

WINDSOR SQUARE NEWS

THE NEWSLETTER OF THE WINDSOR SQUARE SPECIAL PLANNING DISTRICT



Owning a Historic Home

Windsor Square became a historic Phoenix neighborhood in 1996. That event was the result of many hundreds of hours of planning, research and documentation performed by residents. One of the many criteria that had to be established was that a super majority of homes — 71 percent, if memory serves — were at least 50 years old and that their exteriors had remained substantially unchanged since they were built. That meant no added facings, stucco, replacement of casement windows with Thermopane, enclosed carports and so forth. Homes that met the eligibility criteria were designated as “contributing” homes, while the others were designated as “non-contributing.”

One of the great advantages of being a contributing home is that, if it is owner-occupied (i.e. not a rental) it is eligible for a 50 percent property tax reduction.

In the 14 years that have elapsed since then, many homes in Windsor Square have changed ownership. One new homeowner recently asked a board member how she might determine whether her home was a contributing home and how to apply for the tax discount. In view of that request, here’s a quick historic home refresher course.

When Windsor Square submitted its application for historic designation, there were 255 residential structures. This did not include commercial properties, homes on Georgia Avenue or the northern extension of 6th Street, which were not yet 50 years old. Of those 255 homes, 205 were designated as contributing. Since then, there have been “amendments” to the list. That means, some homes that were not contributing in 1996 have been reclassified as contributing, and some homes that were contributing in 1996 have been reclassified as non-contributing. The latter, downgraded classification is due to subsequent exterior changes that were considered to negate the historic aspect of the home.

The State Historic Preservation Office (SHPO), located at 1300 W. Washington St., maintains a current directory of all homes in Windsor Square and their classification.

The historic designation of Windsor Square, or of any other historic neighborhood, can be revoked if the neighborhood does not maintain the required super majority of contributing homes. That is why all exterior changes have to be submitted to a review and approval process with the Phoenix Historic

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Address	Asking Price	Active/ Sold Price	Status	Days on Market	Sq. Ft.	Cost per Sq. Ft.
33 E Colter	\$449,900	\$399,000	pending	63	2163	\$184
200 E Colter	\$585,000	\$585,000	active	157	3122	\$187
222 E Colter	\$485,000	\$389,000	active with contract	452	2018	\$193
232 E Colter	\$265,000	\$250,000	temp. off mkt	32	2255	\$111
693 E Colter	\$425,000	\$420,000	sold 2/22	54	1778	\$236
309 E Georgia	\$575,000	\$575,000	active with contract	53	3526	\$163
515 E Georgia	\$429,900	\$344,900	pending	182	2313	\$149
21 E Orange	\$995,000	\$599,000	active	947	2840	\$211
419 E Oregon	\$499,000	\$479,000	active	157	2260	\$212
427 E Oregon	\$205,000	\$205,000	pending	6	1120	\$183
230 E Pasadena	\$725,000	\$725,000	active	22	3197	\$227
321 E Pasadena	\$315,500	\$201,000	sold 4/9	108	1968	\$102
331 E Pasadena	\$349,900	\$247,000	sold 4/30	214	2144	\$115
5031 N 6th St.	\$189,900	\$185,000	sold 1/28	30	1779	\$104
5246 N 2nd St.	\$199,900	\$195,000	sold 2/22	8	1140	\$171

9 Pending foreclosures in the neighborhood



Recent real estate activity in Windsor Square, courtesy of Shelly Dunlop. Information compiled from the ARMLS and Tax Assessor 8/10/10

PRESIDENT'S CORNER

Recently I was introduced to Gerry and Marge McCue, who live in the Fairview Place Historic District. The McCues are founding members of the Phoenix Historic Neighborhood Coalition and they are ramping up their efforts to get all 35 of the Phoenix historic districts involved in the Coalition and to have a voice at the monthly meetings. So for this article, I'd like to pass along some information about the Coalition, if you are not already aware of it, and encourage a few people to serve as a voice for Windsor Square at the meetings.

The Coalition meets on the third Thursday of every month, to share information and to speak with one voice to City of Phoenix officials regarding various issues that may impact our residential neighborhoods. One example of the Coalition's activities is its opposition to the recent effort by the state legislature to remove the tax assessment reduction currently provided to owner-occupied historic properties. Another issue that the Coalition addresses is the enactment by the city of Planned Unit Developments, which is essentially spot rezoning that affords developers the ability to change or construct buildings in areas that affect the quality of life in the historic neighborhoods.

As a group, the Coalition assists the various neighborhoods with such issues and it works to educate the city's departmental decision makers about the value of preserving and restoring the historic neighborhoods as an important part of the varied fabrics which make up our city.

To help achieve these goals, the Coalition is seeking representation from each neighborhood at the monthly meetings, which are held at the Phoenix Elementary School District No. 1 Administration Building, 1817 N. 7th St., on the southeast corner of Palm Lane and 7th Street. For additional information or questions, you may contact the McCues at (602) 253-5579.

As always, if there are other issues that arise that you believe should be of interest to the Board or our neighborhood, please don't hesitate to contact me by email at jrd@delgadolawgroup.com.

Jennifer Delgado

Windsor Square Cited as a "Best Place to Live"

Phoenix Magazine has cited Windsor Square as one of the "2010 Best Places to Live." The declaration is made on page 92 of the May 2010 issue, in an article by that name written by Stephanie R. Conner.

In her introduction, Conner writes, "Whether you prefer hip urban amenities or a slice of suburbia, the Phoenix-metro area is rife with options that fit all personalities, lifestyles and budgets. Here are 33 Valley neighborhoods we love — and why you will too."

Windsor Square is one of three "Historic 'Hoods" selected by Stephanie. The other two are Coronado and Tempe's Maple-Ash.

About Windsor Square, Stephanie writes:

Windsor Square was first announced in 1929 with the promise that it would "stand out as one of the very finest home communities in the entire Southwest." Developers touted features including curbs, sidewalks, ornamental lights and landscaping. In November 1929, the first home — 350 E. Pasadena Avenue — was sold to cowboy artist Jack Van Ryder. About that time, of course, came the 1929 stock market crash, dealing a major blow to the burgeoning neighborhood. Construction stopped, and the cash-strapped developers found themselves in a long legal battle. With the help of FHA financing, it looked like Windsor would re-emerge, but World War II brought construction to a standstill once again. In the wake of the war, however, Windsor benefited when builders sought the business of returning soldiers. Today, Windsor Square is recognized as one of the oldest neighborhoods in Phoenix, and every two years, residents host the Historic Home and Garden Tour, a self-guided walking tour through a handful of the neighborhood's 260 homes near Third Street and Camelback Road.

A good Bible-based church

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The *Windsor Square News* is published four times a year, in March, June, September and December. Residents and local businesses are invited to contribute news, opinions and information to the editor. Unsigned submissions will not be used. Deadlines are the first Saturday of the month prior to publication. For ad rates, see www.windsorsquarephoenix.org/pdfs/2010adrates.pdf.

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Windsor Square Block Watch News



Suzanne Dohrer

Cautions About Social Media

Community Action Officer Julie Smith met with Windsor Square residents this spring and warned neighbors to be careful when using social media sites such as Facebook, Twitter, MySpace and others. Officer Smith advised parents to closely supervise the use of such sites by minors. Recently, the *Washington Post* reported that some burglars obtain information from such websites about people traveling out of town and on vacations. Instead of telling the world you will be away, wait to tell your network friends after you return. Ask a trusted neighbor to keep an eye on your home while you are gone, use an alarm system if you have installed one, and consider investing in timers (for lights, TV or radio). Hide valuables in unusual places, not the usual sock drawer or jewelry box.

Solicitor Ordinance Considered

If you want a voice in whether Phoenix should adopt an ordinance restricting solicitors, now is the time you should call or write to the City Council and Mayor. Our Windsor Square Web site has email links and telephone numbers for the Council members, Mayor and other community links on the "about" tab. In mid-July, the *Arizona Republic* reported that the Phoenix City Council's working group met to consider whether to adopt an ordinance that would restrict solicitors or require their registration with the City. Apparently, Phoenix is the only city in the metropolitan area that does not currently have a solicitor ordinance. The effectiveness of such laws was questioned.

If you observe a solicitor acting suspiciously or one who appears to be casing a residence, Block Watch advises you to call Crime Stop, (602) 262-6151, or 9-1-1 and ask the police to investigate further. Don't wait for your neighbor to call, make the call yourself. The more neighbors call to report suspicious solicitors, the more often the police will question them and they will be deterred from targeting our neighborhood.



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Windsor Square Gets New Community Action Officer

Phoenix has added two new police precincts. As a result of that action, former Community Action Officer Julie Smith has been transferred to one of the new precincts. Windsor Square's new Community Action Officer is Jon McLachlan. Officer McLachlan said this in the email he sent introducing himself to the neighborhood:

I have been an officer with the City of Phoenix for just shy of nine years. I have worked in the Squaw Peak Precinct the entire time; I worked the first four and half years on 3rd shift patrol. I then transferred to a NET Squad (Neighborhood Enforcement Team) for three years, working drug, burglary, prostitution and any other ongoing neighborhood problems; this was both a uniform and plain clothes position. I started working as a CAO about one and a half years ago on the east side of the precinct in the Biltmore and Arcadia area and still work closely with the NET squads.

You can call him at (602) 882-9666 or email jonathan.mclachlan@phoenix.gov.

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The Trees of Windsor Square

Ken Furtado & Beth Gosnell

The birds of Windsor Square have been the topic of several recent features. That prompted one reader to request a story about trees. Our mature landscapes contribute not only to the neighborhood's overall attractiveness, they provide invaluable cooling during the blazing months and, in many cases, a bounty of fruit. So I called upon long-time Windsor Square resident and certified nursery professional, Beth Gosnell, to help me identify six unique or unusual trees in Windsor Square.



Magnolia and Coral Tree

1. Silver Dollar Gum Tree (*Eucalyptus polyanthemos*)

Eucalyptus trees are not unusual in Windsor Square, but most of them are of the elongated leaf variety. The Silver Dollar Gum Tree has round leaves about the size of a silver dollar. This tree, which is native to Australia, can grow 75 feet tall and have a 45-foot spread. Given room to spread, it has a lovely overall vase shape. There's a spectacular specimen in a front yard on the south side of Pasadena Avenue, mid-block.

2. Pink Lemon

There are almost too many specialized varieties of citrus to keep track of. The pink lemon is a variant of the Eureka lemon. It has variegated foliage with multiple hues of green and cream. The fruit, when ripe, has longitudinal striping, a distinct pinkish outer coloration and the flesh is bright pink. Pink lemons don't tolerate extreme temps at either end of the scale, so you have to have the right microclimate and a lot of TLC to grow one. There's one in a back yard on Pasadena Avenue.

3. Cork Oak (*Quercus suber*)

In Portugal, which produces more than half of the world's cork, this would be a commonplace tree. Native to the western Mediterranean and North Africa, a cork oak can grow 60 feet high and just as wide. It is evergreen and

semi-deciduous, which means a healthy annual leaf drop. It also produces acorns. This is a beautiful tree in form and function. It is one of few trees that can survive the removal of the outer layer of bark, which is how cork is harvested. A neighbor on Orange has a cork oak in the back yard.

4. Coral Tree (*Erythrina* genus)

The one in our neighborhood, located in a front yard at the northeast corner of Colter and 4th streets, has stunning deep red trailing flowers that bloom all summer and are very attractive to hummingbirds. It also has very large thorns and the seed pods are poisonous. It is native to Florida and the southeast United States and it requires frost protection in desert climates.

5. Magnolia (*Magnolia grandiflora*)

There are many species and hundreds of hybridized varieties of Magnolia. This is a high maintenance tree, better suited to milder and more humid climates. It is a stunning tree, with big leaves, glossy evergreen foliage and lovely blossoms the size of a saucer. Magnolias in the desert require special care and probably have survived due to flood irrigation. There's a large, healthy specimen that blooms each year in the front yard at the southwest corner of Medlock Drive and 2nd Street.

6. Chinese Tallow Tree (*Sapium sebiferum*)

Native to China and Japan, this tree is now considered invasive and is outlawed in some states. It is a deciduous, medium-high water user with fall color ranging from yellow to deep red. There is one in front of the house on the northwest corner of Medlock Drive and 6th Street. It can grow to 25-30 feet tall but it stays somewhat narrow, making it perfect for areas that are difficult to shade due to lack of space. It provides great summer shade yet is deciduous so it doesn't block the sun in the winter. Due to the unusual seed pods, this is sometimes called a popcorn tree.



Pink Lemon and Chinese Tallow Tree

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THANKS TO THE WALKERS

The June issue of the Windsor Square News was delivered by several hard-working neighbors. Thank-you to Negatu Molla, Tony & Highty Ashton, Rebecca Shea, Seth & Darla Goodman, Lori Feagler, Bob Shepherd, Lynn Mitchell and Robin Spencer.

WALK FOR THE CURE

Dana Peterson, of Oregon Avenue, will participate in this year's 3-day Susan G. Komen "Walk for the Cure." The 60-mile walk calls itself "the biggest and boldest breast cancer event in history." The Arizona walk takes place Nov. 12-14, 2010. On Saturday, Oct. 2, from 10 a.m. to 4 p.m., there will be a fundraiser at Ticoz Resto-Bar, 5114 N. 7th St. The fundraiser will include free appetizers, a silent auction, live music and a \$1 raffle. For more information, or to donate online, go to www.the3day.org/goto/Dana.Peterson or email Dana directly at walker/az@gmail.com.

CALL FOR VOLUNTEERS

The annual Windsor Square Block Party and G.A.I.N. event will take place Saturday, Oct. 16, in the park on Medlock Drive. Look for more details about the event in forthcoming NewsBlasts and a flyer that will be delivered to your house. In the meantime, this year's co-chairs, Jennifer Delgado and Vicki Hersh, need volunteers. If you can help, especially with any of the tasks listed below, please email Jennifer, jrd@delgadolawgroup.com or Vicki, at Vicki_hersh@yahoo.com.

NEIGHBORHOOD YARD SALE

Several neighbors have inquired about holding another all-neighborhood yard sale before the year's end. If you would like to coordinate or assist with this event, please email newsblast@windsorsquarephoenix.org.

STORYTELLING

The *Windsor Square News* is always looking for interesting and informative content. If you have an idea for a story, or if you want to write a story, please send your idea or article to newsblast@windsorsquarephoenix.org. Length should be 350-650 words and will be published and edited subject to the discretion of the Board and the editor. Articles and/or ideas for the December newsletter must be submitted by the first weekend of November. Holiday themes are invited.



WARNING

ALL SUSPICIOUS PERSONS AND ACTIVITIES ARE IMMEDIATELY REPORTED TO OUR POLICE DEPARTMENT

NEIGHBORHOOD WATCH
WE LOOK OUT FOR EACH OTHER!

BLOCK WATCH WINDOW DECALS

Would you like a window decal showing your support for the Windsor Square Block Watch? Email Suzanne Dohrer, Windsor Square Block Watch, at dwlaw@prodigy.net or call her at 602-234-3454, to request a decal. Two designs and sizes are available.

ATTEND A BOARD MEETING

All Windsor Square residents are welcome to attend monthly board meetings. The board meets at 7:00 P.M. the first Thursday of each month, in the schoolroom at the Central Phoenix Church of God, at the end of the cul-de-sac on 6th Street north of Missouri Avenue.

SIGN UP FOR NEWSBLASTS

The quarterly *Windsor Square News* does not always provide a timely way to keep everyone informed about issues and developments affecting Windsor Square. Filling that gap are our electronic NewsBlasts. A NewsBlast is an emailed newsletter that typically contains two to four short items. There's no schedule; they are emailed as necessary. Anti-spamming laws require that to get the NewsBlast you must personally request it. To subscribe, email a request to newsblast@windsorsquarephoenix.org or visit the Windsor Square website (www.windsorsquarephoenix.org) and click "Sign up to get our monthly newsletter" in the third paragraph on the front page.

GET 911 ALERTS ON YOUR CELL PHONE

You can now be alerted via your cell phone when emergencies occur in your neighborhood. The Community Emergency Notification System will send a recorded message directly to your phone if there is a criminal at large, a fire, a pending flood or other hazard alert, or endangered children or elderly people. Your caller ID will show the word "Alert" in the caller line. To sign up, go to Maricoparegion911.org and click "Community Emergency Notification System."

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The WS Market At A Glance

In the Windsor Square neighborhood since Jun 1st 2010, there has been one sale, a short sale.

At time of writing, 2 homes are pending one of which is a short sale and 2 homes are AWC-under contract with contingency- both short sales.

5 properties are active at an average of \$202 per square foot, while those fortunate enough to have a contract were active at \$174 per square foot. So far in 2010 there have been 7 sales plus 2 additional non-MLS sales.

Overall those home in the lower price ranges tend to sell best while several higher priced homes that were for sale have been cancelled. The most expensive sale this year was a 1929 Spanish Revival home for \$420,000

For full Windsor Square reports go to:
www.inphoenix.com/blog/tags/windsor

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District 11 Elected Officials

Sen. Barbara Leff (R)	926-4486	bleff@azleg.gov
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Rep. Adam Driggs (R)	926-3016	adriggs@azleg.gov
Mayor Phil Gordon	262-7111	mayor.gordon@phoenix.gov
Councilman Tom Simplot	262-7447	council.district.4@phoenix.gov

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Preservation Office. If Windsor Square should lose its historic designation, then every home in the neighborhood that currently enjoys the reduced property tax would resume paying the full property tax and no doubt, the homeowner whose action resulted in the loss of the neighborhood's historic status would be tarred and feathered, if not drawn and quartered.

If you think you qualify for the tax reduction but are not sure whether you do, or whether it is already in effect, the first thing to do is to verify that your home is on the Phoenix historic property register. Call the Phoenix Historic Property Office at (602) 261-8699 to find out. As explained above, not all of the homes in Windsor Square are eligible.

If your home is not on the register, then inquire whether your home can qualify. If the home is on the register, go to the SHPO website, <http://azstateparks.gov/SHPO/index.html> and download the forms to apply for the National Register of Historic Places. Call SHPO at (602) 542-4009 for more information. Once a home is on both the Phoenix register and the National Register of Historic Places, the 50 percent property tax reduction applies.

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