agreement), and
 - viii. Broadway Boulevard at Plumer Avenue westbound (upgrade from bench to shelter and ADA compliance).

Policy 6: Develop and implement actions that support mobility within the neighborhood and surrounding areas (especially arterial and collector streets).

- A. Create a SHNA “Transportation and Mobility Committee” to work with neighborhood residents and the City to encourage implementation of proposals, to apply for grant funding, and to seek funding from other sources.
- B. Work with the City to develop specific actions for arterial and collector streets, such as putting 6th Street on a “road diet” by reducing it to one lane each way with turn lane in center and broader bicycle paths as per recommendations in “City of Tucson 6th Street Road Reconfiguration Study,” Oct. 2016.
- C. Educate and encourage neighbors to utilize City services, for example, repair of potholes, maintenance of alleys, replacement of faded signs, repainting of speed humps, and related issues. This should be done by providing information through a link on the SHNA website, a posting on Listserv, and an article in the neighborhood newsletter. (*See Appendix A for resource information.*)

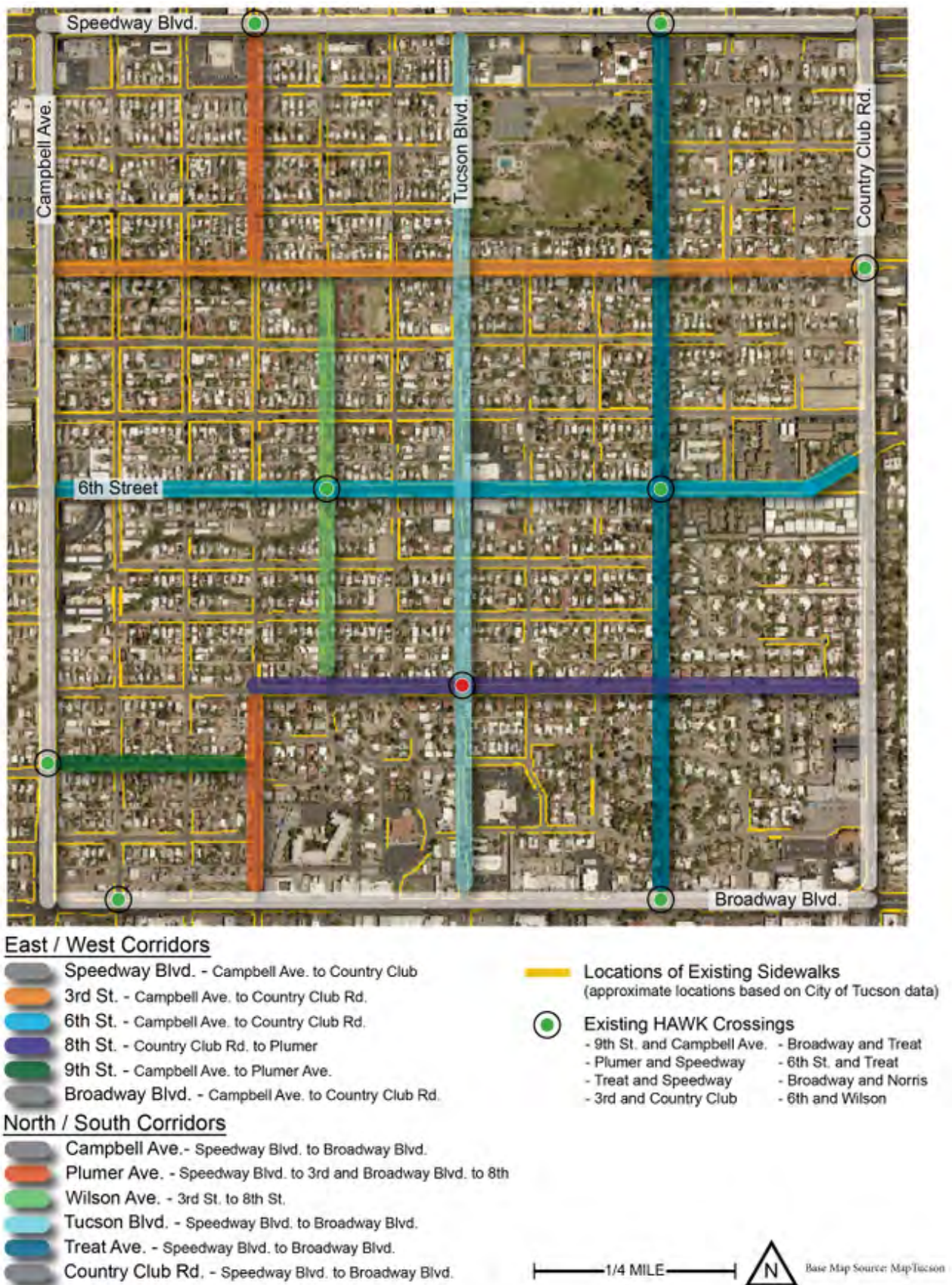
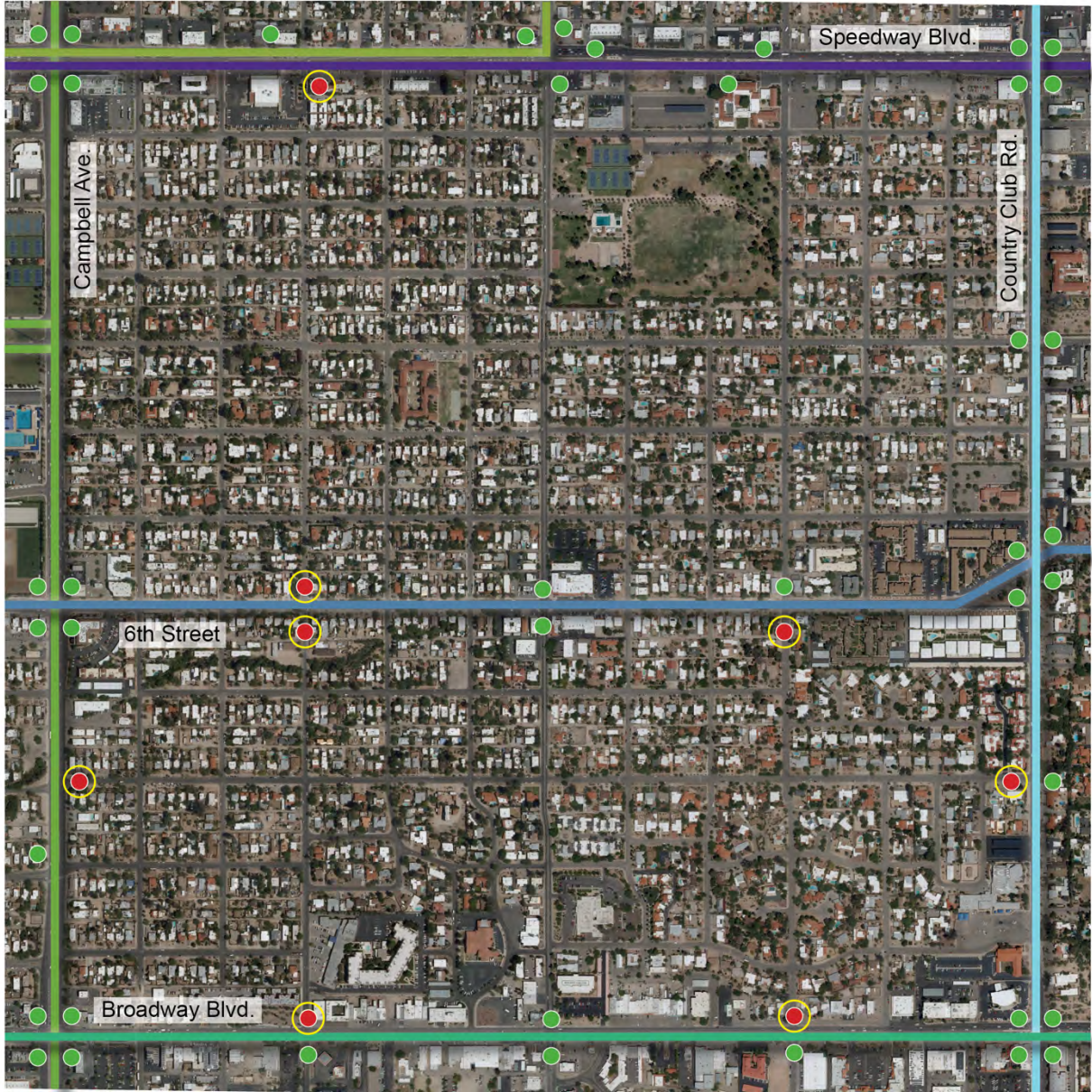


Figure 8: Priority corridors for sidewalk improvements.



SunTran Stops

- No Recommendations
- Upgrade to Bench/Shelter and ADA Compliance

SunTran Routes

- 3 - 6th / Wilmot
- 4 - Speedway
- 5 - Pima / West Speedway
- 8 - Broadway
- 15 - Campbell Ave.
- 17 - Country Club / 29th St.

Base Map Source: MapTucson

Figure 9: Recommended Sun Tran bus stop location improvements.

RELATIONSHIP WITH THE CITY OF TUCSON: GOAL & STRATEGIES

GOAL: *Improve relationship with the City of Tucson especially relating to land use issues.*

Strategies

- A. Be a resource for the City by identifying problems and finding solutions, such as:
 - 1. Continuing to solicit concerns of residents (e.g., “call to the audience” at SHNA meetings);
 - 2. Continuing to form bonds with surrounding neighborhoods to address inter-neighborhood issues
- B. Continue timely and formal communication between City and neighborhood residents by doing the following:
 - 1. Encouraging attendance of Ward 6 representative at neighborhood meetings;
 - 2. Encouraging attendance of relevant City staff at neighborhood meetings to update neighborhood, and seeking neighborhood participation in ongoing and future projects, including implementation of the City’s General Plan;
 - 3. Continuing to require developers to present plans to the neighborhood at the earliest possible opportunity and throughout the development process;
 - 4. Encouraging continued collaboration with organizations such as “Tucson Residents for Responsive Government” (TRRG) in supporting neighborhood interests and furthering collaborative City planning; and
 - 5. Actively participate in the Sunshine Mile Urban Overlay District design review process.
- C. Provide contact information on the SHNA website, in the neighborhood brochure and in the neighborhood newsletter for relevant City and other public services, such as alley maintenance, obtaining roll-off containers, street cleaning, and related concerns. *(See Appendix A for resource information.)*

PART I-C: GUIDANCE FOR THE NEIGHBORHOOD

- ◆ *Outdoor Lighting Code & Sign Code* ◆ *Relationship with the University of Arizona*
◆ *Public Participation* ◆ *Neighborhood Preservation, Conservation & Appearance*
-

OUTDOOR LIGHTING CODE & SIGN CODE: GOAL & STRATEGIES

GOAL: *Strengthen ordinances that are important in achieving neighborhood land use goals.*

Strategies

The City of Tucson ordinances discussed here are not normally part of a neighborhood plan. This plan, however, highlights their importance in fulfilling the goals of Dark Skies (Outdoor Lighting Code) as well as aesthetics along the arterial and collector streets (Sign Code). These ordinances are revisited every several years, and at the time of preparation of this plan both had been recently revised. Following are suggestions if and when further revisions are under consideration.

- A. Support revisions to the Outdoor Lighting Code that would allow only fully shielded fixtures and low-impact amber light sources. (The City of Flagstaff Outdoor Lighting Code [updated 2011] is an excellent model to follow.) Residents and businesses are encouraged to adopt these standards on their own. (*See City of Tucson Outdoor Lighting Code, adopted 7 February 2012.*)
- B. Support revisions to the City Sign Code to make it stronger, thus limiting the visual clutter and scale of excessive signage. For example, the sign code should prohibit electronic messaging and should take a careful look at the surrounding area, as well as the height and distance to the street for freestanding signs and the quantity and spacing of temporary signs. (*See City of Tucson Uniform Development Code: Sign Standards, revised 29 February 2020.*)

RELATIONSHIP WITH THE UNIVERSITY OF ARIZONA: GOAL & STRATEGIES

GOAL: *Improve relationship between the University of Arizona and the neighborhood in order to minimize negative impacts on the neighborhood.*

Strategies

- A. Work with the University of Arizona to develop a legal agreement/Memorandum of Understanding stating that the university will not buy, lease, rent, or use structures within the neighborhood.
- B. Work with the University of Arizona in maintaining current zoning on the arterial streets bordering the Sam Hughes Neighborhood and the collector streets that run through the neighborhood.
- C. Work with the University of Arizona to develop a legal agreement that does not allow

- fraternities and sororities to own, rent, or use structures in the neighborhood.
- D. Encourage a University of Arizona policy to not increase on-campus enrollment. Instead, encourage actions that enhance the academic qualities of the university, the creation of satellite campuses, and the use of on-line learning.
 - E. Work with the University of Arizona to reduce noise, especially from athletic events that occur in the evening, by decreasing the volume of loudspeakers and facing them toward the interior of the campus, for example, at Spring Fling, women’s softball games and at the aquatic center. Agree on an acceptable decibel level and adhere to that noise level.
 - F. Continue to play an active role on the Campus Community Relations Committee; appoint an alternate so that there is always neighborhood representation on the committee.
 - G. Continue to work with the university’s local Community Relations Office to improve their ability to address and resolve neighborhood issues (<https://gcr.arizona.edu/local>).
 - H. Solicit volunteers from University of Arizona student groups to help with neighborhood programs and clean-up activities.
 - I. Produce a brochure for student renters, rental agencies, and landlords, both online and hard copy, to inform students who live in the neighborhood about noise restrictions, the need for parking permits, how to deal with garbage and recycling, and related issues.

PUBLIC PARTICIPATION: GOAL AND STRATEGIES

GOAL: *Increase participation and knowledge level of residents, including renters and businesses.*

Strategies

- A. Produce a neighborhood brochure, both online and hard copy, which can be given to residents of the neighborhood. The brochure would include, among other things, a brief neighborhood history, addresses for the SHNA website and Listserv, information about ongoing programs and how to be involved, and SHNA meeting times. (*See Miramonte Neighborhood Association brochure as an example.*)
- B. Encourage occasional social gatherings that bring neighbors together.
- C. Publicize the newly created SHNA “Transportation and Mobility Committee” so neighbors understand its purpose. (*See PART I-B, Policy 6.A.*)
- D. Also encourage the Transportation and Mobility Committee to work with the City in implementation of proposals, to apply for grant funding, and to seek funding from other sources.
- E. Establish a “Neighborhood Networks” framework to enable residents to interact with each other, such as the formation of specific groups for bicycle riders, parenting, elderly assistance, runners, etc.
- F. Establish a block liaison person for each block in order to encourage a

relationship with nearby neighbors. The liaison would do the following:

1. Inform nearby neighbors about neighborhood issues;
2. Create an emergency contact list;
3. Spearhead small gatherings of neighbors; and
4. Support “Building a Resilient Neighborhood” (BARN) in its efforts to adapt to excessive heat and to react to public health emergencies. More information about BARN can be found on the SHNA website at <http://samhughes.org/neighborhood-networking.php>.

Neighborhood Preservation, Conservation & Appearance: Goal & Strategies

GOAL: Promote preservation of the neighborhood’s historic architecture as well as conservation of the environment, especially measures that conserve water and encourage clean air, and address and resolve issues of neglect and disrepair in a timely fashion.

Strategies

- A. The National Historic District Period of Significance has been expanded recently to 1971 to include 90 additional properties. Ensure that property owners are aware of this change and provided information on the U.S. Secretary of the Interior’s Standards and the potential to receive a property tax reduction for owner occupied homes. Encourage non-contributors to investigate whether restoration of the exterior will restore their contributing status.
- B. Encourage remodeling that enables homes to retain original character-defining façades, thus allowing inclusion as contributing structures within the National Register Historic District.
- C. Encourage new construction to be consistent with the mass, scale, rhythm, and setbacks of neighborhood homes.
- D. Encourage retention of historic sidewalk and curb stamps during the installation of driveway aprons or truncated domes at sidewalk crossings.
- E. Encourage front yard fences under 48” to retain contributing historic status. Additionally, encourage property owners along 6th Street to work with the State Historic Preservation Office (SHPO) to modify their solid fences over 48” to create visibility and change their historic status to contributing.
- F. Encourage utilizing solar power and other practices/strategies to support reducing the neighborhood’s carbon footprint to lessen current climate change and prepare for a climate resilient future, such as encouraging shade, using reclaimed water, LED lighting, electric vehicle (EV) charging, etc. Where physical structures, such as solar panels or water harvesting tanks, are to be installed on historic properties, the structures should be located as inconspicuously as possible.
- G. Leverage/support City of Tucson efforts toward sustainability and climate friendly actions.

- H. Encourage practices that support water conservation, such as:
 - 1. Providing information on the SHNA website and/or in the neighborhood brochure on the benefits of water harvesting including City incentives and use of native plants in xeriscaping.
 - 2. Installing curb cuts in partnership with the City program “Green Infrastructure for Public Right-of-ways: Curb Cuts and Sediment Traps.”
https://www.tucsonaz.gov/files/transportation/landscape/B2_curbcut.pdf
- I. Engage local businesses in sponsoring beautification projects such as monument walls, street painting, tree planting, etc.
- J. Continue to encourage and provide funding for approved projects by volunteer groups/committees such as “Friends of Himmel Park.”
- K. Apply for grant funding for neighborhood beautification, including tree planting, water harvesting, and other such enhancements. For example, Tucson Clean and Beautiful and Trees for Tucson provide funding for green infrastructure including tree planting.
- L. Encourage that new or improved utilities be installed underground within the neighborhood and on the surrounding arterial streets and that repair work either maintains or improves hardscapes/landscapes including sidewalks and roadways. Communicate with State and City officials regarding neighborhood concerns related to design, placement, and implementation of facilities such as cell towers.
- M. Work with the City to take the lead in seeing that “orphan poles” are removed in a timely fashion. Cell companies such as Cox and Century Link must move their lines to the new poles after TEP has installed new poles and moved their lines, so old poles can be removed.
- N. Actively participate in the Sunshine Mile Overlay District design review process.
- O. Promote additional neighborhood/resident climate friendly actions such as the following:
 - 1. Recycling education; the Building Resilient Neighborhoods Program; bicycle routes, bicycle boulevards, and sidewalk networks; low-water-use landscaping and native tree planting; the removal of excessive weeds; the use and improvements of public transportation; rainwater harvesting, and rain-catchment areas.
 - 2. Implementation of Environmentally Conscious Design Practices in commercial development including use of reclaimed water, adaptive reuse, shade for at least 70% of parking and pedestrian areas, access to a transit stop, LED outdoor lighting, solar panels, electric vehicle (EV) charging stations, and other innovative environmental design practices. This is supported by policies in *Plan Tucson, City of Tucson General & Sustainability Plan, 2013*, and Mayor & Council direction in the form of a Climate Emergency Declaration and other measures to move toward carbon neutral construction, reduce the urban heat island effect, and prepare the city for a climate resilient future.

3. Improved air quality through appropriate use or elimination of landscaping blowers, xeriscaping, holding developers accountable for City air quality practices during construction, etc.

SAM HUGHES NEIGHBORHOOD PLAN



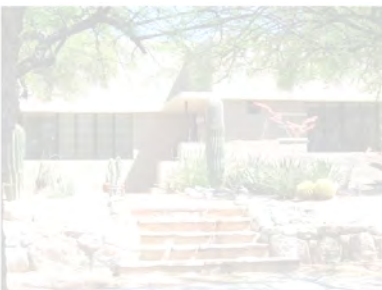
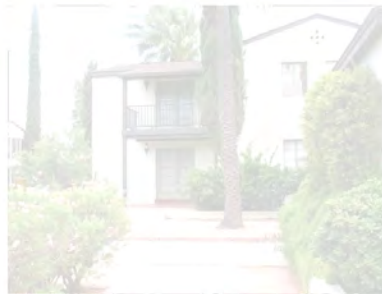
PART II: NEIGHBORHOOD HISTORY

(with Discussion of Some Ongoing Neighborhood Issues)

A. EARLY HISTORY OF THE NEIGHBORHOOD

B. IMPORTANT NEIGHBORHOOD STRUCTURES & FACILITIES

C. NEIGHBORHOOD PROJECTS



PART II-A: EARLY HISTORY OF THE NEIGHBORHOOD

"The longer you can look back, the farther you can look forward."
Winston Churchill

Sam Hughes has a long history for a Tucson neighborhood, as well as quite an interesting history. The oldest house still standing was constructed prior to 1900, and the second oldest was probably built in 1918. When the Sam Hughes Neighborhood Plan Update Committee began to work on this plan, members discovered that bits of neighborhood history were located in a variety of places such as the neighborhood newsletter (sometimes called "News on Hughes" and sometimes just called "Newsletter"), in the neighborhood archives located in the Ward 6 City Council office, and in the collections of various long-time neighbors as well as in the library of the Arizona Historical Society. Also, the committee discovered that some events were remembered differently by different residents. Thus, it seemed useful to include neighborhood history in this document with a concerted effort to present the facts of that history as correctly as possible.

Before 1890, the land east of Campbell Avenue, in what is now the Sam Hughes Neighborhood, was unoccupied, creosote-bush flatland with a few small rivulets bordered by mesquite trees. In 1890, it began to be carved up into 40-acre to 160-acre homesteads under the provision of the federal Homestead Act of 1862. The five homesteaders were Eugene Bruner in 1890, Louis Mueller in 1898, Charles S. Edmondson in 1900, and Hugh Byrne in 1906 (see Figure 10).



Figure 10: Five homesteads in what is now Sam Hughes. Source: *The Saguaro*, Oct. 1986.

The first plat for construction was filed in 1906 by Victor S. Griffith who, a few years later, built a house on the south side of Speedway Boulevard in the 2100 block. He laid out the route for the eastern extension of Speedway Boulevard and graded it out to his house. His house later became part of the Barfield Sanitarium, which then became the Oshrin Indian Hospital. In 1977, all the buildings on the parcel were razed for the Sun Station Post Office.

In the early 1900s, other developers began to convert homestead lands into future home sites. According to William Barrow's article in *The Saguaro*:

"Judge Sawtelle's Arizona Improvement Company purchased the Byrne Homestead and turned it into the Fairmount Subdivision in 1907. The Edmondson land became the Mundo Vista and Morningside Additions. Louis Mueller's homestead is now part of American Villa, and the Brunier parcel later became a number of subdivisions, including Terra DeConcini."

The most significant subdivision for its time was University Manor, the southwest 40 acres of Campbell's property, which was annexed into the city on 1 July 1920. It required paved streets, curbs, sidewalks, streetlights, and, in 1922 when the subdivision was purchased by the Southwest Improvement Company, deed restrictions. The deed restrictions were filed under the auspices of the company's officers, President Monte Mansfeld, a prominent Ford dealer, and Treasurer Arthur Hazeltine, an officer of Tucson Realty. Among other restrictions, they prohibited the construction of any business, apartment house, hotel, bar, or oil rig and required that residences cost at least \$5,000.

As William Barrow notes in *The Saguaro*:

"There was also the then common prohibition against 'African or Asian' residents, which provisions were struck down nationally in the 1950s by the U.S. Supreme Court. Most of University Manor's restrictions were to lapse in 1970."

The first houses in University Manor were built in the 1900 block of 3rd Street and the 1900 block of 4th Street. For example, Monte Mansfeld's house, at 1944 E. 3rd Street, and William T. Pierce's house, at 1923 E. 4th Street, were both built around 1922. In 1923, homes were built at 1935 E. 4th Street (Ed Bertram), 1941 E. 4th Street (Frank H. Packard) and 1939 E. 3rd Street (Eugene Meyer). All these homes are still standing.

One of the most distinctive houses in the neighborhood is the Tudor-style house at 2101 E. 3rd Street. It was designed for Tucson physician Samuel Townsend and his wife by the architectural firm of Foster & Foster. In 1938, they sold it to the Hamilton Shavers of New Jersey. The third owners, the Grunewalds, who owned a downtown jewelry store, bought the house in 1945 and, as William Barrow noted in *The Saguaro*:

"It has been such a wonderful family house that she [Abby Grunewald] cancelled her original plans to move after just a few years."

Most of the original homes were built in Sam Hughes in the 1920s and 1930s, although a few were built in the teens, with one apparently built in the late 1800s. Nearly all still stand and many of the smaller ones have been greatly enlarged.

The oldest house in the neighborhood that is still standing was built as a one-room, adobe structure on the southern part of the Campbell homestead. It was apparently built sometime before 1898 as the notice of the homestead document (published in the *Arizona Daily Star* on 1 January 1898) notes:

"...the following named settler [Campbell] has filed notice of his claim, and that said proof will be made before the Register and Receiver of the U.S. Land Office at Tucson, Arizona, on January 18, 1898."

This statement indicates ("said proof will be made") that Campbell had already built a structure on his land. Long-time residents in Sam Hughes recall hearing of the "Campbell Ranch," but whether Campbell actually ran cows on his land is unknown. The house, at 621 N. Wilson, has been greatly expanded over the years (*Figure 11*).

What is apparently the second oldest house, a multi-room brick structure, is located at 2307 E. 1st St. and was built in 1918 (*Figure 12*).



Figure 11: *The oldest house in Sam Hughes, apparently built before 1898.*



Figure 12: *Probably the second oldest house in the neighborhood, built in 1918.*

Sources: *Arizona Daily Star*, “Notice for Publication. Commutation Homestead No. 2524, Land Office at Tucson, AZ, 2 Dec. 1897,” pg. 3; “The Sam Hughes Neighborhood: Homesteads and Early Subdivisions, Part I, Historic Homes and Neighborhoods,” in *The Saguaro*, by William C. Barrow, Oct. 1986; “The Sam Hughes Neighborhood: Homesteads and Early Subdivisions, Part II, The Significance of University Manor,” in *The Saguaro*, by William C. Barrow, Oct. 1986; “Tucson: A Place-Making,” by John Warnock, in the *Journal of the Southwest*, Vol. 58, No. 3, autumn 2016, pgs. 361-616; Allan Grigg, personal communication, 6 August 2020.

PART II-B: IMPORTANT NEIGHBORHOOD STRUCTURES & FACILITIES

Sam Hughes Elementary School

(Figures 13 & 14)

The school was built in 1927 and was named after Samuel C. Hughes, a prominent, local businessman. Hughes was born in Wales and immigrated to the U.S. in 1837 at the age of eight. After working in California where he contracted tuberculosis, he arrived in Tucson in 1858 at age 29. Tucson's climate lived up to its billing, and he recovered within a few months. In 1863, he married Atanacia Santa Cruz and they had 15 children. He had almost no formal education and, as a result, became a strong promoter of education. Along with Territorial governor, A.P.K. Safford, he helped establish public education in the Arizona Territory.

In his later years, he wrote the following, which highlights his charmingly idiosyncratic spelling and capitalization, a result, no doubt, of his very limited formal education.

"Now com the Pride of my Life, The publick school. What I did was no more than my Duty with the help of A.P.K. Safford." (Source unknown.)



Figure 13: Sam Hughes Elementary School.

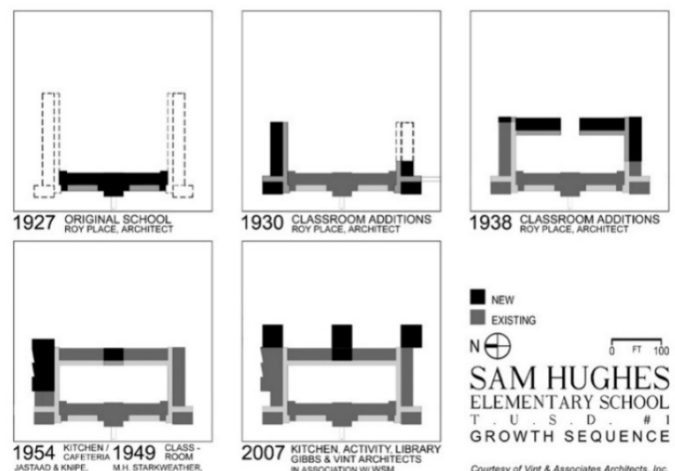


Figure 14: Historical growth sequence of Sam Hughes Elementary School.

Sam Hughes Elementary School was built in the Spanish Colonial Revival style and was designed by well-known, local architect Roy Place; the contractor was A. Jacobson. The administration building is two-stories with a tower and centered entry doors. Classrooms are built along four sides of a large, grassy courtyard. All are one-story with red-tile roofs. Additional classrooms were added over time until the courtyard was finally enclosed in 1949.

The classrooms all have windows on one or more sides with a door facing the courtyard. Before air conditioning, sets of wooden folding accordion doors allowed the entire wall of each classroom to be opened up to the courtyard for passive cooling. A kitchen and cafeteria were added in 1954, and air conditioning was added in 1992. To accommodate the increasing

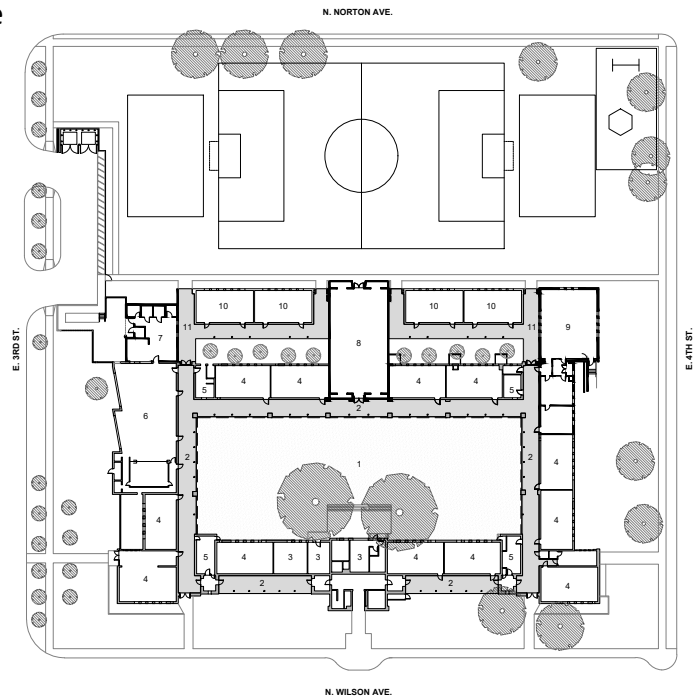
number of students served by the school, around 1999, two additional classrooms were added as separate structures and were installed near the south side of the original school. In June 2020, a third portable was added on the east side of the school. Unfortunately, none of these is in a compatible architectural style and all look sorely out of place. Also, it is the nature of portable classrooms that they will, in all likelihood, deteriorate rapidly. Thus, from a student/teacher perspective, a neighborhood perspective, and a long-term cost perspective, it would be far better to remove the portable classrooms and expand the school according to the future design proposal of architects Gibbs & Vint (Figure 15). Their work on the school expansion in 2006-2007 is summarized in the following paragraphs.

In 2004, as a result of a state audit, the school was deemed to have insufficient interior space for physical education and to need upgrading of the kitchen. In response to the need for more exercise space, a new multipurpose building was proposed that would have occupied the northeast corner of the school grounds.

The design called for a large, freestanding rectangular building that soon came to be called “the box” and was looked upon with horror by the neighborhood. Then, a several-year battle began to find a better solution. In the fall of 2004, SHNA, led by then-President John O’Dowd, voted to use grant money it had received from the Southwestern Foundation for Education and Historical Preservation to hire Tucson architects Jody Gibbs and Bob Vint to create a new design that was architecturally compatible with the existing school building.

The key to the new design was connecting the new Multiuse Activity Room directly to the historic central courtyard, so it could be accessed by school children from the covered outdoor walkway surrounding the courtyard. This required removing the central segment of the east wing of the existing building (a classroom that had been added in 1949). As this classroom had been converted for use as the school library, its removal necessitated the construction of a new library, which was built at the southeast corner of the building and was also connected to the covered walkway. This continuous circulation loop ties the entire school together. It is the essence of the architecture of the Sam Hughes Elementary School.

SAM HUGHES ELEMENTARY SCHOOL ~ TUCSON, AZ
Roy Place, Architect ~ 1927



SITE MASTER PLAN
Jody Gibbs & Bob Vint, Architects ~ 2005

- | | |
|-------------------------|--|
| 1. Courtyard | 7. Kitchen |
| 2. Covered Walkway | 8. Activity Room |
| 3. Administration | 9. Library |
| 4. Classroom | 10. Future Classroom |
| 5. Restroom | 11. Future Courtyard/
Covered Walkway |
| 6. Auditorium/Cafeteria | |

Figure 15: Future expansion of Sam Hughes Elementary School, design by Gibbs and Vint.

Ultimately, with the support of Tucson Unified School Board Superintendent, Roger Pfeuffer, and Head of the TUSD bonds program, Marcus Jones, the decision was made to use 2004 bond funds to augment the \$300,000 in state funding that had been originally allocated for the project. TUSD asked Gibbs & Vint to team with WSM Architecture to produce the working drawings, as WSM was already under contract to the District for the remodeling of the kitchen. In the end, the District agreed to build an entire new kitchen, replacing the old, outdated, undersized kitchen from 1954.



Figure 16: The rear of Sam Hughes Elementary School with additions.

The new kitchen was built at the northeast corner of the school building, completing a symmetrical design by balancing the library on the southeast corner with the Activity Room in the center. The new structures were built in a simplified Spanish Colonial Revival style with pitched clay tile roofs, making them architecturally compatible with the original structure (Figure 16). Construction was completed in time for school to begin in August 2007. The final cost of the project was close to \$2 million, and the contractor was Lefco Construction of Tucson. The new Activity Room was named Talmadge Hall in honor of long-time teacher and chess-mentor Jim Talmadge, and the new library was named the Monk Library in honor of long-time librarian George Monk. Gibbs & Vint also designed a Master Plan for future school expansion, mentioned above, that would place additional classrooms around new courtyards, thus planning for growth while honoring the school’s historic design.

A dedication ceremony for the new additions was held on 6 October 2007. (See Figure 17 on next page.) According to long-time, neighborhood association board member Carolyn Classen, the project came to a successful fruition largely because of John O’Dowd. She said, “He was the pit bull who didn’t give up.”

Sources: “Who is Sam Hughes,” by Frank Soltys, on Sam Hughes Neighborhood National Historic District website, samhughes.org; *Life in Old Tucson, 1854-1864, as Remembered by the Little Maid Atanacia Santa Cruz*, by Frank C. Lockwood, The Tucson Civic Committee, The Ward Ritchie Press, Los Angeles, 1943; *Pioneer Portraits*, by Frank C. Lockwood, “Samuel C. Hughes,” pgs. 35-50, University of Arizona Press, 1968; “Historic school adds on,” by Gillian Drummond, special to the *Arizona Daily Star*, March 9, 2008, (Tucson.com/lifestyles/historic-school-adds-on); Jody Gibbs, architect, personal communication, 20 March 2020; Bob Vint, architect, personal communication, April 7, 2020; Bryant Nodine, TUSD Operations Program Manager, personal communication, 19 June 2020.

SAM HUGHES ELEMENTARY SCHOOL

TUCSON UNIFIED SCHOOL DISTRICT #1

Original Building: 1927 Roy Place, Architect Tucson, AZ



Alternative Design Study funded by the Sam Hughes Neighborhood Association,
with support from the The Southwestern Foundation, Dianne Bret Harte, Director

SHNA Board of Directors: John S. O'Dowd, President; Frank W. Soltys, Vice-president; Leon Bear, Treasurer;
Carolyn Classen; Laddie Hall; Doug Donahue; John Wilder; Skip Andree; Gail Schussler; Janett Carbajal

Design of 2007 Expansion: Jody Gibbs & Bob Vint, Architects Architect of Record: WSM Architects; Joel Mesik, Project Manager

Approval by TUSD No. 1 Governing Board: Joel T. Ireland, President; Judy Burns; Alex Rodriguez; Bruce Burke; Adelita Grijalva

TUSD Staff: Roger Pfeuffer, Superintendent; Marcus Jones, Engineering; Roseanne Decesari, Principal, Sam Hughes Elementary

General Contractor: Lefco Construction Company, Mike & Steve Leffler; David Hensley, Project Assistant

Advanced by Key Individuals:

Kathi McLaughlin; James L. Merry; R. Brooks Jeffery; Terry Majewski;

Randy Downer; Jan Leshar; Annie Laos; Rich Kenny; Wallis Downer; Debbie Stertz

Figure 17: Dedication of the Sam Hughes Elementary School.

Himmel Park - including Swimming Pool and Library

The first step in the creation of Himmel Park occurred in 1935 when Alvina Himmel Edmondson sold a parcel of land near her home to the City of Tucson for \$3,500. She and her husband Charles S. Edmondson had come to Tucson in 1897 from New Orleans and homesteaded on 160 acres near East Speedway Boulevard and Tucson Boulevard. When Mrs. Edmondson sold part of the family homestead to the City of Tucson (she and her husband were divorced in 1927), she stipulated that the park be named after her parents Adolph and Harriette Himmel. In 1948, Alvina Himmel Edmondson died in the home she had inhabited for 51 years at 2625 E. 1st Street across the street from the park. The site of her home is now part of the parking lot of the Catalina United Methodist Church. (As Carolyn Classen noted in her article in the *SHNA Newsletter*, winter 2009, pg. 3, "... 'himmel' is the German word for 'heaven.'")

Recalling her early years in her 1st Street home, Mrs. Edmondson noted that coyotes and rattlesnakes were troublesome. The coyotes "... used to run in packs and lots of times when I walked four miles into town pushing the babies in a carriage and pulling a small wagon...I would have to chase them away with sticks" (*Tucson Citizen*, 21 May 1942).

Construction of the park began in 1936 and was directed by a joint City of Tucson/Pima County planning office and by Charles B. Maguire, former City landscape engineer. In 1944, three additional city blocks were purchased by the City from Mrs. Himmel Edmondson, roughly doubling the park, with the primary goal of creating a children's playground. The park is now 24.3 acres in size and is listed as a contributor to the Sam Hughes National Register Historic District. (See Figure 18 on next page.)



Figure 18: Aerial view of Himmel Park and vicinity, 1940s, looking east. The swimming pool is immediately east of a small, landscaped area (the park at that time). Note the lighted ballfield toward the center of the photo. Farther east the Benedictine Monastery is visible. The water tower on Tucson Boulevard is also visible near the bottom of the photo. (PC 177, A.E. Magee Photo Collection, Box 4, Folder 38, Photo No. 379, Arizona Historical Society Library, Tucson)

The tall, berm-like feature at the north end of the park, generally referred to as “Hippie Hill,” was probably constructed as early as the 1930s or 1940s primarily for theatrical productions. From the 1960s through the 1980s, it became the site for numerous free-speech events and political protests. How it was constructed is uncertain, but neighborhood tradition suggests it might have been the result of excavation of the parking lot at the north end of the park.

Since 1937 a variety of recreational features, in addition to the pool, have been built. These include tennis and basketball courts, fields for soccer and baseball, exercise stations, and modern playground equipment, as well as grills and stucco picnic tables constructed in an Art Deco-like style. The original “big slide,” much beloved by neighborhood children, remains (Figure 19). In summer 2020, construction was completed on a large ramada that shades picnic tables near the new playground area that was completed in 2018. Funding for the



Figure 19: Fun on the “Big Slide” in Himmel Park. Photo by Amy Hartmann-Gordon.

ramada came from Proposition 407 (part of a November 2018 bond election), SHNA, and private donations. SHNA contributed \$8,490 as an approximate match to the private donations.

The landscaping within the park has changed little over time, although a number of trees have died from age and from insufficient irrigation. A long, east-west, double row of palm trees (an allée) (*Washingtonia robusta*) was planted northeast of the swimming pool, and a north-south, double row of olive trees (*Olea europaea*) was planted immediately east and south of the swimming pool. Eucalyptus (*Eucalyptus globulus*) and Aleppo pines (*Pinus halepensis*), now very large, were planted throughout the park. The south edge of the park was lined with oleander (*Nerium oleander*). In recent years, as old trees have died, new trees of a variety of species have been added including mesquite (*Prosopis velutina*), desert hackberry (*Celtis pallida*), desert willow (*Chilopsis linearis*), and eldarica pine (*Pinus eldarica*).

In 2017, a Himmel Park Conservation Plan was written by landscape architecture students at the University of Arizona. Its objective was “to compile research information and community and public sector input to create a conservation plan that will meet the need and vision of the community and users of Himmel Park” (Luria, McKenney and Oden, 2017, pg. 2). This excellent document should serve as a guide to the future operation and maintenance of Himmel Park.

Himmel Park Swimming Pool: A public swimming pool, at the time called the “Northside Pool,” was built in the park in 1936 at a cost of \$32,000, with the funds coming from the City of Tucson and the federal Works Progress Administration (WPA). (See Figure 20.) According to a history of the park written for the Historic American Landscapes Survey in 2017:

Designed in Spanish Colonial Revival style, the pool was considered to be an innovative and exciting new feature of the park upon its opening to the public in 1937. The 50-ft. wide by 100 ft. long swimming pool was built to accommodate up to 600 swimmers at the height of Tucson’s summer season. The pool’s wastewater is now collected to irrigate the landscaped area surrounding the pool. The pool was built by E.D. Herreras, a well-known city building inspector of the time.”

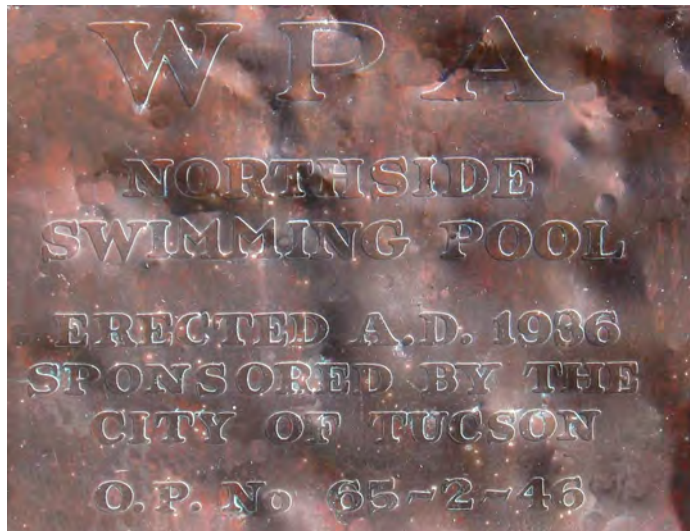


Figure 20: Dedication plaque at the “Northside” swimming pool.

E. D. Herreras was also one of the first registered architects in the state and probably the first of Hispanic descent in Tucson. His fame, by the 1990s, was an important factor in the neighborhood effort to save as much of the original design of the pool and its grounds as possible.

When Arizona became a state in 1912, part of its statehood mandate included segregation, thus, minorities were not allowed to use the Himmel Park swimming pool. Segregation was also the norm throughout Tucson, including within the Sam Hughes Neighborhood. In the fall of 1951, Tucson schools were integrated, following the repeal of the state's segregation law the previous March. Swimming pools were integrated by the mid '50s or possibly a little earlier. (In spite of considerable effort, no reference to a precise date could be located.)

In 1996-1997, the City Parks and Recreation Department oversaw needed renovation of the pool and related structures. By this time the pool house, built in the Spanish Eclectic style, was listed as a "contributing structure" in the Sam Hughes Historic District. The first plan called for the buildings (lifeguard office and bath houses) to be torn down and replaced on the north side of the pool and for the pool itself to be rebuilt at grade, that is, not up on a low hill. Part of the reason for the proposed changes was to provide ADA accessibility. The proposed changes met with strenuous objections from the neighborhood. Articles in the *Tucson Citizen* discussed the "Himmel Pool flap," and, in spite of all the controversy and with considerable neighborhood input, ultimately, most of the new plan honored the original design.

A new pool was built within the footprint of the original pool with the new pool being shortened to 75 feet, the official length for swim meets. The shell of the original bath houses/lifeguard office is on the original footprint, with the new roof on the lifeguard office built to mimic the original tile roof. The bath houses remain largely open to the sky with only the bathroom interiors modernized. The bricks of the renovated bath houses and the office are the original bricks. They were removed one at a time, cleaned, and then mortared back in place. The baby pool remains in the same location, to the east of the main pool, but was renovated. The ramadas to the north of the pool were replaced and the grassy, picnic area was expanded. The neighborhood very much wanted the grassy area to remain, as by the time of the renovation, it was a unique feature for a City pool in Tucson. A ramp was built along the west side of the pool to meet requirements of the Americans with Disabilities Act (ADA).

A grand reopening and ribbon cutting ceremony for the newly renovated pool was held on 2 August 1997, hosted by Tucson City Councilwoman Molly McKasson with help from then SHNA President Frank Soltys. An article in the summer 1997 edition of the *SHNA Newsletter* notes:

"the ribbon 'cutting' was done by neighborhood children as they joyfully jumped into the pool!"

An article in the winter 1998 *SHNA Newsletter* about the pool upgrades concludes with the following tribute to Councilwoman McKasson:

"But our special thanks must be reserved for Molly McKasson who never gave up on this project and went to bat for us on this issue on numerous occasions. She emceed the dedication ceremony and read a very special poem that she had written almost 20 years ago. The poem reflected her feeling about swimming in the pool while anticipating the birth of her first child. It was a lovely tribute, a touching reminiscence and a metaphor for the feelings many of us had for the character of the space and the memories that it held. It was a perfect complement to the festivities. Thank you again Molly!"

Himmel Park Library: Plans for the Himmel Park Library began in 1954 with a Pima County bookmobile stop in the park. This led to the construction of the library, located in the northeast corner of the park. Construction began in May 1960 and the library opened on 25 June 1961, during the tenure of Mayor Don Hummel. It was the first branch library in Tucson and was named after the Himmel family. The building was designed by William Carr in collaboration with architect D. Burr Dubois. The library was built by Mann Construction



Figure 21: Himmel Park Library.

Company at a cost of \$76,290, with the money coming from bond funds. In 1973, SHNA voiced vehement objections to a City plan to close the library; the City dropped its plan. Additions to the library were made in 1968, 1980, 1992 and 2013 to provide additional meeting spaces, update utilities, update the children’s area, and provide computers for public use, among other enhancements. (See Figure 21.)

Sources: “Pioneer Woman is Proud of Redwood,” *Tucson Citizen*, 21 May 1942; “The Sam Hughes Neighborhood, Part Two: The Significance of University Manor,” by William C. Barrow, *The Saguaro*, Oct. 1986; “Jim Crow in Tucson,” *Arizona Daily Star*, by Bonnie Henry, 5 Nov. 1989, pgs. 1E, 9E; “City spends \$240,000 to save dilapidated bathhouse,” *Tucson Citizen*, by Mark Kimble, 23 November, 1995, pg. 15A; “Let’s look at the real facts in Himmel Pool flap,” *Tucson Citizen*, by Kathleen McLaughlin, 2 January 1996, pg. 7A; “Attack on Himmel Park pool renovations all wet,” *Tucson Citizen*, by Frank W. Soltys, 16 August 1996, pg. 15A; “Himmel Pool Reopens,” *Newsletter*, SHNA, summer 1997, pg. 1; “Historic Preservation Annual Report,” *Newsletter*, SHNA, winter 1998, pg. 4-5; “How did Himmel Park (and the library) get its Name?”, *Newsletter*, SHNA, by Carolyn Classen, winter 2009, pg. 3 (<https://samhughes.org/how-did-himmel-park-get-its-name.html>); “Himmel Park Branch Library celebrates 50 years!”, *Newsletter*, SHNA, spring 2011, pg. 2; “Himmel Library,” *Newsletter*, SHNA, spring 2013, pg. 2; Tucson: A Place-Making,” by John Warnock, *Journal of the Southwest*, Vol. 58, No. 3, autumn 2016; en.wikipedia.org/wiki/Himmel_Park, last edited 17 December 2016; *Himmel Park Conservation Plan*, Tucson, Arizona by Jaime Luria, Kathryn McKenney, and Hannah Oden under the direction of Helen Erickson, University of Arizona, May 2017; *Alvina Himmel Park*, by Jaime Luria, and Molly Adamowicz, Historic American Landscape Survey, National Park Service, July 2017, <https://www.library.pima.gov/blogs/post/himmel-park-library-history/>; Billy Sassi, Aquatics Manager, Tucson Parks and Recreation, personal communication, 16 April 2020; “The (Not So) Young and the (Nearly) Splashless,” *Newsletter*, SHNA, by Kathleen McLaughlin, fall 1996, pgs. 2-3; Kathleen McLaughlin, personal communication, 17 April 2020.

Sun Station U. S. Post Office

The Sun Station Post Office (Figure 22) opened at 2100 E. Speedway on 22 May 1978. The Oshrin Hospital, which served Native American patients, primarily those with tuberculosis, had been on the property from 1952-1972. In its last few years, the hospital operated as a nursing home for the elderly, providing adult education and physical therapy. In 1971, the owner proposed constructing a 30-story high-rise on the property. Nearby neighbors expressed vehement



Figure 22: Sun Station Post Office.

opposition with two results: the proposal was dropped, and SHNA was formed. Construction of the new post office, at a cost of \$900,000, began on 1 July 1977. As part of the project, the buildings that had housed the Oshrin Hospital were demolished. Interestingly, there is no plaque at the Sun Station Post Office containing information about its construction.

In 1990, as part of the Speedway Boulevard widening project, 28 of the post offices' parking spaces were to be eliminated. As part of a plan to redesign their parking lot and gain more parking spaces, the post office proposed to build a wall along the south side of their property, thus eliminating all access, vehicular and pedestrian, from 1st Street. To gain access to the post office, pedestrians from the Sam Hughes Neighborhood would have to walk all the way around the property to Speedway Boulevard. This decision was not popular with the neighborhood.

Ultimately, the Tucson City Council voted unanimously to support a plan endorsed by SHNA but opposed by the U.S. Postal Service. As part of this plan the post office agreed to a compromise that provided pedestrian access off of 1st Street. Molly McKasson, then a member of the City Council, strongly supported the SHNA plan and helped broker the compromise.

Sources: "Oshrin Hospital may be site of Post Office," *Arizona Daily Star*, 24 October 1975, pg. 23; "Mail Office to be Built Soon," *Arizona Daily Star*, 24 June 1977, pg. 2; "To open, post haste," *Tucson Citizen*, 22 May 1978, pg. 4A; "Meeting Announcement from City of Tucson," *Arizona Daily Star*, 19 September 1990, pg. 6; "Postal Service, City at Odds over Land Deal," *Tucson Citizen*, 22 September 1990, pgs. 1, 2; "Voted Unanimously....," *Arizona Daily Star*, 15 September 1990, pg. 2; "Notice: Sun Station Post Office Customers," *Tucson Citizen*, 18 September 1991, pg. 18; "Neighbors can Work with Developer to Respect Existing Plan," by Frank Soltys, *Tucson Citizen*, 12 May 2003, pg. 5B; Valerie Kittell, librarian, Postal History Foundation, personal communication, 1 June 2020.

Rincon Market - including Grunewald & Adams Clock

[Note: The discussion of Rincon Market that follows was written in late 2019. Unfortunately, Rincon Market closed and went out of business in March 2020 as a result of the COVID-19 pandemic. A new market and restaurant called Flora's Market Run reopened in the same location in March 2021.]

What is now known as the Rincon Market ("rincon" means "corner" in Spanish) was opened in 1926 at 1802 E. Hawthorne Street (the corner of Hawthorne Street and Martin Avenue) where it was known as the Rincon Grocery and Market. (See Figure 23.) From 1926 until 1975 it was owned by the Jack Uvodich family. At the time it was referred to as an "eastside" market; the location is now part of the University of Arizona tennis facility.



Figure 23: Rincon Market, northeast corner of 6th Street and Tucson Boulevard.

In 1968, the store moved to its current location on the northeast corner of Tucson Boulevard and 6th Street. It moved into a structure built in 1945, attributed to the architect Merritt Starkweather. The move was precipitated by the growth of the University of Arizona and its acquisition of the Hawthorne Street property by eminent domain. Prior to Rincon Market opening on Tucson Boulevard and 6th Street, two other markets had been at that location. From 1944 to 1958 Herman W. Thorne ran Thorne's Market; he may also have been the owner of the property, but that is unclear. From 1959 to 1975 Gerald D. Savory managed what was called Savory's Food Market; until 1974 the property was owned by the Jack Uvodich family.

In May 1975, the market operation was purchased from the Uvodich family by Joseph and Emily Cisek and their daughter Judy Prestinario and her husband John. The entire Rincon Market complex, including all the tenant bays to the east of the market, was purchased in 1974 by Winged Foot Associates (owner, Loren Aker); in early 2022 the complex was purchased by Ross Rulney.

By 1982, Joseph's son, Paul, became the general manager, and in 1986 expanded the store to include a deli and restaurant. In 2008, the Ciseks sold the store to Ron and Kelly Abbott who owned it until 2018. A fire that occurred in July 2013 almost destroyed the market, but it was renovated and reopened 11 months later in the early summer of 2014. In 2018, it was bought by Don Medoff, owner of The Window Depot. Peter Wilke, who also owns Time Market in the West University Neighborhood, became the operator.

The following description of the structure is paraphrased from the 1994 Sam Hughes National Register nomination:

[The market] "is a landmark to the neighborhood in terms of its continuing and historic function as a neighborhood market. It is sited close to the street with only a sidewalk and

covered porch in front. Originally there was diagonal parking along 6th Street. Now, in contrast to modern groceries, the parking is located beside and behind the market building.... The original market was located only below the sign bearing its name.... That portion of the market...remains today in nearly its original condition. Several tenant bays to the east...were gutted and opened up into larger spaces by means of steel beams and columns to form a delicatessen...and grill with inside dining for the Rincon Market. The current operation has a vitality which complements the historic market. There are three other tenants in the building including a restaurant/bar (Bob Dobbs), which at one time was a Rexall Drug Store and later a bridge club, with Starkweather's office in the rear, and two retail stores. For many years, the east end of the complex was home to Gallant-Carroll Hardware.

Stylistically [the architecture is] a mixture of the Spanish eclectic and some...detailing of the Ranch Style.... The end bays of the building feature mission tile partial roofs with wood beamed overhangs. The center mass is a simple parapeted rectangle with a shed roof of mission tile and wood beam porch. An addition was made to the east end of the building in the 1950's which is not sympathetic to the original design but instead features flagstone masonry in parapeted walls."

The market and deli have been a neighborhood focal point for many decades. It has managed to survive and thrive by catering to the needs of the neighborhood even though much larger grocery stores are now located nearby. It is especially known for its high-quality meat and fish department presided over by Yuri Rabayev, the self-described "fish monger" and "Sturgeon General."

Sources: "Lena Jones Stays 35 Years as Eastside Grocery Clerk," *Arizona Daily Star*, 28 October 1964, pg. 10; "A Felicitous Balance: Rincon Market at 10 Years," by Christine Curtis, *Tucson Weekly*, 1-7 May 1985; "General Manager says Rincon Food Market Thrives on Tight Family Ties," by Tom Turner, *Arizona Daily Star*, 2 Jan. 1990; *The Sam Hughes Historic District, Tucson, Arizona: Nomination Forms, the National Register of Historic Places*, by Brian Rumsey, idc/Architecture Arizona Design Group, 20 September 1994, Section 7.8, pg. 23; Paul Cisek, personal communications, 3 and 18 June 2020.

Grunewald & Adams Clock: A large, historic clock is mounted on the outside of the building: above the easternmost retail store, most recently a boutique and jewelry store. The clock was originally located at the Grunewald and Adams jewelry store at 60 E. Congress Street in downtown Tucson. When Grunewald and Adams closed in 1995 after 89 years in business, the jeweler Dan Rusk, then owner of the jewelry store at the east end of the Rincon Market complex, negotiated with Abby Grunewald, who was a resident of the neighborhood, to have the clock moved and installed above his store (*Figure 24*). The beautiful clock is a vestige of Tucson's once thriving downtown.



Figure 24: *Grunewald and Adams clock above the easternmost store in the Rincon Market complex.*

Sources: "Grunewald and Adams Jewelry to Close after 89 Years," *Inside Tucson Business*, 27 November 1995; Paul Cisek, personal communication, 3 June 2020.

Sam Hughes Place

The Southern Arizona Mental Health Center opened in 1963 in the Pueblo-style buildings on the southeast corner of 6th Street and Campbell Avenue. In 2002, the property (3.4 acres in size) was purchased by James Horvath of Town West Realty with the intent of razing all 16 structures and building a multi-story (probably four-story), mixed-use residential and commercial development. The residential component would be mostly four-bedroom units intended for students. Horvath bought the property from the state for \$2.2 million; the state had leased the buildings to mental health providers.

Considerable concern over the proposal was expressed by some Sam Hughes neighbors and others. For instance, attorney John O’Dowd, a Sam Hughes resident, and Ken Scoville, an historian, were both of the opinion the City should have halted the demolition of the mental health buildings because of their historic character. O’Dowd also stated the City should allow density no greater than five units per acre in keeping with the adopted University Area Plan. Current zoning, however, allowed a density three times that high.

After three months of negotiations, in March 2003, SHNA’s Zoning Committee unanimously approved the plan. In April 2003, SHNA president Mary Zulli noted that the current plan was a major improvement over the original plan. However, at a public meeting to preview the project that was attended by about 150 neighbors, neighborhood resident Frank Soltys (*Tucson Citizen*, 28 March 2003) said, “Whose idea was it to build this monstrosity?” He continued, to loud applause, “This process has gone awry.” Former City Councilwoman Molly McKasson, a neighborhood resident, agreed with the general concern that the neighborhood association signed off on the project without enough neighborhood participation.



Figure 25: Sam Hughes Place.

After several more months of negotiation a compromise development plan was hammered out and in November 2003 the Tucson City Council unanimously approved the rezoning request. The final project consists of a single, mixed-use structure housing retail and commercial space along with several second-floor and third-floor condominiums, and four, two-story residential structures (*Figure 25*). In addition, there are 244 on-site parking spaces including 22 garage spaces. The plans for a four-story structure and a two-level underground parking lot were abandoned.

A legally binding Memorandum of Understanding (MOU) between La Colonia Seis Apartments, LLC, and SHNA was signed on 10 November 2003 by James Horvath and Mary Zulli, SHNA president. It included a number of stipulations such as a limit on the number of bedrooms and dens (164) and limits on building height. The mixed-use building could not exceed three stories (44 feet) in height and the residential buildings could not exceed two stories (28 feet) in height. The MOU also included preferred commercial uses such as restaurants, a bookstore, hair salon,

or ice cream store and prohibited commercial uses such as night clubs and tattoo parlors. It also required the preparation of a parking management plan and included a set of specific noise restrictions.

Interestingly, over the 16 years since the project has been completed, the biggest problem has been the lack of success of the large restaurant space on the corner of Campbell Avenue and 6th Street. Two restaurants have sequentially occupied the space, but both have gone out of business, and the restaurant space has been empty for several years. The ground floor of the mixed-use building, including the restaurant space, was sold in July 2017 to a Las Vegas investor for \$2.56 million. Whether the sale played a role in the status of the restaurant space is unclear. *[Note: A sandwich shop call Cheba Hut opened in part of the space on 6 December 2021.]*

From the neighborhood perspective, this project is a cautionary tale. It speaks to the need for neighborhood involvement early in any large development process as well as the need for neighborhood negotiators who are tough and knowledgeable.

Sources: “Housing or Headache,” by Dave Devine, *Tucson Weekly*, 6-12 Feb., 2003, pgs.1& 2; “Sam Hughes up in Arms,” by Blake Morlock, *Tucson Citizen*, 28 March 2003, pg. E1; “Hughes Area Alive with Chatter: Builder trying to bring Major Shops to Area,” by Megan Rutherford, *Arizona Daily Star*, 17 April 2003, pg. B3; “Building Up,” by Dave Devine, *Tucson Weekly*, 24-30 April 2003, pg. 16; “There Goes the (Sam Hughes) Neighborhood,” by Bruce R. Barrett and Dorothy Daniel, *Arizona Daily Star*, 4 May 2003, pg. B9; “City gives Developer Zoning OK for Complex near UA Stadium,” by Sheryl Kornman, *Tucson Citizen*, 12 Nov. 2013, pg. 4C; “Mixed-use Development OK’d for Sixth, Campbell,” by Joe Burchell, *Arizona Daily Star*, 13 Nov. 2003, pg. B3; *Real Estate Daily News and RED Comps*, 20 July 2017.

Commercial & Other Nonresidential Development

Sam Hughes is bordered by four arterial streets and is divided in half by 6th Street, an east-west collector street, and Tucson Boulevard., a north-south collector street. In the 1920s as development began to move east into the area, all these major streets were primarily residential, but this has changed over time. Speedway Boulevard and Broadway Boulevard, both arterial streets, are now almost entirely commercial and also include churches and a synagogue. Most of the non-residential uses began to appear around 1953 as Tucson adopted its first zoning code. The code allowed and encouraged commercial development along the major arterials. In a few locations, non-residential uses have also migrated into the neighborhood, especially along the northern and southern peripheries. From a neighborhood perspective, the goal has always been to assure, as much as possible, that the commercial uses remain compatible with the nearby residential properties. This goal has not always been achieved and, as a result, especially along the northern edge of the neighborhood, many houses are now rentals, primarily to university students, instead of being owner-occupied.

This section summarizes the existing uses along the periphery, the commercial node on Tucson Boulevard and 6th Street, and a few other locations more internal to the neighborhood. This information is provided as something of a “snapshot in time” that future neighborhood plan updates can use as a comparison. *Appendix B* provides a more detailed list of the current

commercial and other non-residential uses. Perhaps the most distinguished building on the neighborhood periphery is the Chase Bank on the northwest corner of Broadway Boulevard and Country Club Road, designed by architect Don Smith for the architectural firm of Bernard Friedman and Fred Jobusch and constructed in 1971 (Figure 26). Other large structures on the periphery of Sam Hughes include a multi-story hotel (the A-Loft), a U.S. post office (Sun Station), a fire station, a large law office, five churches and one synagogue. Originally on the site of the A-Loft, in 1949, was Consumers Market, followed in 1962 by an A.J. Bayless Market, then the Plaza International Hotel followed by a Sheraton Hotel. The most common uses for the nonresidential structures are restaurants (sit down, take-out) - 17; law offices - 12; hair salons; and insurance offices - 5. There are also two preschools and one charter high school.



Figure 26: Chase Bank, northwest corner of Broadway Boulevard and Country Club Road.

The most important business at the commercial node at Tucson Boulevard and 6th Street was Rincon Market, a local market that had been in business at that location since 1946 and included a deli and grill. As noted above, the market closed in March 2020 as a result of the Covid 19 pandemic. A new business, Flora's Market Run, opened on the location in March 2021.

Also, at that intersection is a well-known neighborhood bar and restaurant (Bob Dobbs), two additional restaurants, a dry-cleaner, a beauty salon, a tea shop, a ballet studio, and several other businesses.

Sources: <https://preservetucson.org/stories/bernard-j-friedman-1916-2012/>; Roger Howlett, personal communication, 8 June 2020.

PART II-C: NEIGHBORHOOD PROJECTS

Home and Neighborhood Tour

The major fundraiser for the neighborhood is the Sam Hughes Home and Neighborhood Tour (*Figures 27 and 28*). A home tour had occurred sporadically throughout the neighborhood’s history; it has been regularly conducted every other year since 1998. Organized by a committee of neighborhood volunteers, this popular self-guided tour of the city’s largest historic neighborhood includes homes, gardens, studios, schools, new businesses, places of worship and other locations of interest. The past several tours have sold out with over 1,000 tickets printed. The 2019 netted almost \$40,000. The 2017 tour featured 10 residences, music and art, and a talk by State Senator Steve Farley about Mid-Century Modern homes in Tucson. Proceeds from the tours go to a variety of neighborhood projects. Examples include restoration of a water tower and the Himmel Park Beautification Project, which provided desert landscaping in front of the Himmel Park Library. Current emphasis is on adding more amenities to Himmel Park. A history of recent tours is available at samhughes.org.



Figure 27: Home Tour – 2015. Photo by Dan Chavez.



Figure 28: Home Tour – 2017. Photo by Dan Chavez.

Sources: Home and Neighborhood Tour: “Sam Hughes Home and Neighborhood Tour,” *Newsletter*, SHNA, spring 2017, pg. 1; Denice Blake, personal communication, 21 October 2019.

Himmel Park Beautification Project

The Himmel Park Beautification Project was begun in 2013 by three members of the Sam Hughes Home and Neighborhood Tour Committee. They worked with the Tucson Parks and Recreation Department, the University of Arizona School of Landscape Architecture, and Northwest Landscaping to transform the area in front of the Himmel Park Library. The overall cost of the project was approximately \$150,000, much of which was volunteered labor and donated supplies. The SHNA’s financial contribution was a little over \$24,000; these funds came from previous home tours as well as from the sale of dedication pavers to local residents.

Completed and dedicated in June 2016, the project features plantings watered by a drip system (including 12 trees and 130 desert-adapted plants), decomposed granite pathways, rock-lined swales, two areas with engraved brick pavers, tiled benches, and decorative bicycle racks. What had once been a space composed largely of dead grass and overgrown shrubs now serves as a welcoming entrance to Tucson’s oldest branch library. (*See Figures 29 and 30.*)



Figure 29: New bench with mosaic in front of the Himmel Library.



Figure 30: Decorative bicycle rack in front of the Himmel Library.

Sources: "Himmel Park Beautification Project Update," *Newsletter*, SHNA, fall 2014, pg. 2; "Himmel Park Beautification Project Update: Paver-Engraving Purchase Opportunity," *Newsletter*, SHNA, fall 2016; pg. 2; "Update of the Himmel Park Beautification Project," *Newsletter*, SHNA, spring 2017, pg. 1; Denice Blake, personal communication, 20 April 2020; Jim Head, personal communication, 24 May 2020.

Friends of Himmel Park

In 2014, an all-volunteer group called "Friends of Himmel Park" was formed; it is now a formal committee of SHNA. Its purpose was to help the Tucson Parks and Recreation Department ensure that Himmel Park, one of the oldest sub-regional parks in the city, remains a healthy and sustainable natural refuge, community gathering place, and outdoor recreation area accessible to all Tucsonans. Its goals include the following:

1. Plant 125 trees to replace those that have died over the last two decades; 75 have been planted to date including mesquite, desert willow, desert hackberry and elderica pine.
2. Install two information kiosks. *Accomplished.*
3. Install a new, accessible drinking fountain that can also be used by dogs. *Accomplished (Figure 31)*



Figure 31: Water fountain with doggy water bowl. Photo by Amy Hartmann-Gordon.

4. Improve an eroded dirt area and dirt path east of the swimming pool. This included the planting of mesquite trees and the installation of a commemorative tile bench and other benches near the rows of olive trees east of the pool. *Accomplished (Figure 32)*
5. Encourage and fundraise for new playground equipment. *Accomplished.*
6. Encourage the construction of a new ramada near the playground that would shade picnic tables. This project was completed in summer of 2020. *Accomplished.*
7. Work toward a park-themed mural to be installed on the west-facing wall of Himmel Pool by popular Tucson muralist Joe Pagac. This project is to be funded by money raised by the Home and Neighborhood Tour and is expected to be completed in 2021. *Accomplished.*
8. Work with the City Parks Department to upgrade the turf and remove troublesome weeds, especially goat-heads. *Ongoing (Figure 33).*
9. Sponsor weekly weed-pulling “parties.” *Ongoing.*
10. Create a shaded, perimeter walkway around the edges of the park.



Figure 32: New tiled bench east of swimming pool.



Figure 33: “Goat-heads Be Gone” group led by Vytas Sakalas.

Sources: “Donations needed for Ramada,” *Newsletter*, SHNA, fall 2018, pg. 1; “New Tile Bench at Himmel Park,” *Newsletter*, SHNA, spring 2019, pg. 4; Molly McKasson, personal communication, 3 November 2019.

Casitas on Broadway

Although not exactly a “neighborhood project” in the sense of other projects discussed in this section, the neighborhood played a significant role in encouraging the construction of this environmentally friendly project. Thus, a brief summary of the project is presented here.

The Casitas on Broadway (*Figure 34*), which were built using funding from HUD’s Section 202 Supportive Housing for the Elderly Program, opened on 13 October 2010 at 2121 E. Broadway, the former site of Don Mackey Auto. The Sam Hughes Neighborhood was asked to have a resident be part of the project oversight



Figure 34: Casitas on Broadway.

committee. According to the *SHNA Newsletter*, autumn 2009:

“Janett Carbajal, SHNA Board Member, has worked for several years to make this elderly housing project on Broadway & Plumer a reality. Thanks in great part to her efforts, the 56-unit project (a mix of 2-story apartment buildings and single-story duplexes organized around 4 courtyards...) are now under construction. The design, which is compatible with the neighborhood, will provide a pleasant home for elderly in need of affordable housing. This project is one of the first HUD projects to achieve [GOLD] LEED (Leadership in Energy and Environmental Design) green building certification. Lizard Rock Designs, LLC, received the awards for innovation in the affordable housing and design categories. We are grateful that HUD, the City, and Catholic Social Services allowed us to participate in this project.”

A non-profit was formed to be responsible for the project. The Board of Directors membership is comprised of approximately one-third from SHNA, one-third from the Tucson Housing Foundation, and one-third from Catholic Community Services. Catholic Community Services was retained as the property managers. HUD provides monthly rent subsidies.

This development project should serve as an example of cooperation among all stakeholders, leading to an environmentally sensitive, innovative structure that is compatible with the neighborhood.

Sources: “Casitas on Broadway,” *Newsletter*, SHNA, autumn 2009, pg. 1; “Casitas on Broadway,” *Newsletter*, SHNA, autumn 2010, pg. 2; Janett Carbajal, personal communication, 27 May 2020.

National Register Historic District

Sam Hughes neighborhood became a historic district listed on the National Register of Historic Places in 1994, with a boundary increase in 2000. It is one of 39 National Register Districts in Tucson. The Armory Park District, created in 1974, was the first district.

Being on the National Register indicates that a neighborhood contains properties, greater than 50 years in age, with special significance to the community that are worthy of preservation. Sixteen architectural styles are discussed in the document supporting the National Register nomination. The most popular style is Spanish Eclectic; other popular styles include the Ranch, International, and Craftsman styles. Much of the construction in the neighborhood occurred between 1923 and 1932 with a small building boom occurring after the Great Depression. By the 1950s nearly all houses were being built in the Ranch Style. Houses built in the 1970s and ‘80s were mostly built in a Neo-Mediterranean style that mimicked early Spanish styles. The nomination document (section 8, pg. 24) summarizes the significance of the neighborhood as follows:

“The Sam Hughes Historic District offers one [of] the best surviving examples of an intact neighborhood from Tucson’s early tourist growth period. This period, beginning in 1921, defines a turning point in Tucson’s architectural history that would influence the City’s development well into the modern period.”

Being on the Register affords a building, site, or district a certain prestige that can enhance the value of the property and raise community awareness and pride. In addition, owner-occupied properties listed on the National Register can receive a significant break in property taxes, which is an incentive to encourage rehabilitation and discourage demolition. This reduction in taxes, which can be up to 45 percent, lasts for 15 years, and can be obtained as long as the structure is a “contributing” property to the National Register listing. This means that a house must (1) represent one of the predominant architectural styles in the neighborhood, and (2) not have had major changes to its façade. If more than 50 percent of the homes in the neighborhood lose their historic integrity, the district can be de-listed and the tax advantages of being on the National Register are lost. Thus, there is a real economic advantage in maintaining the exterior appearance of a structure. The tax reduction program is managed by the State Historic Preservation Office in Phoenix <https://azstateparks.com/shpo>.

Equally important as any economic advantage is the experience of life in a neighborhood that is close to almost everything and cherishes its historic ambience. The SHNA Board is supporting a project to extend the Period of Significance to at least 1966 in order to increase the number of contributing historic properties in the neighborhood. *Figures 35 - 38* are examples of the four most common architectural styles in the district when it was created in 1994 (i.e., Spanish Eclectic, Ranch, International, and Craftsman). *Figures 39 and 40* illustrate the uncommon styles in the neighborhood, including Sonoran Revival (4 examples), and Tudor Revival (9 examples).



Figure 35: *Spanish Eclectic Style.*



Figure 36: *Ranch Style.*



Figure 37: *International Style.*



Figure 38: *Craftsman Style.*



Figure 39: *Sonoran Revival Style.*



Figure 40: *Tudor Revival Style.*

6th Street Improvement Project

The primary impetus for this project was the need to alleviate street flooding and water damage along parts of 6th Street. To address these issues, in 2016 and again in 2017, Nancy DeFeo, a member of SHNA Board, wrote two grant proposals – one to Park Tucson and one to

Tucson Clean & Beautiful Inc. In 2017, the Sam Hughes Neighborhood received a grant for the first proposal from the City of Tucson Department of Transportation and Park Tucson's Neighborhood Reinvestment Committee to begin to address these issues. The spring 2017 issue of the *SHNA Newsletter* notes the project included grading and rock installation to prevent the further erosion of water meters and water mains and the planting of trees and small plants. Also, two wheelchair-accessible, bus shelter pads were installed at Plumer, and a section of sidewalk was completed on the north side of 6th Street between Forgeus and Sawtelle avenues. The grant contributed \$18,209 and SHNA contributed \$3,000.

An article in the winter 2018 issue of the *SHNA Newsletter* describes the second grant, which came from the Neighborhood Scale Stormwater Harvesting Program. This program was developed by the City of Tucson Water Department and administered by Tucson Clean & Beautiful Inc. The grant was "to install up to \$27,000 in improvements to the right-of-way areas on the north and south sides of the 2700 block of East 6th St." The article continues by saying, "The improvements will harvest storm water for landscape use [by creating two stormwater retention basins], reduce erosion and enhance the street with trees and shrubs."

This project has not quite accomplished all that was intended. Many of the plants are not faring well or have died. For the water retention basins to "enhance the street," as noted in the article, they need additional, extremely drought-tolerant plants such as cacti (preferably spineless), creosote bush or salt bush and improved maintenance. Maintenance of these easements, between the sidewalk and the street, is the responsibility of the homeowner.

Sources: "6th St. Project," *Newsletter*, SHNA, spring 2017, pg. 2; "Grant Awarded for 6th Street," *Newsletter*, SHNA, winter 2018, pg. 3; Nancy DeFeo, personal communication, 27 May 2020.

Water Tower Restoration: An Ongoing Saga

The first mention of concern about the two historic water towers in the neighborhood appears in the fall 1991 edition of the *SHNA Newsletter*. A short article states that the two structures (one located at 2218 E. 1st Street and the second located at 2498 E. 1st Street on the southwest corner of 1st Street and Tucson Boulevard) are "doomed" unless someone takes charge of their restoration. The article goes on to say, "The two buildings are the only examples of Egyptian Revival architecture in Tucson.... If the buildings are destroyed, the lots will remain vacant indefinitely." The article also notes that a resident of the Sam Hughes Neighborhood convinced the Tucson Water Department to postpone the destruction of the buildings, and the Water Department agreed to allow the neighborhood to restore the buildings.

There is some dispute over the architectural style of the towers. In their document discussing the adaptive reuse of the facilities, architects Jody Gibbs and Bob Vint note:

"It is likely that the tapered walls of the towers resulted from the form of the original steel derricks. Upon archival research and viewing historic photos and sketches, we conclude that the Sam Hughes towers were built in the Spanish Colonial Revival style, similar to the El Con tower. This would be consistent with architectural trends in Tucson and the Southwest in the historic period (Gibbs and Vint 2007:6)."

The water towers were constructed in 1922 to house the water pumps and machinery of the private water company that supplied water to the neighborhood. The neighborhood had just been annexed into the city, and the neighborhood asked that the pumps and machinery be housed in attractive structures. Originally, each structure had a tower that was about 42 feet in height and was topped with terra cotta tile. By the mid-1960s, the top two-thirds of the towers had been removed to reduce maintenance. By 1996 the neighborhood was working with the City of Tucson to restore the buildings, which were by that time listed as “contributing” structures within the Sam Hughes National Register Historic District.

After inspecting the structures, Tucson Water Department, along with neighborhood representatives, determined that the building at 2218 E. 1st Street was in such poor condition that restoration was not feasible (*Figure 41*). Thus, restoration activities would focus on the structure on Tucson Boulevard.



Figure 41: Old water tower at 2218 E. 1st

By 1997 the neighborhood Historic Preservation Committee had obtained a lease to the property from the City of Tucson. In 2002, the beginnings of a plan for the tower on the southwest corner of 1st Street and Tucson Boulevard was put into motion when students in the University of Arizona College of Architecture, Planning and Landscape Architecture, under the direction of architecture professor R. Brooks Jeffrey, created a landscape plan and façade blueprints for the structure.

For several years, a considerable amount of neighborhood effort went into an exploration of uses for the site. In summer 2008, the *SHNA Newsletter* reports on the results of a four-neighborhood survey (Sam Hughes, Blenman-Elm, Palo Verde, and Miramonte) regarding the reconstruction and adaptive reuse of the water tower. There was strong support for the reuse of the structure with the most popular uses being a xeriscape garden (a butterfly garden, water demonstration garden, or a community garden) and the least popular being a tool locker/info kiosk.

In late 2012, architect Bob Vint, under contract with SHNA, developed preliminary plans to assess the basic project criteria. Then, in the fall of 2013, with the cooperation of the City of Tucson Historic Preservation Office, the neighborhood issued a Request for Proposals to assess

the condition of the structure and provide an estimate of the cost of restoration. Architect Bob Vint and architect/builder Paul Weiner responded and then, with the available information, Vint prepared documents necessary for permitting, bidding and construction. Because the estimated cost exceeded available funding, the decision was made to divide the project into two construction phases. Phase I would restore the one-story structure, and Phase II, the tower construction, would be postponed until additional funding was available.

In 2014, final working drawings for the project were created by architect Bob Vint. By 2015, the neighborhood was coordinating with the City on the planned restoration. The first step (Phase 1)

of the project was to be paid for with \$120,000 from City of Tucson Community Development Block Grant funds combined with \$39,000 of SHNA funds raised from its home tours over several years, as well as with contributions from neighborhood residents.

By the spring of 2016, Phase I of the water tower project was complete. The restoration was a combined effort of SHNA and several City of Tucson departments including Tucson Water, the Historic Preservation Office, and the Department of Housing and Community Development, as well as the Ward 6 Council Office. The spring 2016 issue of the *SHNA Newsletter* notes:

“We thank our architect Bob Vint and Associates for their work and guidance. Thanks to Concord Construction for their sensitivity to the historic nature of this project.... Special thanks are owed to both Vint and Associates and Concord Construction for donating some of their costs and time to fit the project budget. Our neighborhood also thanks the Home Tour Committee [chaired by Denice Blake] for their years of fundraising for this project and our Garden Tour Committee [chaired by Rick Bell] for their efforts to also raise funds for this project.”

The Phase I project was quite complex. It included installation of a new concrete footing inside the structure and a new steel framework that rises up to 14 feet. The tower structure (Phase II) will rest on the steel framework. The exterior restoration included new stucco, roof, trim, and paint as well as replacement of some of the wood louvers and the installation of three new pairs of sliding wood doors (*Figure 42*).



Figure 42: Renovated first floor of water tower on SW corner of 1st Street and Tucson Boulevard.

Some SHNA funds are available at present for Phase II of the restoration. To move the project forward, it would be ideal for the City to implement an arrangement that was discussed previously by the City and the neighborhood.

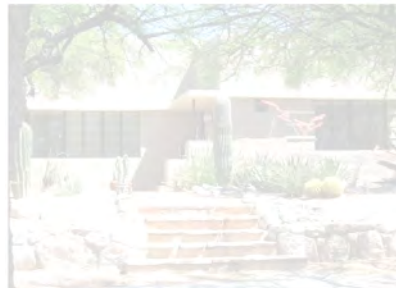
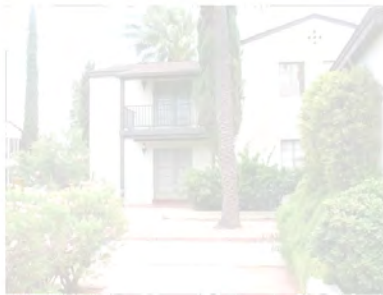
This would involve demolishing the remains of the structure at 2218 E. 1st Street, remediating the property, selling it for residential use, and allowing the neighborhood to use some of the income to finalize Phase II, as well as for subsequent operation and maintenance.

Sources: “Historic Water Towers Need Volunteers,” *News on Hughes Newsletter*, SHNA, fall 1991, pg. 3; “Your Ideas Needed for Water Towers,” “Egyptian Revival?!” *Newsletter*, SHNA, fall 1996, pg. 5; “Water Pump Towers to be Restored,” *Newsletter*, SHNA, spring 1997, pg. 4; “Help Needed,” *Newsletter*, SHNA, winter 1998, pg. 2; “Historic Preservation Annual Report,” *Newsletter*, SHNA, winter 1998, pg. 5; “Update on Renovation of Water Tower at 1st St. and Tucson Blvd.,” *Newsletter*, SHNA, December 2002, pg. 2; *Recommendations for the Adaptive Reuse of the 1st Street Water Pumping Stations*, by Jody Gibbs and Bob Vint, architects, 17 April 2007; “Results from the Four-Neighborhood (Sam Hughes, Blenman-Elm, Palo Verde, and Miramonte) Survey,” *Newsletter*, SHNA Newsletter, summer 2008, pg. 1; “What’s Happening with the Water Tower?”, *Newsletter*, SHNA, autumn 2011, pg. 2; “Tower Restoration,” *Newsletter*, SHNA, September 2012, pg. 1; “Water Pump House,” *Newsletter*, SHNA, September 2013, pg. 2; “Water Pump Station,” *Newsletter*, SHNA, spring 2014, pg. 2; “Water Tower News,” by Jonathan Mabry, Historic Preservation Officer, City of Tucson, *Newsletter*, SHNA, fall 2015, pg. 2; “Water Tower – Phase One Complete,” *Newsletter*, FHNA, fall 2016, pg. 2; Jim Head, personal communication, 24 May 2020.

SAM HUGHES NEIGHBORHOOD PLAN



PART III: OVERVIEW OF 1985 PLAN WITH DETAILS OF GOALS MET



III-a: 1985 Plan - Introduction

The first and only Sam Hughes Neighborhood Plan was adopted by the City of Tucson Mayor and Council on 16 September 1985 as Resolution No. 13267. The goal of the plan was stated as follows: “...to create a safe and enjoyable living environment and protect the integrity of the Sam Hughes Neighborhood.”

The plan was divided into five sections, each with a single goal and one or more policies. The sections were titled **Land Use, Transportation, Neighborhood Lighting, Neighborhood Programs, and Neighborhood Safety**. The following summarizes each section and focuses on what has been accomplished by 2020, that is, 35 years after the plan was adopted. It is interesting to note that “**Relationship with the University of Arizona**,” was not mentioned at all in the 1985 plan, even though it was the issue of most importance in the public input received for this plan. Overall, the 1985 plan was quite successful; that is, many goals were met, especially in the “Transportation” section.

III-b: 1985 Plan - Land Use

GOAL: *Maintain the quiet, single-family residential character of the Sam Hughes Neighborhood.*

Policy 1: *Discourage rezoning of land which would allow densities higher than currently permitted under the existing R-1 zoning classification, except for those lots which access onto Speedway Boulevard and Broadway Boulevard and at the intersections of Sixth Street and Tucson Boulevard and Sixth Street and Campbell Avenue.*

The plan recommended medical and office use along Speedway Boulevard, except from Tucson Boulevard to Country Club Road and at Campbell Avenue where general commercial use was considered appropriate. New structures were to be no higher than 40 feet [3 or 4 stories]. Along Broadway Boulevard general commercial use was also deemed appropriate. In anticipation of the widening of Broadway Boulevard, the plan noted that new developments were to be designed with sensitivity to existing residential areas. Considerations enumerated were the following: access, off-street parking, on-site circulation, reduced building height, noise attenuation, and screening of outside business activities including lighting. Rezoning requests for strip commercial development were to be denied.

Two projects that occurred after the plan was adopted in 1985 required that updates be incorporated into the plan. The first project, in 2001, set requirements for the expansion of parking in connection with Rincon Market, now named the Village at Sam Hughes (City Resolution No. 18868). The stipulations for the parking expansion included specifics on lighting, fencing, walls, landscaping, setbacks, buffer yards, and signage, with no access to 5th Street. All stipulations were met.

The second project, in 2003, set requirements for the construction of the mixed-use development on the southeast corner of Campbell Avenue and 6th Street, now known as Sam Hughes Place (City Resolution No. 19662). Requirements concerned the transition from office or commercial use to residential use, architectural design, multimodal transportation, parking, the creation of an inviting street frontage, and the limitation of vehicular access to the surrounding streets. Again, all stipulations were met.

In both cases, the neighborhood expressed a multitude of concerns, and the ultimate results were greatly improved by considerable neighborhood input.

Policy 2: *Preserve the unique diversity and character of the neighborhood's historic and architectural value.*

The implementation of this policy focused on architectural design compatible with and complimentary to existing structures, building setbacks, defensible space design features, masonry walls along property lines, unified landscape buffers along all street lot lines, as well as site lighting that would not illuminate adjacent properties or cause glare. Procedures regarding public hearings for rezoning requests were also detailed. However, the rescinding of Planned Unit Developments (PUD) and Residential Development Projects (RDP), and the adoption of the Residential Cluster Project (RCP) (Ordinance No. 6642) on 9 March 1987 limited some design criteria.

The RCP permitted design features such as windows and balconies oriented toward existing residences and their yards, but it did require that design of other elements protect adjoining residential districts from potentially adverse influences. A new focus was energy efficiency criteria such as orientation of windows in regard to sun and breeze patterns, shading of east- and west-facing walls by deciduous landscaping, shaded parking, and earth berms. An example of a development that includes these criteria is Sam Hughes Place. RCP remained in effect until 2009 when it was replaced by Flexible Lot Development (FLD) (Ordinance No. 0-10636). On 28 March 2015 the FLD was revised (Ordinance No. 0-11320).

The FLD further supports reducing greenhouse gas emissions through compact urban development. It follows the theory that compact urban development can reduce the number of heat events, a consequence of the urban heat island. It encourages the development of types of housing currently in high demand, such as small format single family homes, tiny homes, and smaller multifamily or townhomes. Existing City infrastructure (water and sewer) can be used, and a multi-modal transportation system continues to develop, thus saving the City additional expenses. An example of FLD is Sam Hughes Court, bordered by Country Club Road, 5th Street, and Bentley Avenue.

Considerable concern has been expressed about the Flexible Lot Development as exemplified by Sam Hughes Court. The minimal space between houses, the wall around the structures, and the gated entry seem antithetical to the preservation of the neighborhood's historic and architectural values, as expressed in Policy 2.

III-c: 1985 Plan - Transportation

GOAL: *The neighborhood needs better regulation of automobile, bicycle, and pedestrian traffic.*

Policy 1: *Reduce the speed of automobiles on the neighborhood streets and make the streets safer for pedestrians, joggers, and cyclists.*

This policy encouraged the placement of four-way stop signs, as well as two-way stop signs, and yield signs at several intersections within the neighborhood. Since 1985, the policy of the City Transportation Department has changed to encourage speed humps instead of stop signs and

yield signs in residential neighborhoods. Thus, reducing and regulating the speed of automobile traffic has been largely accomplished with the installation of speed humps, as well as the installation of some new stop signs.

Speed humps have been constructed throughout the neighborhood. For example, on Treat Avenue five speed humps have been constructed between Broadway Boulevard and 6th Street, and on Plumer Avenue four have been constructed between Broadway Boulevard and 6th Street. One speed hump has been installed on 8th Street west of Olsen Avenue, two have been installed on 9th Street east and west of Olsen Avenue, and two have been installed on 4th Street between Treat Avenue and Country Club Road. Speed humps also have been installed around Sam Hughes Elementary School.

Some stop signs have been installed, although not exactly as was called for in the plan. Four-way stops were recommended for Norris Avenue at 1st Street, Treat Avenue at 8th Street, and Treat Avenue at 10th Street. Stop signs have been installed on Norris Avenue at 1st Street, and at both Treat Avenue intersections. In other words, each of the three intersections now has two-way stop signs, but not four-way stop signs. The plan recommended the installation of north/south stop signs on Forgeus Avenue at 5th Street and on Stewart Avenue at 2nd Street, and east/west stop signs on 7th Street at Wilson Avenue. This has occurred. Finally, the plan recommended a north/south yield sign on 8th Street at Stewart Avenue. This has not occurred.

After 1985 a stop light was installed at 3rd Street and Tucson Boulevard; it prohibits vehicle entry into the neighborhood but allows left and right turns onto Tucson Boulevard.

Policy 2: *Discourage all unnecessary traffic from using the residential streets by facilitating the safe arterial flow of automobiles along the perimeter of the neighborhood and along the main crossing streets.*

With the exception of a left-turn arrow on 6th Street and Tucson Boulevard, all of the suggestions in Policy 2 have been implemented, including a posted speed limit of 30 mph on 6th Street between Campbell Avenue and Country Club Road.

Policy 3: *Encourage walking, jogging, and cycling activities through improvements for bicycle routes, pedestrian ways, and on-street and off-street parking.*

Bicycling has been encouraged by the 3rd Street Bicycle Boulevard. This facility was implemented as a “bicycle route” before the 1985 plan was adopted and became a “bicycle boulevard” in 2008. A second bicycle boulevard, located along Treat Avenue, was completed recently. The safety of cyclists and pedestrians has been enhanced by the installation of a TOUCAN signal at 3rd Street/County Club Road. Regarding vehicular traffic, this signal prohibits entry onto 3rd Street and permits only right turns from 3rd Street on to Country Club Road. In addition, the bicycle route on 3rd Street has led to that street being well maintained. At present, a bicycle boulevard is proposed on 9th Street/7th Street. It is planned for construction in late 2023 with pavement markings for enhanced visibility where it crosses Tucson Boulevard. HAWK signals are already in place at Treat Avenue/Speedway Boulevard, Treat Avenue/Broadway Boulevard, Treat Avenue/6th Street, and Campbell Avenue/9th Street. A traffic circle has been completed for Treat Avenue/3rd Street. Wheelchair ramps have been

installed at some intersections.

Policy 4: *Limit nonresidential parking in the neighborhood and improve access to residences along Sixth Street.*

The first proposal under this policy was to continue the Parking Permit Program in the neighborhood and expand it to include the three blocks east of Campbell Avenue between Speedway Boulevard and 8th Street. The program has been continued and, in its current form, it includes the three blocks east of Campbell Avenue between Speedway Boulevard and 7th Street. It does not extend south to 8th Street.

Alleys north of the residences on 6th Street have not been paved, as was suggested to encourage the use of the alleys as primary access to the residences.

Policy 5: *All alleys in the neighborhood should be upgraded and improved because of their frequent use for vehicle access for parking and service.*

Few if any alley improvements have occurred.

Policy 6: *Encourage bus service along the major streets adjacent to Sam Hughes which is convenient to both the neighborhood and University of Arizona commuters.*

The 1985 plan suggested that the bus stop located on Campbell Avenue just north of 3rd Street, next to a single-family residence, be moved north between Hawthorne Avenue and 3rd Street. The bus stop (now a bus shelter) was moved, but it was moved south between 5th Street and 6th Street. This location seems better than the proposed location north of 3rd Street. Bus service for the University of Arizona continues with stops on the university campus.

III-d: 1985 Plan - Neighborhood Lighting

GOAL: *Installation of an integrated neighborhood lighting system which provides maximum coverage.*

Policy: *Position and stagger additional low-profile street lighting so as not to glare into residents' rear yards.*

This goal was rendered moot by the passage of the "Dark Skies Ordinance," which was adopted in 2012 by the City of Tucson and Pima County as ordinance No. 10963. The purpose of the ordinance, as stated by the International Dark-Sky Association is "to preserve and protect the nighttime environment and the heritage of dark skies through environmentally responsible outdoor lighting." This is of particular concern in Tucson and southern Arizona because of the significance of astronomy, both professional and avocational, and its importance to the region's economy.

Sources: https://www.tucsonaz.gov/files/pdsd/codes-ordinances/2012_outdoor_lighting_code_.pdf;
<https://www.darksky.org/nights-over-tucson/>

III-e: 1985 Plan - Neighborhood Programs

GOAL: *Preserve, protect, and enhance the residential character and charm of the neighborhood.*

Policy: *Expand existing programs and initiate new programs for resident activity and property maintenance.*

The plan encouraged the continuation and expansion of programs at Himmel Park and the Himmel Library. While “Shakespeare in the Park” continued until 2017, the “Party in the Park” idea seems to have faded, as did a proposed “Neighborhood Resource Section” to be housed at the library.

Residents were also encouraged to work with the City on “alley maintenance.” As far as is known, alley maintenance is sporadic at best.

Over the decades these topics and concerns have risen and fallen in importance within the neighborhood. All such projects and programs depend heavily on neighbors willing to assist the SHNA Board in their implementation.

On the positive side, new programs such as the “Home and Neighborhood Tour,” the “Himmel Park Beautification Project,” and the “Friends of Himmel Park” have been extremely successful. The neighborhood website and neighborhood e-mail group have also been very successful. The website was started in about 2001 when Anne Hernandez was SHNA Board president; Board member John Wilder took it over in 2004 and managed it until June of 2020. The current webmaster is Peter Gariepy. The neighborhood E-mail group (listserv) was started by John Wilder in 2004 and has been managed by him ever since.

A major success of the Neighborhood Program section occurred when the neighborhood was designated in 1994 as a historic district on the National Register of Historic Places, with a boundary expansion in 2000. (*See Part II-C, “National Register Historic District.”*)

III-f: 1985 Plan - Neighborhood Safety

GOAL: *Improve the safety and security of the residents and property in the neighborhood.*

Policy: *The Association should organize neighborhood groups to support crime prevention, education, and security programs, which will alleviate related neighborhood problems.*

The 1985 plan noted that the “Neighborhood Watch” program had been a deterrent to crime and encouraged its expansion throughout the neighborhood. At present, the program continues but only on occasional streets. Whether it has been successful in lowering property crime is unclear; burglaries (attempting to enter a home with the intent of committing a crime) and larcenies, especially from cars, are still common. In fact, an article in the spring 2019 issue of the *SHNA Newsletter* notes that while most property crimes have decreased in recent years, larcenies have increased dramatically. Larcenies are defined as thefts that do not involve entering a home, such as stealing a bicycle from a yard or taking something from a car. The survey, which covered the years 2009 to 2018, showed a low for larceny (about 75 incidents) in 2012 and a high for larceny (about 115 incidents) in 2018.

The 1985 plan also encouraged attendance in classes offered by the Tucson Police Department

and Tucson Fire Department as well as classes in self-defense and programs that assist the elderly and disabled. The Sam Hughes Neighborhood Board does make residents aware of these and other programs. This has occurred largely through the *SHNA Newsletter* and the SHNA webpage.

Source: "2018: The Year in Crime," *Newsletter*, SHNA, spring 2019, pg. 3.

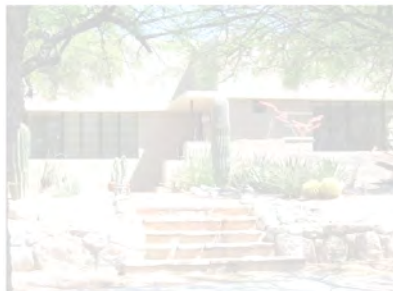
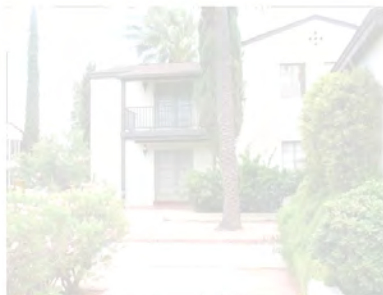
SAM HUGHES NEIGHBORHOOD PLAN



APPENDICES

Appendix A: City of Tucson Resource Information

Appendix B: Commercial & Other Non-Residential Development



Appendix A: City of Tucson Resource Information

Compiled 2020

WARD 6 OFFICE - <https://www.tucsonaz.gov/ward-6> or (520) 791-4601.

GENERAL CITY CODES - "Neat Neighbor" <https://www.tucsonaz.gov/code-enforcement> or (520) 791-5843

Exterior Property Issues

- Storage: Excessive or not properly screened
- Vegetation: Accumulation of weeds and/or grass in excess of 6"
- Junked or Inoperable Vehicles
- Refuse: Accumulated on private property
- Dilapidated buildings and/or structures
- Vacant, unsecured, boarded structure
- General building maintenance
- Dilapidated fence or accessory building
- Peeling exterior paint, more than 50% of the building
- Unsecured pools and spas

- Pests, cockroaches, rodents
- Unsafe living conditions
- Electrical hazards

Other

- Construction: lacking required permits; hazardous modifications
- Signs: prohibited; lacking required permit
- Yard Sales: in excess of four (4) per calendar year
- Unapproved home occupation business
- Peddler: lacking required permit; compliance with regulations
- Zoning: lack of certificate of occupancy; building setbacks
- Grading of desert landscape: lacking required permits

Interior Property Issues

- Unsanitary conditions
- Lack of utilities, heating, or cooling

GRAFFITI on public or private property (520) 792-CITY (2489)

EXCESSIVE NOISE

1. If this is an emergency or for immediate police assistance, call 9-1-1.
2. If this is NOT an emergency, call the non-emergency number at (520) 791-4444. This phone number is only staffed from 8am to 5:30pm, 7 days a week.

For specific information on time of day, decibel level, etc., go to:

https://codelibrary.amlegal.com/codes/tucson/latest/tucson_az/0-0-0-11360

ENVIRONMENTAL SERVICES - Code Violations

<https://docs.tucsonaz.gov/Forms/EGSD-Code-Enforcement-Violation-Report>

- Weeds: An accumulation of weeds and/or grass on a property or abutting right-of-way or alley area.
- Junked/Inoperable Vehicles: Vehicles that are damaged, inoperable, or cannot be safely operated.
- Exterior Property Issues: Multiple property issues (i.e., weeds, refuse, and storage).
- Refuse: An accumulation of refuse on a private property and/or abutting right-of-way or alley area.
- Storage: Visible or excessive storage located in front yard, porch, or carport, or over 25% of total lot area.
- Illegal Dumping: Illegal dumping of material in alleys and public rights-of-way.
- Minimum Housing Standards: Tenant and manager's name & phone required.
- Zoning: Property line setbacks, home occupation business, change of use, historical zones, etc.
- Work Without Permits: Construction, electrical, plumbing, etc. without required permit.
- Signs: Illegal signs or signs lacking permit.

COMMUNITY SERVICE OFFICER

The Tucson Police Department Operations (TPD) Division Midtown Community Service Office (CSO) (520-837-7428) works as a liaison between the community and TPD. CSO attends/establishes Neighborhood Watch and attends Neighborhood Association meetings to learn community-specific problems to address immediately or forward on to the Lead Police Officers in their sector, a Lieutenant, or a different City department. A large part of CSO duties involves Crime Free Multi-Housing Coordination (apartment complexes).

OBSERVABLE MENTAL HEALTH ISSUES

The 24/7 Community Crisis Line is (520) 622-6000. A counseling team is sent out to evaluate the person.
<https://www.codac.org/resources/crises-support/>

PARKING

Contact Park Tucson (520) 791-5071 or email ParkTucson@tucsonaz.gov.

RESIDENTIAL WASTE

Call (520) 791-3171 or, for more information on the following, go to:
<https://www.tucsonaz.gov/es/residential-trash>

- Garbage
- Recycling
- Brush and Bulky
- Hazardous Waste

ROLL OFFS

Registered Neighborhood Associations or groups of ten or more individuals with City of Tucson Environmental Services accounts can request free roll-offs by completing the application provided on the website at
<https://www.tucsonaz.gov/pdsd/neighborhood-clean-ups>

Information on the Residential Garbage and Recycling Services Schedule can be found here:
<https://www.tucsonaz.gov/es/residential-services-overview> or (520) 791-3171.

UNRULY GATHERING - <https://www.tucsonaz.gov/police/redtag>

An unruly gathering is defined as a gathering of five (5) or more persons on any private property, including property used to conduct business, in a manner that causes a disturbance of the quiet enjoyment of private or public property by any person or persons. Disturbances include, but are not limited to, excessive noise or traffic, obstruction of public streets by crowds or vehicles, drinking in public, the service of alcohol to minors or consumption of alcohol by minors, fighting, disturbing the peace, and littering.

STREET MAINTENANCE IMPROVEMENT REQUEST

To initiate requests regarding the following, go to:
<https://docs.tucsonaz.gov/Forms/DTM-Street-Maintenance-Improvement-Request>

- Street lighting, drainage, signage
- Maintenance: filling potholes and cracks, sweeping, trimming vegetation
- Traffic Control: signing, lane striping, crossing signal repair
- Reconstruction: asphalt paving, utilities, curbs, ramps

UA COMMUNITY RELATIONS HOTLINE

Call (520)-282-3649 to report concerns regarding students who reside in the neighborhood, for example, unruly gatherings, trash, parking, etc.

Appendix B: Commercial and Other Non-Residential Development

Compiled 2020

E. Broadway Boulevard

Brake Masters, #102 (1935)
(2201) VACANT
Chuck's Uniforms & Things (2203) CLOSED
Friedman Block (2221)
 Inner Senses/Thom Cooper (2221, #104)
Funeral Consumers Alliance of So. AZ (2221,
#106)
 Diamondback Financial Group (2221,
 #107)
 AZ Insurance Services LLC (2221, #110)
 Michelle Burley Photo LLC (2221, #111)
 Sage Counseling (2221, #200)
(2225-2245) VACANT
Southern Arizona Barber College (2257)
Prescott Printing Services (2259)
(2303-2311) VACANT
Southern Arizona Legal Aid, Inc. (2343)
Jacoby & Meyers Law Offices (2361)
Tucson Vet Center (2525, #100)
Tucson Realty & Trust Co., Mgmt Services
(2525, #111)
DeConcini, McDonald, Yetwin & Lacy, P.C.
(2525, #200)
Industrial Commission of Arizona (2675)
Rocco's Little Chicago Pizzeria
(2707)
The Insurance House (2725)
Zemams Ethiopian Cuisine (2731)
The Insurance House: Notary Public (2801)
Michael Salomon, CPA (2813A)
Income Tax & accounting Services (2813B)
(2819) No signage, VACANT?
Renewed Health & Beauty (2825)
Jen's Organic Home (2831A)
Spadefoot Nursery (2831B)
Western Dental & Orthodontics (2901)
Purple Medical Certification (2905)
CEDR HR Solutions (2919, #250)
Center Gym (2919, #?)
Your HIPAA Training (2919, #?)

"Lodmell & Lodmell" (2919) No Longer at This Location
Grabb & Durando, Professional Injury Atty
(2929)
GLHN Architects & Engineers, Inc. (2939)
Chase Bank (3033)

N. Campbell Avenue

Get Iced food truck (NE CORNER
Campbell/Broadway)
El Beto Mexican Food (32)
UA Water Resources Research Center (350)
Sam Hughes Place at the Corner (446)
Trident Pizza Pub (446, #100)
Southern Arizona Urgent Care (446, 130)
Toni & Guy Hair Salon (446, #160)
Spa Solai (446, #180)
Rush Bowls Restaurant (1058)
Tucson Optometry Clinic (1060) VACANT
Bruegger's Bagels (1064)
Miss Saigon Vietnamese Cuisine (1072)

N. Country Club Road

Country Club Road Church of Christ (145)
Temple Emanu-El (225)

N. Plumer Avenue

M. Lee Starr Learning Center (102)
Greater Faith Church (431)

E. Speedway Boulevard

Aloft Hotel (1900)
Corporate Interior Systems (2000)
Beauty Republic Salon (2000)
Morning Star Traders (2020)
Sun Building (2030)
Streff Financial Services (2030, #120)
 TRAC Media Services (2030, #210)
Przewlocki Horvath (2030, #220)
State Farm Insurance, Michael J. Riley
(2050)
Sun Post Office (2100)

E. Speedway Boulevard cont.

Bienestar Office Suites (2200-2272)
Taylor Street Advisors (2200) Tucson
Central Suites (2230)
McEvoy Daniels & Darcy PC (2230,
#140)
Levity Floatation & Wellness Center (2272)
Hands of Hope Administration (2290)
University Professional Center (2302)
U.S. Air Force Recruiting (2302, #102A)
U.S. Navy Recruiting Station (2302,
#108)
U.S. Marine Corps Recruiting (2302,
#110)
UA Workforce Development Program
(2302, #204)
Vivant Smart Home (2302, #206)
Next Step Counseling (2302, #208)
John Jr.'s Termite & Pest Control (2302,
#214)
Solstice Hospice (2344)
Law Office of Denice R. Shepherd (2424)
Eegee's Restaurant (2510)
Old Peking Restaurant (2522)
Raising Cane's Chicken Fingers (2604)
Tuxedos on Broadway (2644)
Bella's Gelato (2648)
Catalina United Methodist Church (2700)
Blake's Lotabuger (2810)
Pure Aesthetics Skin Care (2850)
SavOn Flowers (2902) VACANT
Los Betos Mexican Restaurant (2910)
Empire Beauty School (3030)

N. Tucson Boulevard., west side

Town & Campus Barber Styling (29)
Laber & Laber, Attorneys at Law (33)
Deyas Family Hair Studio (35)
Arte de la Vida (37, 39, 41)
American Evangelical Lutheran Church
(115) Zimmerman & Associates Inc. (423)
Tempronics (425)
Lash (515)

N. Tucson Blvd., east side

Merry Carnell Schlecht, Architects (110)
Mahr, Inc. (150)
Independent Behavioral Health (430)
Apri Services (500, #100)
Professional Choice (500, #110)
Wheat Design Group (500, #150)
Yoga4All (500, #180)
Arizona Flower Market (500, #190)

E. 1st Street

Edge High School (2555)

E. 2nd Street

Second Street Children's School (2430)

E. 4th Street

Congregation Young Israel (2443)

E. 6th Street, north side

UA property (1955) VACANT?Sparkle Cleaners (2449)
Bob Dobbs Bar & Grill (2501)
Flora's Market Run (formerly Rincon Market) (2513)
Urban Retreat Center (2523)
R Salon Day Spa and Studio B Designs (2525)
(2527) VACANT

E. 6th Street, south side

Birdhouse Yarns (2540)
Vargas Capital Management Group (Part of Azteca)
Azteca Business Solutions (2536)
Qilosophy: Acupuncture, Cupping and Massage
(2532)
Deadwood Framing (2530)
Gentlemen's Choice Barber Styling (2528)
Café Tumeric (2526)
Seven Cups Fine Chinese Teas (2516)
Arizona Ballet Theatre (2512)
Wax Werks Waxing Salon (2510)
Machine Age Tattoo (2508)
P J Subs (2500)
Castillo & Associates, Insurance & Investments (2448)
Walter Dawgie Building (2440) For Sale 3/30/20
Lorber, Greenfield, Polito (2440)
Mt. Lemmon Ski Valley (2440)
(2430) Group Home, J. Reidhead, owner

E. 7th Street

Sam Hughes Inn Bed & Breakfast (2020)

E. 10th Street

Louis Migliazzo, D.D.S. (2544)

Law Offices of Dix & Forman, P.C (2606)

Law Office of Leonie D. Gray, L.L.C. (2606)

Tretschok, McNamara, Miller & Feldman,
P.C. (2606)

N. Norris Avenue

Tucson Fire Department, Station #3 (24)

N. Norton Avenue

Looks Skin Boutique (10, #100)

Hofstadter Analytical Services (10, #120)

Church of Jesus Christ of Latter-Day Saints
(105)

N. Olsen Avenue

Adobe Rose Inn (949)