



Medlock Place Historic District

Central & Camelback
Neighborhood Association
120 West Oregon, Phoenix, Az 85013

CCNA Street Representatives

Missouri
Tom Brown: 265-5279
Vermont
John Ward: 206-9513
Georgia
Dian Bentinck: 576-6854
Oregon
Joan Welty: 274-6968
Colter
Jon Douglas: 234-0150
Medlock
Marilynne Ransom: 285-9779
Pasadena
Carol Kawell: 230-9171

CCNA Officers

President
Jon Douglas: 234-0150
Vice President
Kerry Moss: 266-2627
Secretary
Holly Lorka: 279-0358
Treasurer
Doug Harter: 266-7353

Members at Large

Greg Bonderud: 266-1654
Kerry Melcher: 230-9309
Lynn Morrow: 277-7445
JB Runyon: 264-5313

Aldrich Irrigation Association

127 West Georgia, Phoenix, Az 85013

Membership

Rick DeGraw: 264-4396

Scheduling

Lynn Morrow: 277-7445

Irrigators

Jim & Kate Crowder: 914-6902 (pager)

Medlock Homeowners Association

Colleen Ceton: 241-1202
Irrigators, Mark & Ruth Ferguson

The Medlock Pages

Commercial Donations
Jon Douglas: 234-0150
Editors
Lynn Morrow / Kerry Moss

Homeowner Agrees to Non-Historic Compromise

City Error Eliminates Vintage Home

by Barbara Stocklin
City of Phoenix Historic Preservation
Officer

Greetings and Congratulations! Your neighborhood is now reaching the one year mark for listing on the City's Historic Property Register. We hope that our office has been able to provide your neighborhood with responsive and timely historic preservation services during the past year. Please know that we offer technical assistance, design review services and financial assistance for exterior rehabilitation work on historic homes in your neighborhood. Our office is available to assist you, and feel free to drop by our office on the 17th floor of Phoenix City Hall, 200 W. Washington, to call us at (602) 261-8699 or look us up on the city web site at www.phoenix.gov/HISTORIC.

Historic Preservation Commission's initiation of historic overlay zoning for Medlock Place. Once the historic zoning is initiated, our office coordinates with the Development Services Department

"We want to protect your neighborhood, but it is also difficult to expect home owners to severely alter their plans once they have already received a building permit - even if it was issued in error."

to place "red flags" on all new permits that are filed within the limits of the proposed historic district. Once these "red flags" are turned on, all new building per-



Photo by Metropolis Design Group

As part of the documentation to be submitted to the United States Department of the Interior National Park Service National Register of Historic Places, 321 West Oregon was named as one of the homes which qualified Medlock Place as an historic district. The changes now being made to the home disqualify it from historic status and interrupts the historic integrity of the neighborhood, but may not affect the continued status of Medlock Place as an Historic District. -Editor

I ALSO WANTED to take this opportunity to address a design review glitch that occurred with a building permit at 321 W. Oregon Street in your neighborhood. The property owner for this address filed building plans for a large rear addition and new garage with the City Development Services Department in February of 2003 - just prior to the City

mit applications are forwarded to the City Historic Preservation Office for historic design review. The Development Services Department issued the building permit for 321 W. Oregon Street in December of 2003 - eight months after Medlock Place was officially listed in the City's Historic Property Register. Unfortunately, staff in the Development

Continued on next page >>

Vintage Home (continued from cover)

Services Department thought that this property owner was "grandfathered" and that no historic design review was required since the permit application was filed prior to the city placing a historic review "red flag" on the neighborhood. Actually, our City Historic Preservation Ordinance protects neighborhoods by requiring historic design review for applicants already in the system, provided that the historic designation is finalized by the time the permit is issued. In this case, the City issued the permit in error. Our office did work with this property owner to lower the new roof more than 10 feet to try to retain the house's historic street appearance to the maximum extent possible. Nonetheless, a new larger and protruding front garage is planned

to replace the demolished attached garage, and some other front facade changes are also in the works. Please know that our office was in a difficult situation. We want to protect your neighborhood, but it is also difficult to expect home owners to severely alter their plans once they have already received a building permit - even if it was issued in error. We have taken the appropriate steps to improve education and inter-office coordination to ensure this doesn't happen again in Medlock Place or in other historic neighborhoods.

Please know that we look forward to assisting your neighborhood in your second year of historic designation. Do not hesitate to contact us if we can help you protect your beautiful historic neighborhood. ■

Property Tax Reductions Expected This Fall

by Kerry Moss,
CCNA Historic District Chair

One of the benefits of our neighborhood's designation as an Historic District is that qualifying homes (those which by their vintage condition and total number have added to an assessment that Medlock Place's development and architecture are historically significant) can apply for property tax reductions.

In conjunction with the City Preservation Office, the architectural consulting firm who assisted with our historic designation project has just submitted the final papers to the State of Arizona Preservation Office. Soon, the State office will apply to the National Registry in Washington, D.C.

By June I hope to report that the wheels of State and Federal approval are still turning and that by this fall, owners of qualifying homes can apply for property tax reductions.

At that time, property tax reduction application forms will be available for you at our monthly CCNA board meetings.

It will be up to each homeowner to submit their forms. To keep the reduction, every two years or so the property

*See the draft assessment
of your home's tax abatement
qualifying status at [medlockplace.com
/ hd.contributing.homes.html](http://medlockplace.com/hd.contributing.homes.html)*

tax reduction application will need to be renewed and forms will need to be resubmitted. To help verify the vintage condition of each home, applications will also require current color photos of the home.

Please contact me if you need additional information:
Kerry Moss, 266-2627. ■

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From the President

Boy, What A Year! First, I want to thank all of the neighbors who worked with the CCNA Board by donating their time and energy as well as the neighbors who wrote letters to the City regarding liquor license appeals, light rail issues, and a variety of other issues. I would also like to extend a thanks to neighbors who have paid their dues and are in good standing. I also want to thank the board members who have worked hard and for their consistency throughout the year. They took time away from their families and businesses to help the neighborhood deal with growth issues and to make Medlock Place a safer place to live and a well represented Phoenix neighborhood. As I have personally found out, it is a very time consuming duty.

I am willing to do this for another year to finish ongoing projects. These include entrance columns, installation of Block Watch signs, traffic mitigation on 3rd Avenue and Colter.

Construction of the light rail is to begin this spring. We need to anticipate and prepare for an onslaught of cut-through traffic. This will increase traffic numbers like we have not seen in the past. Camelback is expected to be under construction for three years - we all know that that could be three plus years.

I'm looking forward to finishing these projects and others with previous dues money, this years dues money, and with pending grant money from the City of Phoenix - which I would like to thank Dian Bentinck for filing the Neighborhood Block Watch Grant application - it was a tedious nine page effort.

I would like to remind all the homeowners of our great historic neighborhood that we could not do any improvements or produce this newsletter without your generous voluntary dues and donations and that we are ready to accept your 2004 dues.

Don't forget to vote for the 2004 board!

Jon Douglas

Don't worry, he won't bite.



Usually, that is true. However, if your **dog** is barking, it is for a reason.

Probably the dog is reacting to someone approaching your yard, which is also his or her territory.

Protecting your property is the dog's natural response. Sometimes another dog or cat will start them barking. There are times when an animal is lonely, causing them to bark or howl to get your attention.

If you hear your dog barking, check it out. If you learn that your dog barks while you are away, you should consider how to resolve the problem so the barking is not annoying to your neighbors. The animal deserves your attention. Be a responsible pet owner. Be considerate of the dog and your neighbors.

And always keep your dogs on a leash. It's the law.

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Annual Elections:

Central & Camelback Neighborhood Association Executive Board

Election to be held April 6 at 6:30 at Mount Calvary Lutheran Church: 5105 North 7th Avenue, West Wing Meeting Room

Medlock Place's neighborhood association is seeking candidates to serve one year terms on its executive board.

Service on the CCNA Executive Board is an honor and privilege, carrying with it a number of duties, responsibilities, and commitments. Board members are expected to:

- Attend all board meetings.
- Actively involve themselves in at least one committee or neighborhood project.
- Agree to work with other board members as a team player, dedicated to carrying out the work of the Central & Camelback Neighborhood Association.
- Contribute articles to the CCNA newsletter, The Medlock Pages.
- Appoint street representatives.
- Keep their dues current.
- With the single exception of the Commercial Liaison, own property in Medlock Place.

The CCNA 2004 Nominating Committee (Chairman Rick Degraw, Ralph Adams, Sheridan Bailey, and Carol Kawell) have provided the following names of those so far willing to stand for office. **Nominations for all offices are still open.** Additional nominations for CCNA officers will be taken the evening of the election.

President:
Jon Douglas
Vice President:
Kerry Moss
Secretary:
Dian Bentinck
Treasurer:
Douglas Harter
Members at Large (4):
Greg Bonderud
Chris Cantu
Trini Jackson
Marilynne Ransom
JB Runyon
Commercial Liaison:
open



Responsibilities & Duties of Board Members

PRESIDENT

- Writes agendas
- Chairs monthly meetings
- Presents the 'State of the Neighborhood' report at the annual election meeting
- Represents the association before Boards and Commissions
- Communicates the board's decisions to interested parties
- Coordinates and oversees all of the activities of the board
- Appoints committee heads
- Ensures progress on all pertinent issues
- Votes on issues

VICE PRESIDENT

- Aids the president
- Facilitates meetings in president's absence
- Coordinates committee chairman
- Votes on issues

TREASURER

- Collects and records annual dues
- Maintains a roster of dues-paying members
- Makes deposits and reimbursements
- Provides report of district finances at the annual meeting
- Votes on issues

SECRETARY

- Records the minutes of board meetings
- Notifies board members by phone/email of upcoming meetings
- Prepares the ballots for the annual meeting
- Votes on issues

MEMBERS AT LARGE

- Attend monthly meetings
- Act on behalf of the neighborhood
- Vote on issues

COMMERCIAL LIAISON

- Attends monthly meetings
- Acts as a liaison who communicates commercial and residential issues to the residents and surrounding neighborhood businesses
- Votes on issues

**Make Sure You & Medlock Place Are Well Represented
RUN FOR BOARD OFFICE OR VOTE APRIL 6**

Medlock Place Home Tours!



If you occasionally find people at your door wanting to buy your house or just so enamored with your place that they want to look around - well, we have a cure for that: Medlock Place Historic District Home & Garden Tours.

Planning is starting for a one day tour in the fall of 2005. Volunteers are needed for the tour committee.

We are looking for at least eight homes and four exterior 'garden only' homes. We will also be rolling out the antique cars and masterfully made cookies and eats. If you are a Medlock Place homeowner and would like to commit to this one day showcase, please contact Kerry Moss at 602-266-2627.

Kerry Melcher
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**Central & Camelback
Neighborhood Association**
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\$25 or more. 😊

\$25

Make checks payable to: CCNA / Deliver to: CCNA, 120 West Oregon

Your Name _____

Address _____

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Medlock Place neighborhood association dues are \$25 per year and though voluntary, are a much needed part of funding neighborhood projects, the purpose of which is to help ensure the safety and value of our lives and property.

Each year property loss due to water damage costs homeowners billions of dollars. The fact that many of these property items could have been saved or restored is surprising to many.

The most common water damage in the home happens as the result of: plumbing problems (tubs, toilets, pipe breaks, showers), rain water, washing machines and frozen pipe breaks. Compare your monthly water usage to the previous month or prior year's bills. In some instances you might have only a small leak, but over the course of a year it could add up to substantial water loss. These are some of the precautionary tips that could help you to prevent water damage to your property.

For a free brochure that is designed to help prevent water damage, protect you and your family in the event that you experience water damage and provide you with some important safety tips that could help you and your family avoid injury and limit your losses as much as possible, call Mark at 602-248-9001.



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Neighborhood Block Watch Is Easy

Block Watch is just about as easy as meeting your neighbor.

Knowing who should be around is the first step in making Medlock Place a safer place to live. We don't have to be nosy to pay attention when we see something out of the ordinary taking place in the neighborhood. That little bit of attention can go a long way in preventing crime.



If you see what you think might be a crime in progress, call 911. To report an after the fact burglary, theft, stolen vehicle, or a non-injury traffic accident, call 262-6151.

These phone numbers are printed on Block Watch home window signs. To obtain one of the window signs, contact your avenue's CCNA Street Representative (listed on the front page of *The Medlock Pages*).

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Crime Prevention Grant Application Submitted

by Dian Bentinck

The City of Phoenix has an assistance program for neighborhoods to apply for and to receive grant monies for safety and crime prevention. The maximum allowable grant is \$10,000.

The Central & Camelback Neighborhood Association collaborated to identify some very creative ideas to help prevent crime.

Neighborhood entry signage, increased newsletter distribution, easement restriction fencing, and motion activated security lighting were proposed. Our grant application requested about \$9,800. The proposal was one of 198 applications submitted to the City in February.

Accepted grant applications will be announced in May and awarded funds will be available in June.



Windsor Square 75th Anniversary Home Tour

Featuring Twelve Homes and Gardens with Diverse Architectural Styles



Sunday, April 4, 2004

11 a.m. - 4 p.m.

\$11, \$1 discount with donation of non-perishable food item.

Windsor Square Neighborhood Association presents their 4th Biennial Home Tour. The residential architecture shows great

diversity spanning some 65 years. The development of Windsor Square began in 1929 when Phoenix's population totaled 70,000 and Central was paved only to Camelback. The Home Tour will also feature fine arts & crafts vendors, historic home restoration products and consultants and refreshments.

2004 also marks the 75th anniversary of Windsor Square. The residential development was established in 1929. Herbert Hoover was president and the Philadelphia A's beat the Chicago Cubs in the World Series. More significantly,

Windsor Square shares its birthday with the 1929 stock market crash and the

first use of penicillin to fight infections.

Begin your walking tour at Medlock and 2nd Street (one block east of Central, north of Camelback).

The Windsor Square Home Tour is a unique event that will take participants back to a time before freeways and cookie-cutter developments. The tour will feature a wide variety of residential architectural styles, ranging from early period revival styles to post-war ranch homes.

All proceeds from the Home Tour benefit special projects concerned with the preservation of this historic Phoenix neighborhood.

Tickets will be available on the day of the home tour. For more information, call 602.264.4518.

Contact Kerry Moss (266-2627) for specially discounted Windsor Square Home Tour Tickets. Hurry, only 30 low-priced tickets are available to Medlock Place residents.

**Annual
Central &
Camelback
Neighborhood
Association
Executive Board
Elections
Tuesday, April 6**

CCNA's next Board meeting will be **Tuesday, April 6, 2004.**

Board Elections.

Mount Calvary Lutheran Church
5105 North 7th Avenue
West Wing Meeting Room

6:30 p.m.

Meetings are regularly held the first Tuesday of each month at 6:30 p.m.

Kerry Melcher
generously underwrote the
printing of this issue of *The Medlock Pages*.