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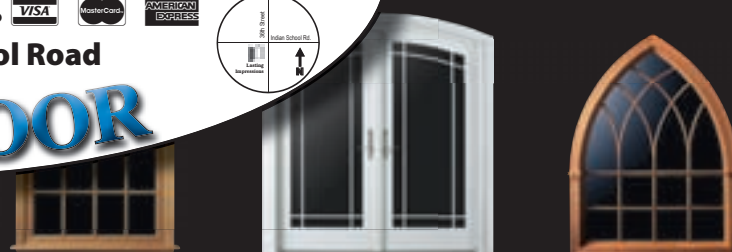
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COVER Mediterranean Estate

A slice of Tuscany in the desert, this grand estate breaks the mold of traditional Arcadia remodels.

18

FROM THE PUBLISHER

You are holding a publication that has taken us over a year to put into print. The concept was born out of appreciative admiration of some of our Arcadia neighbors' homes. While the Arcadians are the focus of our regular paper *Arcadia News*, this seasonal publication is our foray into the places those Arcadians call home. Enjoy taking a tour through some of the greatest properties in Arcadia and we'll see you again next spring/summer for another round of spectacular homes. I welcome your comments and feedback via e-mail: greg@arcadianews.com.



Greg A. Bruns

06 Modern Marvel
This custom contemporary home by Peter Lendrum is a unique piece of modern art.

14 Hollywood Bungalow
Classic style and vivacious colors bring the Murphy's ranch home to life.

16 Home of David Wright
A gem of masculine design from the legendary architect, Frank Lloyd Wright, Jr.

22 Old World Arcadia
No expense was spared and no detail overlooked in this original creation by Furcini

26 French Country Estate
Classic Arcadia ranch meets Sage's French Provincial architecture.

29 History of Arcadia
A detailed chronicle of Arcadia's roots and developed past.



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MODERN MARVEL

The Lendrum House

This unique modern art marvel is a rare find in Arcadia. Set far back from the street, this custom contemporary home stands timeless against the background of original foliage from the sixties. Designed by architect Peter Lendrum, this was finished in 1969. Sitting on nearly half an acre, the house has 3,286 square feet which includes three bedrooms, a den, and two bathrooms.

Walking through the red entry door, the foyer's simple design incorporates royal blue and black modern shutters contrasted against a light maple wood floor. There are also signature decorative windows that are representative of the time. Throughout the home, the new owner has hung various black and white original drawings which further expound on this home's modern theme.

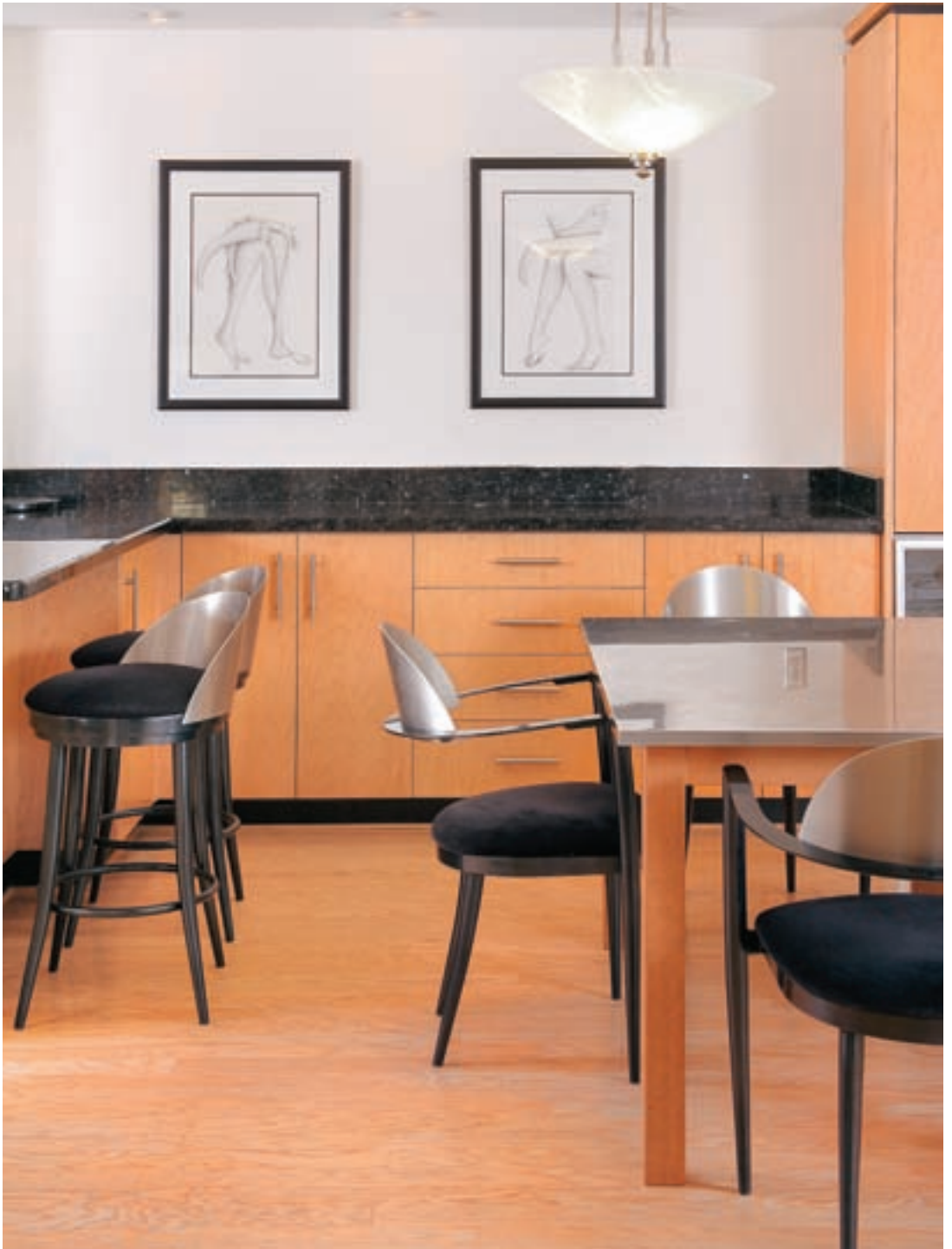
Look down the hallway to see the living room which has been recently updated with slate floors and a wall of slate along the fireplace mantle. The original dark wood from Lendrum's time contrasts nicely with the new addition. All the contents, specifically the furniture, were painstakingly hand picked for this house to maintain continuity.

The dining room is an example of this with its glass table supported by black metal support beams. This setting overlooks the quaint brick courtyard and gentle vine accent. Next, the kitchen showcases the only other modern update, black wooden flooring. Chairs and a table in this room are made simply of metal and some wood.

In back, the yard is host to a number of modern possibilities. You could be at one with nature in this tranquil setting. Enjoy lively conversation while seated at the brick and wooden benches. This home nicely flows from start to finish without betraying its roots or pretending to be anything other than a work of art. ■

- **HOME NAME:** Modern Marvel – The Lendrum House
- **OWNER:** Joseph Brklacich and Michelle Taylor
- **ARCHITECT/DESIGNER:** Peter A. Lendrum
- **SQUARE FOOTAGE:** 3286
- **YEAR BUILT:** 1969







Claude Monet ~ Villas in Bordighera, used with permission.



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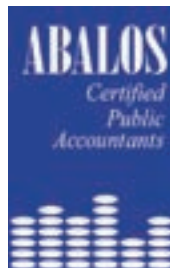
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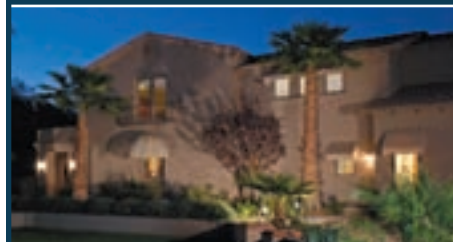
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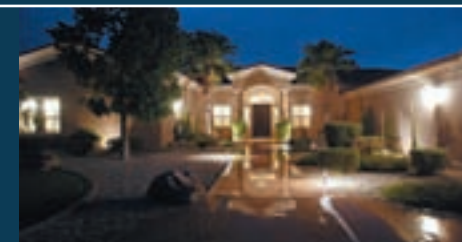
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Home of David Wright



Frank Lloyd Wright left a legacy through his work and the timeless buildings he created in Arizona. This home actually represents one of the few residential structures built by his first son, Frank Lloyd Wright, Jr. or “Lloyd Wright” as he was better known. Lloyd Wright also became an architect, and he designed this gem for his brother, David Wright, in 1968.

For Arcadia, the sixties were a time when most of the area was still filled with orchards, and viewed as living in the country. This home is a reminder of that era. With its simplistic design and clean appearance, the exterior holds a definite Frank Lloyd Wright influence.

Since Lloyd Wright served as his father’s construction manager for many years, he was familiar with both the limitations and creative possibilities available through block construction.

This contemporary home sits on nearly an acre of land and is comprised of more than 4000 square feet. There have been very few updates made to this home which includes five bedrooms and four baths. From the kitchen window, you can imagine the Wright family enjoying breakfast in the swank retro setting of yesteryear. From there, the home naturally flows into the great room which is dominated by the original block construction fireplace.

While every room in the house serves as a subtle reminder of its namesake architect, the game room really typifies the intricate and original design work of Lloyd Wright. From the pool table, you can see the signature windows and gray block design. The room also effectively utilizes Arizona’s natural light as an artistic accent. The house is also home to many original art pieces completed by family members.

Last, a walk through the house to the patio reveals a hidden surprise. Showing off Lloyd Wright’s background in landscape architecture, the backyard is host to some of the most spectacular, unobstructed views of Camelback Mountain in Arcadia. ■

- **HOME NAME:** Former Home of David Wright
- **OWNER:** Scott and Karen Robertson
- **ARCHITECT/DESIGNER:** Lloyd Wright
- **SQUARE FOOTAGE:** 2512
- **YEAR BUILT:** 1968





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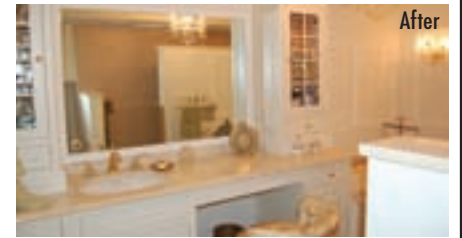
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Having been raised in Arcadia,

I've seen the neighborhood through many changes. From the original ranch-style homes to the newly constructed Tuscan estates, Arcadia has become the center of town. With large, grassy lots, phenomenal mountain views, top-rated schools and nestled near fantastic shopping, eateries and resorts, Arcadia is the "quiet gem" of the valley. For your next real estate transaction, please let me share my enthusiasm for the area with you.



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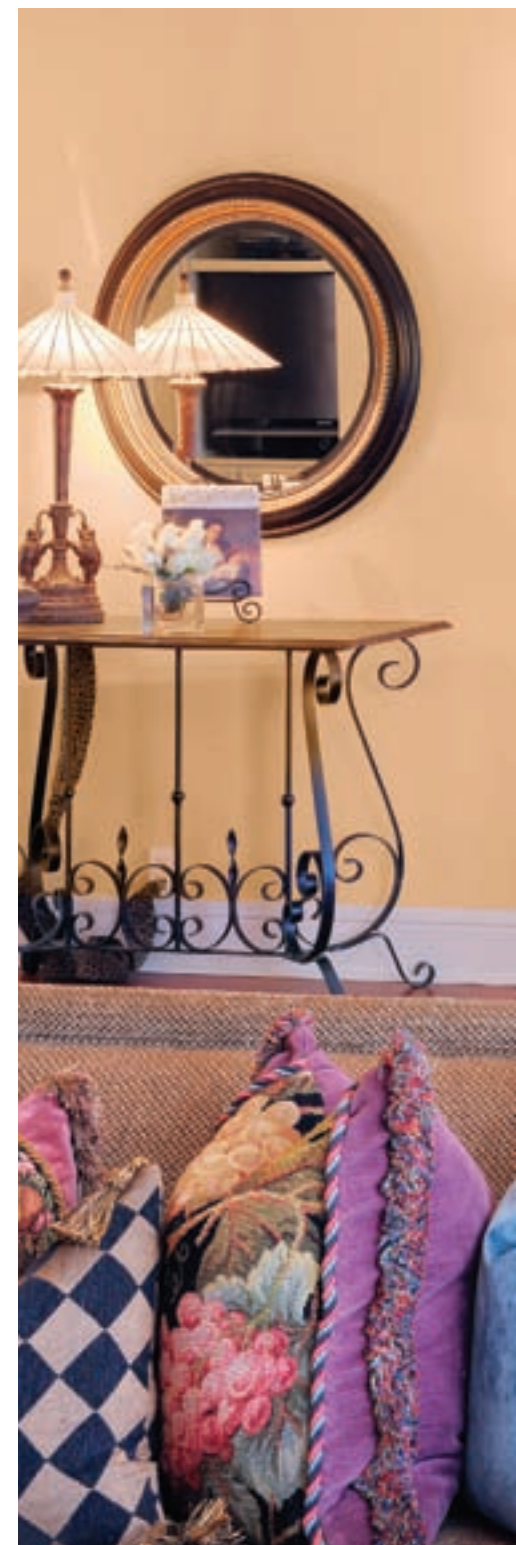
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Hollywood Bungalow

This home's exterior was tastefully converted from a ranch style slump block design to a halcyon garden setting where the façade merely serves as an accent to the foliage. The amazing use of color is what makes this home so undeniably attractive. Why not stop awhile for a glass of lemonade and soak up the ambience.

Every room in this Hollywood Bungalow bursts with color and style. Covering more than 2800 square feet, this half acre home site boasts four bedrooms and three baths. Built originally in 1965, everything has been smartly updated to reflect the creative and individual talents of its new family.

The MacKenzie-Child checkerboard "kitchen table" serves as a work of art which frames the theme and mood of this jovial space. The functional setting is the perfect for entertaining, doing homework, eating or just reading a book. Also noteworthy is the MacKenzie-Child Grandolier Chandelier that gracefully illuminates this dining area.

Upon entering the living room, we are even greeted with music from the immaculately maintained piano. Once again, the creative use of color is a delight from any perspective. The

plantation shutters, custom draperies, and handmade furniture all bring to life a vision of what Hollywood might have been like in the fifties.

The daughter's room neatly makes use of the natural light. Cottage white walls contrast nicely against the rose carpeting and drapes while flowers remind us of the thoughtful garden retreat waiting outside. These colorful vignettes hint at both the innocence and promise of youth. Next door, the guest bath refreshes the checkerboard pattern with childlike miniature octagons.

This Hollywood Bungalow is a refreshing twist on the Arcadia remodel. The home never repeats the same style and is able to hold the guest's attention through an enigmatic display of color, sense and style. This house is truly what dreams are made of. ■

- **HOME NAME:** Hollywood Bungalow
- **OWNER:** Mary and Richard Murphy
- **ARCHITECT/DESIGNER:** Mary Murphy
- **SQUARE FOOTAGE:** 2884
- **YEAR BUILT:** 1965
- **RECONSTRUCTION:** 2007



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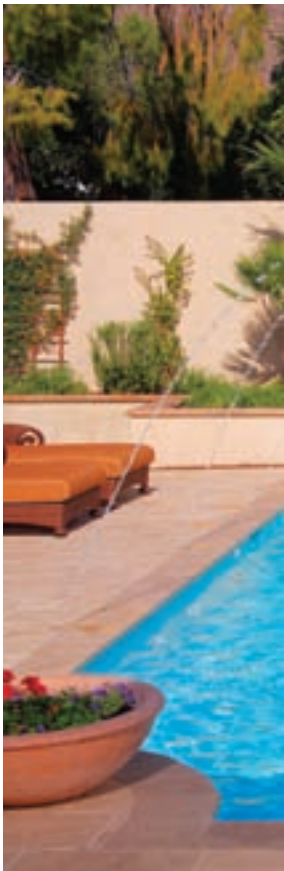
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Mediterranean *Villa*



There are model homes and then there are homes that broke the mold. This house is the latter. When Staci Charter from Est Est began working with this homeowner, she didn't realize how much fun work could be. The goal was to simply redesign the house, but the result was a retreat from civilization. The 5,800 square foot house has everything you would ever want in a home. From front to back, this Tuscan / Mediterranean estate gracefully unfolds through its breathtaking use of hand carved cantera stonework.

The exterior is beyond impressive, incorporating a lush green lawn, courtyard, stone walkway and even a sitting area with fireplace. Flowers are everywhere in the colors of English royalty, red and purple. Open the wrought iron front door to step inside this old world beauty. First, there is the living room with its detailed cantera fireplace. The incredibly high vaulted ceiling hosts wooden crossbeams that are reminiscent of an English Manor home.

Next, the spacious and highly ornate kitchen would be the envy of any great chef. The range serves both function and form through the beautiful and intricately accented tile work, plus the appliances are all state of the art. Cherry cabinetry is topped with opalescent black granite countertops that set your mind lingering on thoughts of what entertaining would be like in this vast estate.

Then there is the office or study which looks more like something out of a daydream or Hollywood movie. Stunning drapes, rustic wooden shutters and a rounded “desk” create a sense of tranquility. Although work must be done, this writer’s preference would be to complete even the most mundane task in this location.

After a tough day at “the office,” relax by the pool which features a waterfall and whimsical water jets. Tired of the kitchen? Try cooking at the over-sized outdoor grill and complete kitchen, and then dining at your poolside cabana. You’ll never want to leave this slice of Tuscany in the desert. ■

- **HOME NAME:** Mediterranean Villa
- **OWNER:** Dore Pfaff
- **ARCHITECT/DESIGNER:** C.P. Drewett / Sonora West Homes
- **INTERIOR DESIGN:** Staci Charter, Est Est & Don Myers, Champagne’s Home Décor
- **SQUARE FOOTAGE:** 5800
- **RECONSTRUCTION:** 2007



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Old World Arcadia

From the minute you step into the stunning foyer with its beautiful red brick ceiling, this Furcini custom home seems to redefine the meaning of both individuality and originality. To even the casual observer, no expense was spared or detail overlooked in the planning and design. A self-described “old world builder,” Jim Furcini worked endlessly to perfect nearly 8000 square feet of pure luxury at the base of Camelback Mountain.

The Arcadia home site was even hand picked by the owners following an extensive search of residential properties throughout Phoenix and Paradise Valley. Billed as an entertainer’s paradise, the dining room first showcases the flawless iron and glass work that is incorporated throughout the home. The kitchen is tastefully assembled with a wood dining bar, granite countertops and intricate tile work over the stove.

Landscape design includes an exquisite courtyard in the front with several miniature brick courtyards in the back while still leaving enough room for the kids to enjoy. The home is comprised of five bedrooms, four baths, and an office, not to mention the spacious media room, wine cellar and six separate fireplaces. Last, the home's focus is also on family with an imaginatively decorated Children's Playroom and uniquely crafted indoor tree house.

Originally built in 1960, this was formerly a ranch style refuge which minimized sun exposure. For nearly two years, the home was conscientiously “reconstructed” to incorporate the park-like surroundings of Camelback Mountain with mature landscaping. The result was a Mediterranean Villa that warmly translated the natural flow of family life. Recognizing that the sun can be a source of energy, the house refines natural light into a work of art in nearly every room.

Indeed, this home is where the heart is. ■

- **HOME NAME:** Old World Arcadia
- **OWNER:** Jim & Kristen Furcini
- **ARCHITECT/DESIGNER:** Kristen Furcini & Kelly McCall
- **SQUARE FOOTAGE:** 8000
- **YEAR BUILT:** 1973
- **RECONSTRUCTION:** 2006



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French Country Estate

In 2006, Sage Custom Homes' Partner Jason Monczka finished the final touches on his dream home in Arcadia. Throughout the process, he worked endlessly with the neighbors and surrounding community. The result was a custom home that exceeded even his expectations. Jason specifically picked Arcadia, since he knew this was a great place to raise a growing family.

From the outside, this French country estate captures your attention. The colors serve to soothe the eye while the architectural style holds your focus. The shaker roof is delicately divided by the rich chocolate exterior with a hint of white. Three separate doors welcome you to this chateau. The landscape, symmetry and style all point to a French Provincial influence.

Inside, the interior transports you to a different era with a strong sense of European design. The house is comprised nearly 3500 square feet. Specifically, there are three bedrooms, four bathrooms and an office. The furniture, custom cabinetry, countertops and ceiling fixtures complement every room based on functionality and design.

Conceptually, this home was planned with an emphasis on family. The home was not built as a museum for their treasures. In fact, while we photographed their home, the dining room was cleverly converted from eating area to meeting room in a matter of minutes. The owners clearly enjoy the house, and others feel welcome there too.

From the alabaster marble countertops in the kitchen to the white stone hearth at the fireplace, this home cleverly transcends any era. In the back of the house, majestic Camelback Mountain seems to nod in approval of this French Country estate. The iconic view travels the length of the entire house and serves as a subtle reminder of what is unique and special in Arcadia. ■

- **HOME NAME:** French Country Estate
- **OWNER:** Jason & Slavica Monczka
- **ARCHITECT/DESIGNER:** Sage Luxury Homes
- **SQUARE FOOTAGE:** 3500
- **YEAR BUILT:** 1973
- **RECONSTRUCTION:** 2006







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Arcadia ROOTS

BY TRACY WERTH

What is the history of this place we call “Arcadia?” Around 1920, Arcadia was becoming an agricultural area; its main crops were citrus and dates. By the 50s and 60s, Arcadia had become a residential area whose main crop was children! Now in 2007, the only thing about Arcadia that has not changed is that our neighborhood remains one of Phoenix’s most desirable places to live.

But, let us go back to the beginning – when the open land in the shadow of Camelback Mountain was nothing but dirt and desert sagebrush. Land without water is not worth much and before the turn of the century, land in Arcadia could be had for 35 cents an acre. All that changed because of two pioneering men who each did his part in developing the area.

The first gentleman was William John Murphy, a roadbed contractor who came to Arizona in the late 1880s through his work for the Santa Fe Railroad. When his railroad contract ended, W. J. Murphy won a contract to build the Arizona Canal, which today is where Arcadia residents converge to ride bicycles, jog or walk the dog. The project was to stretch 40 miles from Granite Reef Dam to New River and irrigate 100,000 acres.

Murphy realized the property below Camelback Mountain would be a good investment. He bought large tracts of land east of what is now 44th Street and Camelback Road for agricultural use and future settlement. Murphy planted a variety of trees, including fig, olive, pomegranate and orange. His secondary plan was to market portions of his purchase as a rural residential development with rows of citrus trees. Murphy’s target audiences were wealthy visitors from the East and Midwest who would build winter homes in each pre-planted mini orchard he sold them.

In 1909, to assist him in attracting buyers for his home lots, Murphy built Phoenix’s first resort to give potential influential clients a place to stay. The lodge was named the Ingleside Club, and in later years boasted an 18-acre golf course and horse

stables. Visitors to the Ingleside included Teddy Roosevelt, Will Rogers and members of the Vanderbilt family.

A second winter desert retreat in the area gave Murphy’s Ingleside Club some competition when the Jokake Inn was built in 1927 on the site of today’s Phoenician resort. The Jokake Inn, whose tearoom was decorated with native Indian pottery and Kachina dolls, also attracted the country’s rich and famous, among them Frank Lloyd Wright. He and his wife stayed at the Jokake in 1938 while construction of his Taliesin West started.

Sylvia Evans Byrnes, a founder of the Jokake, wrote in her book *A History of the Jokake*, that the egotistical Wright was quite unpredictable. When it came time to settle his bill, in lieu of payment, “the architect made a gift to us of some Japanese prints...and later wanted them back!”

Another founding father of Arcadia was Seymour Jordan, who along with Edward Grace, M. Kreig and Charles Keafer, formed the Arcadia Water Company in 1919 and is where our area got its name. “Arcadia” was originally the name given to a pastoral region in ancient Greece.

Jordan had bought a 640-acre parcel of land south of Camelback Mountain, which he divided into 5-acre lots to sell as citrus orchards. Included in the price, each site came leveled, already planted with trees and most importantly—with access to water from his Arcadia Water Company. By 1924, most of the small citrus farms he sold had been repossessed and Jordan then resold the land in 10-40 acre blocks to other developers.

In the mid-1920s, the real estate business was booming and the Arcadia area had become known for its wealthy homeowners and quality homes. One exception to this was a small house that had been constructed in 1919 at 50th Street and Camelback as a residence for the Arcadia Water Company’s foreman. In 1985, Martha Shemer bought this property and the quaint house still on it as a gift to the City of Phoenix to be used as an art and history museum.

When Frank Knoell, father of Frank Knoell Jr. who later founded the Valley’s Knoell Brothers Construction Co., moved his family here in 1922, the 29-acre piece of land he purchased was far from Phoenix proper. The price of the plot, situated on the northeast corner of what is now 40th Street and Camelback Road, was \$2,300.

“It was pioneering. There was nothing else out there,” remembers Frank Knoell, Jr.

He and his brother Hugh formed Knoell Brothers Construction in 1947. One of their company’s earliest projects built 49 homes on a piece of the family’s land at 41st Street and Camelback Road. The \$24,000 ranch-style homes had three bedrooms, air conditioning, shake roofs, beamed ceilings, and mahogany kitchen cabinets.

Another Valley homebuilder, Del Trailor, of the Del Trailor Construction Co., paid \$800 an acre for land at 45th Street and Camelback Road. Trailor parceled the land into 56 home sites called Del Rey Estates. The entire tract of homes sold out in one day.

Dozens of developers, whose names are familiar to long time area residents, such as Modern Builders and Allied Construction Co., popped up around Arcadia in the 1950s. Their subdivisions had homes that featured such upscale amenities as sunken living rooms, wet bars and walk-in pantries. Arcadia then was still practically rural living with Camelback Road having only two lanes and little traffic.

Soon though, ever-expanding Phoenix had reached Arcadia. Up into the early 60s, Phoenix and Scottsdale were each arguing over who would annex this popular residential area. That is why, although most of Arcadia is part of Phoenix, the area east of 64th Street ended up with a Scottsdale address.

In 1962, a home in “regular” Phoenix averaged \$13,000, but Arcadia homes cost almost triple that price. By 1970, houses for sale in one of the last Arcadia developments began at \$70,000.

Part of our neighborhood's popularity has been its climate. Because we are higher in elevation than much of the Valley, our area stays cooler. Even now, satellite imagery of Phoenix shows that in Arcadia the temperature measures up to ten degrees lower than surrounding areas, which is also in part due to our plentiful supply of large grassy yards and orchard trees.

Oranges, tangerines, lemons, and grapefruit—you name the citrus—we've got it. And all without wasting precious desert water resources due to the drainage canals that run alongside many of our neighborhood streets. So, rather than using sprinklers for watering, we can simply flood our yards with plentiful irrigation water.

And keeping our lush landscapes green is not the only benefit Arcadia residents derive from its proximity to water supplies. The dividing line between north and south Arcadia is the Arizona Canal along Indian School Road. During construction of the canal, a large rock ridge at what would be between 56th and 58th Streets was impossible to dig through. So they left the ledge as it was right in the canal's path and just let the water flow over it, creating a 15-20 foot waterfall. The spot was called Arizona Falls and became a popular gathering spot for residents. There, in 1902, the first hydroelectric plant in Phoenix was built to utilize the force of the falling water. The plant was rebuilt by SRP in 1911 and continued to deliver power until it was shut down in 1950.

For fifty years, Arizona Falls was almost forgotten until June 2003, when SRP reopened the once-again rebuilt power plant. Visitors come to enjoy the soothing sound and sight of the cascading flow. Antique gears from the original plant can be viewed through sheets of falling, clear water. Three walls of liquid from two aqueducts form a room around shaded stone seats where one can sit and feel as if they are inside the waterfall. Arizona Falls generates 750

FARMING WAS THE PRIMARY USE OF LAND IN THE EARLY 20TH CENTURY.



kilowatts of clean, renewable electricity (enough to power 150 homes) that is fed into SRP's grid system.

So, how lucky can we be? We have our own Arizona Falls with its ecological power plant, our own art museum at Shemer, breathtaking views of our very own Camelback Mountain, and even our very own newspaper! Our central location provides easy access to the airport; downtown Phoenix museums, sports arenas, symphony performances, and theatre productions; in addition to the nearby fashion and art of Scottsdale. We live in a little piece of heaven hidden away right in the middle of the busy metropolis that is our nation's sixth largest city.

As one of Phoenix's most beautiful neighborhoods, Arcadia has only grown more desirable with age. Our homes are highly regarded for their verdant landscapes and notable schools. Residents have a range

of home styles to choose from—everything from French country chateau to sprawling Spanish haciendas to modern contemporary.

Even homebuyers who want new construction still flock to Arcadia. It is one of the few Phoenix neighborhoods with large homes on spacious lots. Rather than endure a long commute to live in some new tract with endless rows of white stucco and rock front yards, today's Arcadia homeowner buys older existing homes then expand and update. Real estate values in Arcadia have risen so much that expensive remodeling can pay for itself in a short time. Is it any wonder that our tree-lined streets of upscale homes continue to keep its aura of exclusivity?

Today, the name "Arcadia" denotes a peaceful, rustic place and the 6,000 residents of Arcadia can testify that our neighborhood more than lives up to its name. ■



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