



WINDSOR SQUARE NEWS

THE NEWSLETTER OF THE WINDSOR SQUARE SPECIAL PLANNING DISTRICT

Historic Homes at Risk in Pierson Place

Linda Pollock

The City of Phoenix issued Requests for Proposals for eight City-owned homes on W. Mariposa Street adjacent to the Light Rail. The City seeks to sell the homes to owner-occupants who will renovate them in accordance with the historic character of the neighborhood. One proposal received by the City is from Reid Butler, representing an equity group led by Wayne Howard. This group owns the southwest corner of Central and Camelback, which is zoned for high-rise development.

The equity group's proposal calls for removal of historic designation for these eight homes, plus at least two more homes owned by the equity group on the north side of Mariposa. Presumably, the HP designation would be removed preparatory to demolition for a future mixed-use development along Camelback from Central to Seventh avenues.

The equity group's position is that integrated, mixed-use development, not low-density single family residential, should exist adjacent to a light rail line. The group is offering to fund a comprehensive Transit-Oriented Development plan from Central to Seventh avenues. To gain support for the concept from Pierson Place residents, the proposal includes the renovation of the dilapidated historic two-story adobe on Mariposa Street for residential use, and conversion of the small brick home closest to the station as an art space/coffee-house. The equity group will also offer funding to Pierson Place to get the neighborhood listed on the National Register of Historic Places, along with its property tax benefits.

As the owner of the eight homes, the City would have to agree with the proposal, as the

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Downtown Luhrs Buildings Ready for Close-Up

Significant redevelopment has taken place on the Luhrs block, bounded by Jefferson and Madison streets, and Central and First avenues downtown. New owners have created an exciting location for office tenants, retailers and restaurateurs and a unique venue for photo/fashion shoots and other events.

In 2009, the Luhrs Building at 11 W. Jefferson St. was completely gutted and renovated. It offers 80,000 sq. ft. of office space and 20,000 sq. ft. of retail at street level. Hansji Urban, a division of Hansji Hotels of Irvine, Calif., purchased the entire block and has invested over \$8 million to restore the Luhrs

Building and Tower (45 W. Jefferson St.) with the goal of re-energizing the block while maintaining the architectural and historical integrity.

The Luhrs Building and Tower, the city's first two skyscrapers, are listed on the Phoenix Historic Property Register. The original 10-story building was constructed at a cost of \$553,000 by local businessman George Luhrs. It opened April 1, 1924. The tower was built five years later. Once the tallest building in Arizona, the Luhrs Building was the first major commercial office in Phoenix. The Luhrs Tower a few doors west became the state's tallest high-rise, but the Westward Ho Hotel snagged the title of tallest building in 1928 — a title it held until 1960.

Rajan Hansji, President of Hansji Hotels, relates, "It is exciting to be involved with the redevelopment of one of the most significant historic buildings in Phoenix. The amount of detail and artisanship is truly astounding. We invite everyone to come and see."

Online, visit www.LuhrsCityCenter.com.

Luhrs Building (in background) and Tower



PRESIDENT'S CORNER

Yes, there was a lot of rain March 7, the day of the 2010 Windsor Square Home Tour. Yes, it was cold and wet and you needed an umbrella just to walk around the neighborhood. But the bad weather didn't deter approximately 400 people from attending our home tour and having a fabulous time, myself included. I attended with my friend, an architect, who has gone to many home tours with me, including past tours of Windsor Square. She commented many times on how great the houses were this year and I whole-heartedly agree. The selection of homes was a great representation of our neighborhood and I want to thank our neighbors who opened their homes and shared a piece of Windsor Square with the attendees. I also want to thank Susan Myers and the home tour committee members and volunteers who did a fabulous job organizing and producing the event. I was truly impressed with the quality of the event despite all the glitches, and the dedication of Susan and her team in making the event so much fun.

Serving on this year's Home Tour Committee, in addition to Susan, were Leslie Baxter, Stephanie DePascal, Liz Eells, Andrea Evans, Bob Falk, Kathy Hansen, Bob Hughes, Michelle Manson, Lindsey Rousseau-Hunt, Kathy Sacks and Rebecca Shea.

In conjunction with the home tour this year, a new design for the neighborhood's Web site was launched.

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City owns the park-and-ride lots for the station which are integral to the mixed-use plan. The equity group also proposes to build a multi-story parking structure for light rail users (and the future high-rise), with conversion of the surface parking to commercial and high-density residential development. Demolition of homes along the north side of Mariposa Street would provide the necessary lot depth to make this redevelopment possible.

HP designation does not protect any structure in the City of Phoenix from demolition. The only requirement is that a year must pass after a demolition application is filed, before demolition may commence. This is true even if a structure is on the National Register of Historic Places.

If you haven't seen it yet, check out the changes at www.windsorsquarephoenix.org. The new design was proposed by Kathy Sacks who volunteered to coordinate the updated look and make the Web site more user-friendly. The Board approved her recommendations in March. I'd like to thank Kathy, and her helper Connor McSheffrey, for donating their time and resources to improving the site!

One issue that has recently cropped up is the possible removal of historic designation on a few properties in Pierson Place, located just south of the light rail station. The owners of those properties on W. Mariposa Street, who also own the southwest corner of Central and Camelback, are working with the City of Phoenix to remove the historic designation through a zoning variance process which, if successful, could impact how the city preserves a historic neighborhood and how this corner is developed. Specific meetings are being held with the surrounding neighborhoods and interested parties. I urge you all to get involved in the discussion.

If issues 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. I hope everyone has a wonderful and safe summer!

Jennifer Delgado



Understandably, Pierson Place residents are nervous. Mayor Gordon is opposed to the equity group's proposal. His representative attended a Downtown Voices Coalition meeting April 10 and advised that the Mayor believes once homes are torn down, blight will follow, and that commercial development that intrudes into a neighborhood represents a danger to Pierson Place. However, other Council members may be open to the concept. A Citizens Advisory Review Panel will review all proposals received by the City.

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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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5025 N. Central Ave., PMB 516

Phoenix, AZ 85012-1520

Windsor Square Block Watch News

Suzanne Dohrer

Windsor Square BW Meeting

More than 25 WS neighbors met Community Action Officer Julie Smith at the Block Watch meeting on April 26. The meeting was held at the park on Medlock Drive. Such meetings give neighbors a chance to get to know each other, voice concerns and get to know police officers. At this meeting, neighbors heard about quarterly crime statistics, obtained Block Watch brochures, window signs and decals, and shared cookies and conversation.

Officer Smith said crime reports in our neighborhood had been stable. She answered questions, heard neighbors' concerns and advised neighbors to take special precautions before disclosing any personal information over the social network media on the Internet (such as FaceBook, MySpace and Twitter). Parents should be especially careful to supervise what information their children share on the Internet because that information has been the subject of stolen identities and improper contacts with minors.

Officer Smith answered questions about recent reports of violations of the noise ordinance and an altercation. Neighbors making reports should include the name of the business where the disturbance occurred, so that business

managers can respond to concerns. A neighbor's recent call to Crime Stop for suspicious solicitors also was discussed. Officer Smith explained that if a Crime Stop dispatcher does not understand why a solicitor is being reported, the caller should ask to speak with a dispatch manager to explain that our neighborhoods have had problems with scam solicitors (see below).

City Council vs. Solicitor Concerns

In the past several years, Windsor Square and nearby neighborhoods have experienced an increase in door-to-door solicitors. Many appear to be operating a scam to spot homes that are easy targets for criminals. Our Block Watch encourages neighbors to discourage solicitors and call Crime Stop. Now the City Council has organized a Solicitation Ordinance Working Group, which began working in May.

Councilman Simplot's office reports that public meetings will probably be held in June to get input on problem solicitors. Fall is the earliest the City Council might take action. If you want to express your viewpoint but cannot attend a public meeting, email or call Councilman Simplot, council.district.4@phoenix.gov or 602-262-7447.

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80-Foot Line Damage Reopens Irrigation Dialog

Ken Furtado

Half of Windsor Square belongs to an irrigation district; half does not.

The distinction becomes important when maintenance or repair becomes necessary. An irrigation district — technically, an Irrigation Water Delivery District — has a treasury funded by a small percentage of the property taxes of its members. About 40 years ago, SRP customers on the south side of Windsor Square voted to form an IWDD. The north side opted out. There have been two attempts since 1989 to get the homes outside the irrigation district — all SRP customers on the north side of Colter Street and north to Oregon and Georgia avenues, plus the north leg of 2nd Street — to become a district. Both attempts failed. But now there is an 80-foot section of damaged line in the utility easement between Colter Street and Oregon Avenue



to contend with. SRP has terminated at least one recent water delivery to its customers there. Repair estimates run to several thousand dollars. Some neighbors have tried to patch the break themselves, but the line continues to leak heavily, causing water to flood the easement and reducing pressure in the line sufficiently that some irrigation customers cannot properly fill

their yards.

If the north side of Windsor Square belonged to an IWDD, there would be a person to get bids, contract for repairs and write checks, and there would be a fund to cover the expenses. Individual SRP customers would not have

to do a thing: they would not have to “pass the hat,” deal with service providers, open dire letters from SRP or miss getting their entire 18 annual water deliveries.

If a simple majority of SRP customers living on the north side of Windsor Square, as described above, were to agree to a property tax surcharge specifically for the purpose of funding an account to repair and maintain the irrigation water delivery infrastructure, they could apply to the County Board of Supervisors to become an IWDD. If creation of a district is approved, the neighbors would then choose three of their number to be trustees for the district. The trustees would hire the commercial irrigator and conduct all subsequent business of the district. The trustees would also determine the amount of the property tax surcharge; it would appear on homeowners’ annual tax statements as a line item marked IWDD. (The IWDD tax I pay for my home on Pasadena Avenue is about \$80 per year, and I have not missed an irrigation in 21 years due to “down time” of the system.)


In an IWDD, SRP subscribers who wish to deliver their own water may continue to do so; no one is forced to use a commercial irrigator. The “catch” is this: if an irrigation district is created, then every SRP customer within the district must pay the tax. Anyone refusing to be assessed cannot continue to get irrigation. People living in the district who do not get irrigation would not be taxed. Homeowners who are not original members of the district may apply later to join the district if they agree to the property tax surcharge.

Sometime in June, a few volunteers from the neighborhood will conduct a straw poll among the 60 or so SRP customers living on the north side of Windsor Square, to determine whether there is sufficient support to move forward with the creation of an IWDD.

Please see Beth Gosnell’s related article on p. 6.

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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.

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OPEN HOUSE SCHEDULE

>Sat., June 12 9 a.m.-12 p.m. >Wed., June 23 9 a.m.-6:30 p.m.
 >Sat., July 17 9 a.m.-12:00 p.m. >Wed., July 21 3 p.m.-6:30 p.m.

Office hours will be extended to 8 a.m. —6:30 p.m. Tuesday, July 6, 13, 20 and 27. If you are unable to attend an Open House, please stop by or call the office to make an appointment for a tour.



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Irrigation Seen from Both Sides

Beth Gosnell

As a resident who has lived on Orange Drive (within the irrigation district) and on the north side of Colter Street (out of the district), I want to share my personal experiences. The biggest advantage of being in an irrigation district comes into play when a repair is needed. The Windsor Square delivery infrastructure is old. It often needs repair, and with the ongoing widespread oleander removal, there has been an increase in damage to the system.

In the 12 years I have lived in the irrigation district, I never had an extended disruption of service or had to worry about repairs. The district is in direct contact with Salt River Project and it addresses maintenance and repairs very expeditiously. Being part of the district also has the advantage of the district's bargaining power with service providers. Literally, my flood irrigation has been effortless.

When I moved to Colter, I was surprised to learn I was no longer in the district. As with all things in life, you take them for granted until something breaks, then you realize why it is so important. Like insurance, when you need it, you are glad to have it. So, when we had a break in the line, our irrigation was stopped and I was told by SRP to get my neighbors to pitch in money to fix the break. You can understand how difficult this might be. I didn't have the time or energy to be a money collector. Only one neighbor helped to pay for the repair and I had to spend time researching contractors and getting repair bids. Luckily, it was inexpensive. If it had been a large break, parts of the neighborhood may have lost service indefinitely. The reality of flood irrigation is that if the users do not keep the lines in working order, our flood irrigation rights are taken away.

The last thing I wish to share is the value of flood irrigation to me. One reason many of us bought houses in Windsor Square is the fact that there are mature shade trees and lush, green yards with unique landscapes. Not only do these factors increase our property values, they are good for our health and generally make us feel really good when walking down the street or sitting in our yards. The trees shade our homes, decrease our energy bills and cre-

ate a habitat for many wonderful birds and animals. Some may argue that we live in the desert and should therefore have desert landscaping with no lawn. I believe you should definitely utilize a Xeriscape design for newly developed houses but in an existing neighborhood with infrastructure in place to support flood irrigation, you are doing yourself a huge disservice not to take advantage of it. I would even argue that you may use less water with flood irrigation than with sprinklers because most people do not adjust their sprinklers for weather fluctuations so they usually overwater (that is a whole other article). Flood irrigation adds value to your property. If you are selling your home, there are many buyers who appreciate the value of flood irrigation and actively seek neighborhoods with that added value.

To summarize, whatever your reasons for enjoying the shade trees and lush landscape in our neighborhood, if you are part of an irrigation district you are basically buying insurance to guarantee the advantages of increased property values and the beauty and personal enjoyment we all enjoy in Windsor Square.

Beth is a certified nursery professional and has been a Windsor Square resident since 1983. She has a Bachelor of Science in Plant Biology-Urban Horticulture



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DAMNED IF YOU DUE

The March issue of the *Windsor Square News* contained a list of residents who paid their dues in 2009. After the newsletter was circulated, many people called to inquire why their name did not appear on the list.

On the information sheet enclosed with the dues request, there was a check box that said "Please acknowledge my donation in the *Windsor Square News*." Those who checked the box were acknowledged; those who did not check the box were not. This disclaimer was specifically added to appease those neighbors who in previous years took umbrage at having their donation publicly acknowledged without their permission.

DAMNED IF YOU DOO-DOO

Of all the complaints lodged with Board members this year, pooch-related woes comprise the bulk. Generally they fall into three categories:

- barking dogs
- dogs at large that are not on a leash
- dogs who poop where the dog pleases and owners don't clean up the mess

One avenue of recourse is to speak directly to the dog's owner. If that is not possible or reasonable, then you make take action in the following ways.

For barking dogs, call the City hotline at 602-262-6466, file a complaint and the City will initiate action against the owner.

Maricopa County law stipulates that your dog must be

restrained on a leash that is no longer than six feet in length whenever it is not on your property, with the exception of certain designated leash-free dog parks. You may report a dog off-leash by calling Maricopa County Animal Care & Control at 602-506-PETS (7387).

Unfortunately, there seem to be no City or County ordinances regulating dog poop. Poop is no less an nuisance, being unsightly, smelly and a possible source of disease.

THANKS TO THE DELIVERY TEAM

Many thanks to those neighbors who distributed the last issue of the *Windsor Square News*. They were: Mimi & Beatrice Allen, Highty Ashton, Lynne Eppleston, Barry Oleksak, Peter Mertz, Barb Cunningham, Bob Shepherd, Mike Heyl, Negatu Molla, Kathy Hansen, Seth & Darla Goodman, Hugh Knoell, Christine Lindley and Robin Spencer.



SIGN UP FOR NEWSBLASTS

The quarterly *Windsor Square News* does not always provide a timely way to keep neighbors informed of 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.

In keeping with anti-spamming laws, to get the NewsBlast you must request it. To subscribe, email a request to newsblast@windsorsquarephoenix.org.

Thank you Windsor Square!

PHOENIX RECYCLES HAS ADDED NEW RECYCLABLES TO MAKE IT EASIER FOR YOU AND DIVERTS MORE FROM OUR LANDFILLS. REMEMBER NOT ALL TRASH IS GARBAGE, PLEASE REDUCE, REUSE AND RECYCLE.

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PHOENIX RECYCLES CELEBRATES 20 YEARS 1989 2009

If you live in an apartment, condo or other commercial property not serviced by the City of Phoenix, consult your manager, owner or solid waste provider.

Resources (all area codes are 602)

Windsor Square Board of Directors

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District 11 Elected Officials

Sen. Barbara Leff (R)	926-4486	bleff@azleg.gov
Rep. Eric Meyer (D)	926-3037	emeyer@azleg.gov
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

CRIME STOP
(602) 262-6151

Oleanders

Please take care when removing oleanders. Their deep, invasive roots can entwine objects in a python-like grasp. If the roots wrap around a sewer line, utility cable, water main, irrigation conduit or similar structure, tearing out the oleanders can cause substantial damage.

There have been several requests to reprint the names of the companies that agreed to provide highly competitive bids for oleander removal in Windsor Square. All are licensed, bonded and insured.

- Clean Cut Lawn Care, 480-444-9689
Owner: Alfonso Torres
- Star Demolition, 602-628-2933
Owner: Jorge Ruiz
- Troy Bankord Design, 602-526-1330
Manager: Mark Banderet

If you will be replacing oleanders with walls or fences:

- Manuel Collantes, 623-340-0451
Fences, Brick, Block, Stucco and concrete
- Juan Gama, 602-349-7003
Gates—Iron and Wood, Welding, Custom Fencing
- Frontier Iron Work, 602-340-8278
Custom Iron Work
- Ortega Masonry, 602-751-5044
General Masonry

If you will be replacing oleanders with new vegetation, some of the recommended plants are hopwood (native to the desert), Arizona rosewood, dwarf myrtle and lemon.

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5025 N. Central Ave., PMB 516
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