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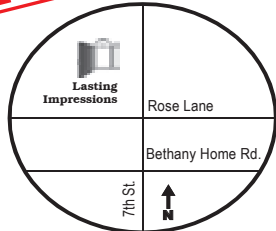
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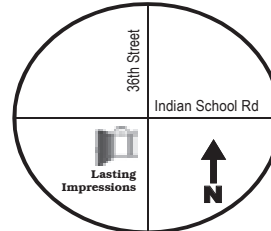
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ARCADIA Home

SUMMER 2009 ISSUE
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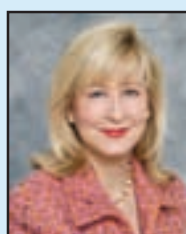
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COPENHAVER KEEP



With all due respect to Wrigley Mansion, there is no more talked about or more famous residence in Phoenix than Copenhaver Castle.

More of an eccentric mountaintop lair than impenetrable Medieval fortress, the castle was built on the south side of Camelback Mountain over a 12-year period by Phoenix orthodontist Mort Copenhaver. According to the Copenhaver Castle Foundation, the imposing structure was modeled after a Moorish stronghold in Spain that the builder saw in an old movie.

The stone used to erect the round towers and walls was blasted from the vertically oriented, rectangular five-acre lot using mining equipment acquired by Copenhaver. Aesthetically, the rock-on-rock effect is as equally impressive up close or gazed upon from afar by passersby down on Camelback Road.

True to form, accessing the castle by more traditional methods still isn't easy. Greeted by a gate and "1967" plaque (which commemorates the year in which Copenhaver bought the land), visitors must travel up a steep, winding drive that passes underneath the master wing en route to the detached three-car garage, fountain, and front entrance with mammoth double doors.

Equipped with both a drawbridge and a moat, along with its own helicopter pad, the castle certainly captures the imagination from the outside, but inside is where the true intrigue lies. Listed at over 7,800 square feet of living space (the caretaker says that number is closer to 10,000), the home was built in eight levels, with ten view balconies and a retractable roof. It has 20 rooms in all, with five bedrooms, seven and one half bathrooms, and four fireplaces. The great room has a tiled hot tub that seats 20 comfortably, a 17-foot indoor waterfall that cascades over the grand fireplace, sauna, arched wooden-framed windows with several view decks overlooking the Valley, plus an indoor grill and bar area. The dungeon (yes, dungeon) is equipped with a wet bar and a study. And what castle would be complete without a few secret passageways?

Copenhaver put the castle on the market in 1985 but it never sold and he eventually lost it to foreclosure. Chase Bank owned the property until 1989, when it was sold to Jerry Mitchell, a rancher and owner of Black Canyon City's Krazy Horse Polo Ranch. The castle has been unoccupied for over a year and is in the midst of an aggressive remodel, including all-new plumbing and electric. There is little doubt that with the right decorator's eye and some ambitious contractors, Copenhaver Castle could be transformed into a beautiful residence. After all, with a perch that is 150 feet higher than any other lot on the mountainside, the castle's city views are truly one-of-a-kind.

Copenhaver Castle is currently being listed for \$3.9 million, a price which the listing agent's flyer says, "reflects the need to update the kitchen, bedrooms, and baths." ■

- **HOME NAME:** Copenhaver Keep
- **BUILDER:** Mort Copenhaver
- **DESIGNER:** Mort Copenhaver
- **SQUARE FOOTAGE:** 7,800 (approximately)
- **YEARS BUILT:** 1967-79



Castles aren't strictly European. There are hundreds of castles located throughout America, including 11 in Arizona (most notably Tovrea Castle, now a City of Phoenix park and garden). Other castles can be found in Tucson, Prescott, Vail, Copper Creek, Lake Havasu City, Desert View, Kingman and Dewey.

AT RIGHT: True to form, a coat of arms plaque bearing the castle's name is mounted to the left of the front door. Also guarding the castle's entrance are wrought-iron lamp posts with black gargoyles on them, adding to Copenhaver Castle's mysterious allure.





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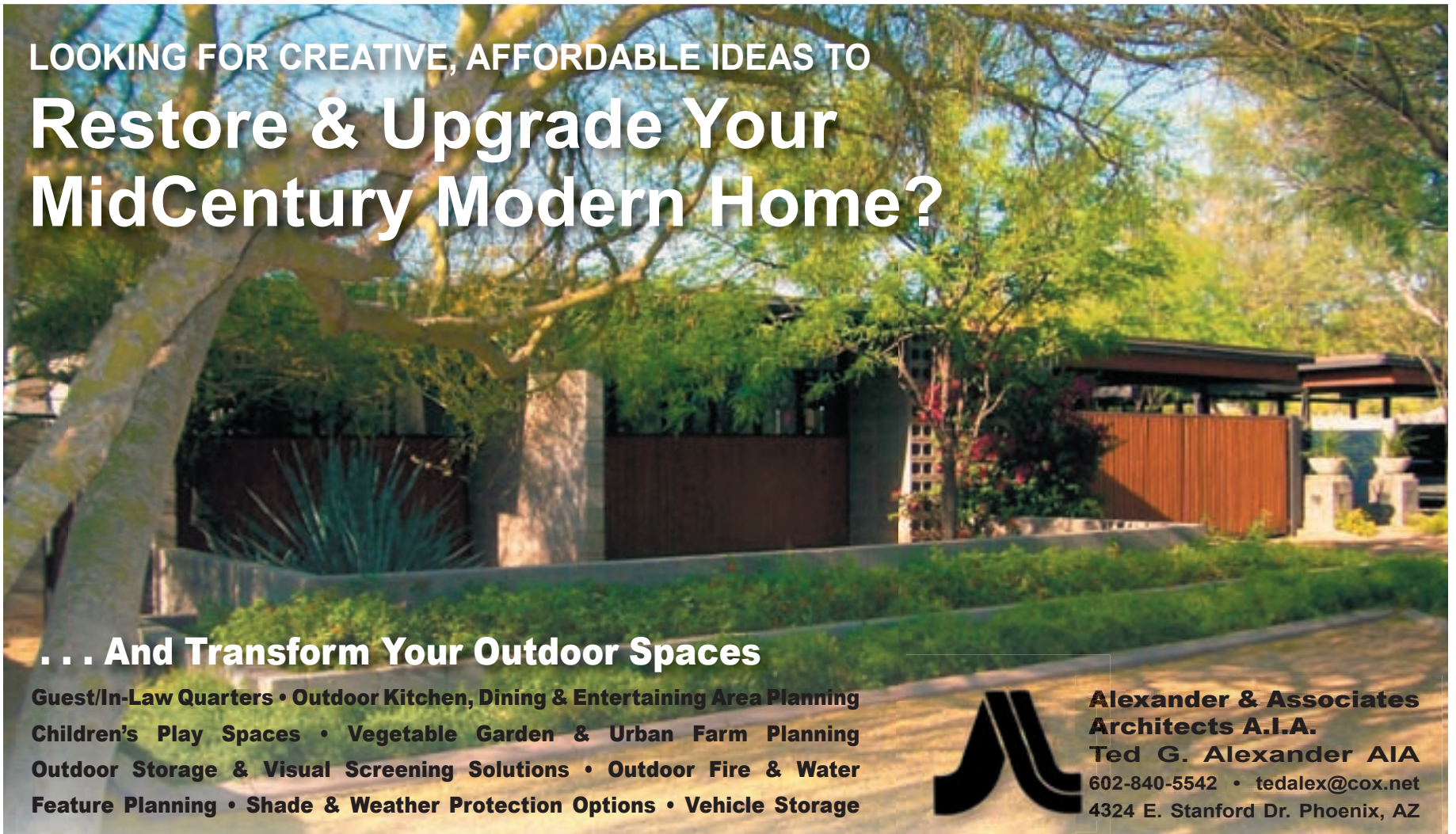
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WHIMSICAL OASIS

Elegant yet unimposing, detailed but never contrived, Charles Surrano's home is a perfect example of comfortable Arcadia luxury.

Nestled on just under an acre on picturesque Exeter Boulevard, the year 2000-built home is undeniably stately, with 6,700 square feet in the main house, an 800-square-foot pool house and an 800-square-foot guest house located above the three-car garage. But walking through the home it never feels cavernous or antiseptic, due in large part to Cara Clancy's timeless design and Surrano's keen decorating eye.

"There is nothing in this house that people should be afraid to touch. I won't live in a house like that," says Surrano. "Plus, it's got

a humble grace about it that makes it so comfortable."

From the stone façade and roof style to the brick accents and authentic wood moldings, the property is Old English Country inside and out.

"This house has that classic feel," says Surrano, a Phoenix attorney who purchased the home in 2002. "If you've ever been to the [Washington] D.C. suburbs, that's the only other place in the country you'll find a house like this one."

Warm wood floors and designer wallpapers are accented by leather and wood furnishings, an abundance of Renaissance paintings and some tastefully quirky lighting fixtures, including a pair of

monkey head sconces in the foyer. It's all part of Surrano's eclectic tastes and it all seems to work.

"It's whimsical and definitely from a past timeframe but it's all my touch," says Surrano, who decorated the home himself piece by piece. "The artwork, in particular, is very personal to me. You'll see lots of children and feminine depictions, which I find very peaceful."

Surrano's favorite part of the house is the inviting kitchen, which is fully loaded with top-grade appliances, rich cabinets, and an oversized island counter. Whether he's entertaining dinner guests or hanging out with his children, ages 6 and 10, Surrano feels most at home when family and friends are congregating around that big



counter, talking and laughing.

The kitchen is open to the family room and overlooks the lush backyard, to which Surrano added a beautiful glass and mosaic tiled pool with spa, and the pool house.

Off the family room is an enclosed courtyard with a covered outdoor dining room.

“Sometimes I like to just sit out here with a cup of coffee and enjoy the quiet,” Surrano says.

Finishing off the lower level, the master wing includes a study, his and hers bathrooms and his and hers walk-in closets.

The upper level features a kid’s loft area and three bedrooms. There are also two cozy hallway cubbies where Surrano’s children can be alone with their books.

“Everyone needs their own space and one of the things I like best about this house is that there’s a special place for everyone,” says Surrano. ■

- **HOME NAME:** Whimsical Oasis
- **OWNER:** Charles Surrano
- **ARCHITECT:** Cara Clancy
- **BUILDER:** Cara Clancy
- **SQUARE FOOTAGE:** 6,700
- **YEAR BUILT:** 2000

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SONORAN HACIENDA

Placed on a historic lot next to the Phoenixian Resort, Sonoran Hacienda is a classic example of both Neo-Mexican architecture and indoor/outdoor Arcadia living.

Designed and built in 1987 by renowned Mexican architect Jerman Robledo, Sonoran Hacienda makes you forget that you're in Phoenix at all until you look up and see the omnipresent Camelback Mountain backdrop.

Owner Margaret Ancira, founder of PCA SKIN in Scottsdale, looked to capitalize on the home's scenic and serene surroundings when she completely redesigned the .83-acre lot's landscaping. In addition to adding an abundance of natural flora, Ancira built a guest casita and put in a hand-painted Mexican-tiled pool with spa and waterfall.

The pool's tile matches that of the original Kachina fountain that greets visitors in the courtyard, a nice bit of subterfuge by Ancira to preserve the authentic feel of the property. Vibrant botanical gardens and quaint sitting areas are complimented by a gazebo with a dining area and outdoor kitchen.

The property is completely guarded by a wall of oleanders, lemon trees and bougainvillea, creating a hidden paradise that seems untouched by the bustling city on the other side.

Jerman gets the bulk of the credit for the home's authentic feel, and justly so. Sonoran Hacienda's design is modern-day artistry. The details are astounding, highlighted by the unique coved adobe brick ceilings in the foyer and formal living room, saltillo-tiled floors, leather-

accented walls, rustic latilla beamed ceilings and an impressive faux bronze fireplace.

There is an Old World vs. Modern Convenience theme throughout the home, marked by ahead-of-its-time elements like gourmet appliances—including a first-generation Sub-Zero and Gaggenau restaurant-grade cook top—custom built-ins, art niches and hidden storage.

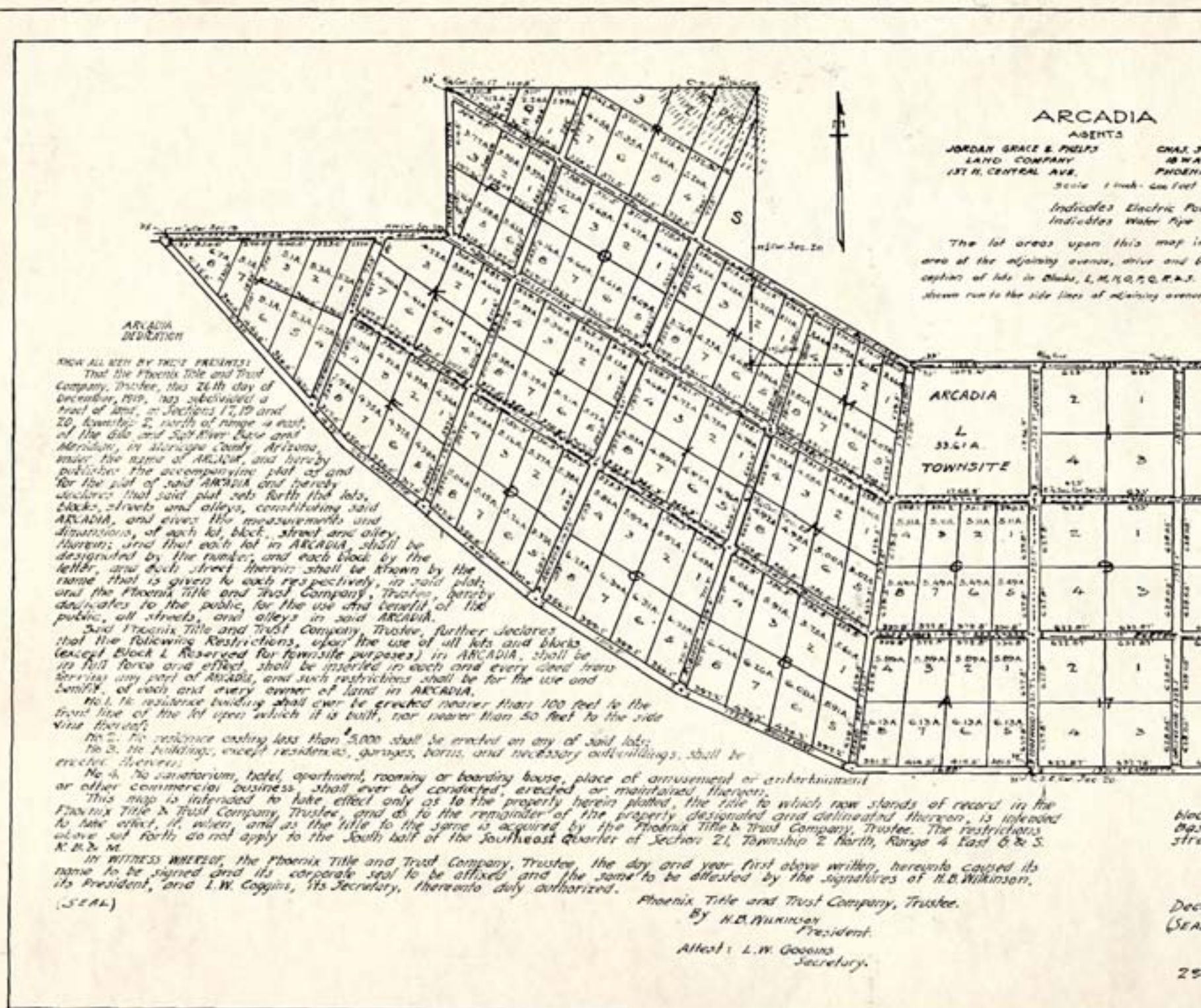
The kitchen opens to the family room with breakfast nook and fireplace, all looking out at the expansive outdoor living areas and pool.

The upper level contains two well-equipped guest bedrooms with walk-in closets, separate garden tubs and snail showers. The master retreat is luxurious

without being pretentious, keeping in step with the rest of the home. There's a relaxing jetted tub with stained-glass accents, a huge wardrobe, multi-use hobby room, and a walk-out observation deck with banco seating and a kiva fireplace, ideal for cozying up with a book and bathing in sunlight and city views.

Simple yet distinctive, Sonoran Hacienda is a desert sanctuary that isn't lived in so much as experienced. ■

- **HOME NAME:** Sonoran Hacienda
- **OWNER:** Margaret Ancira
- **ARCHITECT:** Jerman Robledo
- **BUILDER:** Jerman Robledo
- **SQUARE FOOTAGE:** 4,800
- **YEAR BUILT:** 1987



The Phoenix Trust Company recorded the first subdivision in "Arcadia" on June 24, 1915. Map number seven of forty recorded in Maricopa County was a 25 lot subdivision called "Citrus Homes" owned by Farmer L.E. Froman and his wife N.H. No roads, simply coordinates, flesh out the area's boundaries which would only later be named Camelback Road to the north, Lafayette Boulevard to the south, 56th Street to the east, and the Arizona Canal to the west.

By 1919, the area's identity would be forever changed with the original platting of "Arcadia" on December 26. Jordan, Grace and Phelps Land Company working with Charles S. Keafer signed their names to the map which spans roughly Rockridge Road to the north, 44th Street to the west, Scottsdale Road to the east, and Lafayette Boulevard to the south. The plat even includes an Arcadia Townsite in Block L.

Arcadia Established 1919

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Water Line
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include one-half the
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H. L. HANCOCK

Acknowledged by H. B. Wilkinson and L. W. Coggins before Margaret H. Clark, Notary Public, Maricopa County, Arizona, December 26th, 1919.
Commission expires October 6, 1923.

Recorded in office of County Recorder, Maricopa County, Arizona, in Book 8 of Maps, Page 51, on December 31st at 3:20 P.M.

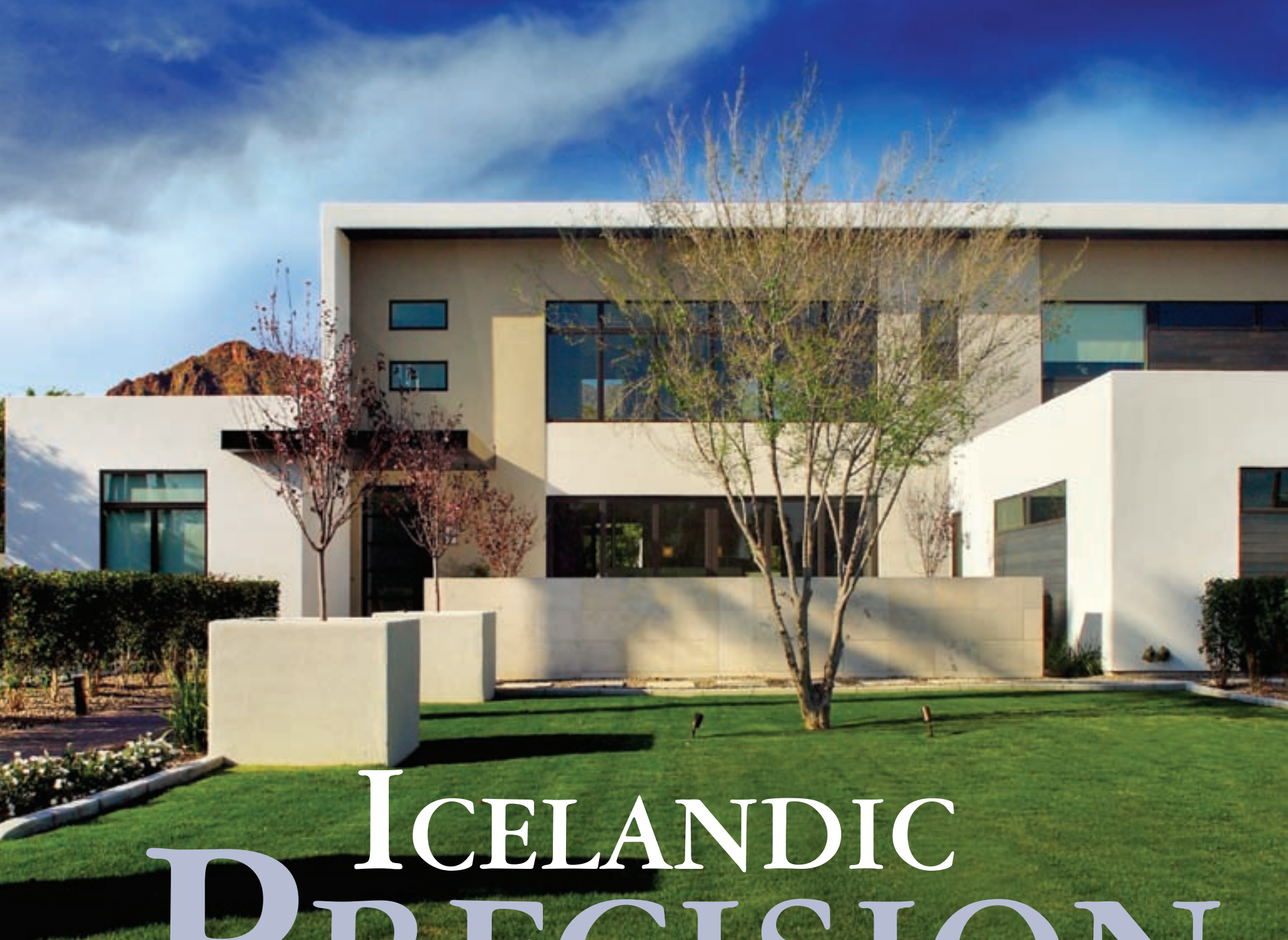
Finally, signature streets like Exeter, Lafayette, Launfal, Rubicon, and Arcadia are all on the map, but no mention yet of Camelback Road.

Arcadia was cut into five- and ten-acre parcels with the hopes of attracting only those who could afford to build homes in excess of \$5,000. Citrus growing was mandated on every lot. Unfortunately, the developers had one big problem: no consistent source of water.

Only lots on the south side of Camelback received water from the Arizona Canal. So, the developers formed the Arcadia Water Company in 1919. Pumps were constructed in Paradise Valley which would provide 2,100 acres with water. Within five years, 15 miles of underground concrete pipe lay beneath Arcadia.

Subdivision of the original Arcadia Plat began in 1926. Some of the results were Arcadia Estates (March 9, 1926), Arcadia Replatted (July 24, 1926), Glencoe Highlands (June 27, 1928), Alta Hacienda (May 28, 1929) and Hacienda Allenada (April 9, 1930).

Editor's Note: 1926 also marks the first time that Camelback Road is referenced on a plat map in Arcadia.



ICELANDIC PRECISION

Given how technologically advanced Kristjan and Inga Sigurdsson's contemporary marvel is, the fact that Kristjan designed the home without the use of digital rendering software creates a dichotomy not lost on the President of K&I Architecture and Interiors.

"Surprisingly, I don't do a lot with computers, I'm old school with paper and pencils," says Sigurdsson. "The designs are all 3D and finished in my head before I ever draw them."

The super-clean lines, towering ceilings, walls of windows, minimalist décor and precision used throughout the 5,500 square foot former spec home, which was built by Sigurdsson over a two-year period and became the family's home this past December, is classic contemporary.

"What can I say, it's in my blood," says Sigurdsson, who moved to Phoenix with Inga from their native Iceland in 1986 to study architecture at Arizona State University. "People either love it or they hate it. There's no in between." Comprised primarily of Italian limestone, oak and glass, the home has a

basic slab perimeter with the garage and second floor built out and up. The custom-built loft office overlooks the living room and boasts twin desks, drafting tables, oversized computer monitors and one of the home's nine flat-screen monitors.

And not only are there nine flat-screens (including a 65-incher in the family room), but the home has a stack of audio decks that would rival anything you'd see at rock concert. All of the audio/video equipment – over 300 can lights, three surround sound systems, 24-hour surveillance cameras, and six air conditioners – are controlled by a single eight-inch-square remote device.

"It's a guy's guy house that way," Sigurdsson laughs.

Must be some kind of staggering energy bill, right? Actually, Salt River Project owes Sigurdsson money, thanks to a \$150,000 solar power system housed on the roof.

This house is green and then some.





“Our meter actually ran backwards for awhile when we moved in,” says Sigurdsson. “The way the solar system works is, the power company takes the excess power we produce and we only use what we need. We had a credit on our last bill.”

A former art gallery owner in Iceland, Inga handled the home’s interior décor, which features artwork from around the world and several back-painted plexiglass pieces made by the Phoenix Art Group. The furnishings are almost exclusively Copenhagen.

“There’s a consistency throughout the house that most people appreciate,” says Inga. “It’s very clean and orderly. Everything has its place.”

Sigurdsson paid heavy attention to outdoor living. There are two conversation areas built around broken tempered glass fire pits, infrared gas heaters, a top-of-the-line outdoor kitchen, walk-up spa and a 10’ x 60’ diving pool. And with two young sons, the

Sigurdssons also made sure the property was kid-friendly, adding two fenced trampolines, a basketball court and a badminton/volleyball court.

“I spent a year designing this house,” says Sigurdsson. “It’s all pretty thought out.”

Indeed. ■

- **HOME NAME:** Icelandic Precision
- **OWNER:** Kristjan Sigurdsson
- **ARCHITECT:** Kristjan Sigurdsson
- **BUILDER:** Kristjan Sigurdsson
- **SQUARE FOOTAGE:** 5,500
- **YEARS BUILT:** 2006 – 2008

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5029 N 46th Place

Garden Oasis at the Base of Camelback Mountain. This breathtaking garden with a full view of Camelback Mountain delights all who enter. Designed by Greg Trutza on a .85 acre lot and featured on the Garden Conservancy Tour, it is a true paradise. The inviting home is full of light and exudes warmth with travertine floors, slab counters, brick fireplace and a comfortable 4 bedroom/3bath floor plan. Wonderful location in the Hopi School District.



4202 N 57th Place

A wonderful California contemporary in an exquisitely landscaped setting with full views of Camelback Mountain. Extensively remodeled by the current owners, this expansive family home occupies a prime location in Arcadia. The north/south orientation has multiple vaulted ceilings framing the mountain view and indoor/outdoor living is enhanced with three brick patios. An oversized fifth bedroom could be a home office, exercise or media room. Lush landscaping includes many fruit trees and prize winning roses.

See photos of these properties and others at SusanFishmanAZ.com

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Nature's GRACE

Homes are often assessed by location, square footage, number of bedrooms and bathrooms, and amenities. But to understand Kathy Kolbe's home, you must first understand Kolbe herself.

The daughter of E.F. "Al" Wonderlic, a pioneer in the field of industrial psychology and originator the Wonderlic Personnel Test, which measures a person's cognitive ability, Kolbe is considered one of the world's foremost experts in the study of human instincts. She's written three books on the subject, including the best-selling "Conative Connection: Acting on Instinct," and in 1986 she was named one of

America's "can-do people" in *Time* magazine's Man of the Year issue. This, from a woman who as a child was told she was severely dyslexic and couldn't write.

Kolbe's placement and publishing company, Kolbe Corp, provides materials, insights and experts to help individuals identify their instinctive talents, develop their confidence, and use their innate abilities to succeed in life.

"I always felt like there's something beyond how smart you are," Kolbe says. "Like how you solve problems and how creative you are."



Kolbe's home is an extension of her life's work.

Rules and conformity do not apply here. While her neighbors' properties have paved driveways and scripted landscaping, the front of Kolbe's home is gravel and natural desert.

"When you come up our drive you don't see a house," says Kolbe. "You see a setting. You see wildlife. You see the mountain."

Once inside, your eyes are immediately drawn to a wall of windows showcasing multiple gardens, sitting areas, pool, and mighty Camelback Mountain.

A fourth-generation gardener, Kolbe designed the backyard to be both a personal sanctuary and a place for people of all ages to come and be together. There is a playhouse, a race track, pond and stream, and a wood-fire pizza oven. The entire property has a magical energy to it. And a healing power.

In 1989, Kolbe was hit by a drunk driver, an accident that left her both physically and mentally disabled. She had to relearn to speak, read, and walk.

"I didn't want to recuperate in a gym, I wanted to recuperate at home," Kolbe says. "And I can't imagine having my abilities come back anywhere else."

More evidence of Kolbe's research and her can-do spirit can be found in the home's Conasium™, a multi-use creative suite that houses a working stage, jukebox, food, and crafts.

"This room is to the mind what a gym is to the body," says Kolbe. "It is a space that energizes you to create whatever you want."

Kolbe put her personal stamp on other parts of the home as well, raising the dishwasher off the ground to make loading/unloading easier and putting in two kitchen sinks, one for taller people to use and one for the vertically challenged.

"There are too many communities of houses that all look the same and my work has taught me that following the rules doesn't help people to be their best," Kolbe says. "Don't tell me the rules, tell me the possibilities." ■

- **HOME NAME:** Nature's Grace
- **OWNER:** Kathy Kolbe
- **BUILDER:** Dwayne Lewis
- **DESIGNER:** Dwayne Lewis
- **SQUARE FOOTAGE:** 4,800
- **YEAR BUILT:** 1992





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Native Tranquility



Seventy years young, Libby and Joel Cohen's historic adobe is as beautiful as ever.

From the moment you step through the classic courtyard entry with its soothing tiered fountain, you're transported back in time, when "built to last" was the rule, not an exception.

Attracted to the historical relevance of the property as well as the awesome Camelback Mountain views it affords, the Cohens purchased the home from family friends five years ago.

"I've always loved adobes and this one has a very open floor plan with high ceilings, which is extremely unusual for adobe architecture," says Libby Cohen.

After entering through an arched wooden door, visitors arrive in a small

foyer with a high, brick-accented domed ceiling.

Continuing up two steps into the open living room, eyes are drawn to the impressive beamed ceiling and wood-burning fireplace. The thick, whitewashed walls play host to the Cohens' expansive collection of distinctive art.

"The living room is my favorite area of the house," says Libby. "The big picture windows really capture the views."

Rich wood floors and deep red furnishings really play well with the wood beams and natural light that pours in from the oversized windows.

The kitchen features Carrara marble counters, modern appliances, and a moveable butcher-block island, all sun-

kissed by the abundant natural light.

There's also a formal dining room with a custom-made mesquite table. The large windows look out at the lush landscaping.

The master bedroom provides another sterling example of how the white adobe brilliantly showcases the magnificent artwork and compliments the wood floor and beams to create a simple yet irrepressible elegance.

Both the front and back of the property are enhanced by rose gardens, potted plants, ocotillo and cholla cacti, bougainvilleas and built-in banco seating, creating the ideal setting for casual conversation under the mesmerizing mountain backdrop.

Built by Clifford Tomlinson, who also

worked on the Camelback Inn, the home was perfectly-positioned to take full advantage of the views. The back of the property also offers an oval-shaped pool and ramada with a wood-planked ceiling, fireplace and built-in grill.

"The whole house has an organic feel to it," says Libby. "You just don't find many homes like this in Arcadia." ■

- **HOME NAME:** Native Tranquility
- **OWNERS:** Libby & Joel Cohen
- **BUILDER:** Clifford Tomlinson
- **INTERIOR DESIGNER:** Libby Cohen
- **SQUARE FOOTAGE:** 5,000
- **YEAR BUILT:** 1939





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Casa Mañana

Casa Mañana is echoing with the sounds of U2. One of the standout tracks of their recently released album is “Magnificent,” and it’s hard to think of a more befitting tune as the owner of this historic adobe, Deidre Pain, shows us around.

This charming residence was built in 1935 by famed Chicago architect Jarvis Hunt as part of the original Arcadia Lodge resort at Camelback Mountain.

Despite its shabby condition at the time, Pain felt an immediate spiritual connection to Casa Mañana when she and her late husband first visited in 1991. The property had been on the market for five years and showed signs of neglect. Nevertheless, for Pain it was love at first sight.

“I said to him, ‘I just have to have it,’” says Pain, who has lived in Casa

Mañana since 1992. “He said, ‘Do you know how much work this is going to be?’ and I just said ‘I don’t care.’”

Pain and her husband were married on the property, celebrating their union and the acquisition of Casa Mañana with 500 guests, including the staff from Malee’s Thai Bistro on Main, the Old Town Scottsdale restaurant Pain has owned and operated for 22 years.

But after the nuptials Pain had to refocus on restoring the luster to the 2,800-square-foot historic property. The plumbing was overhauled, the original scored concrete floors were completely replaced, a covered porch was converted into a sun-soaked office, original doors were reconditioned, and Arizona sandstone counters were added to the kitchen.

“I rented ‘The Money Pit’ at one point,” Pain quips.



While watching her new home evolve, Pain's connection to the property grew stronger.

"I really respected Jarvis [Hunt] and felt a responsibility not to change everything," Pain says. "I talked to him during the entire process and still do because I feel like I saved this house."

Pain enjoys her coffee in the sitting room off the kitchen and often entertains in the backyard, which is lush and romantic and equipped with several quaint sitting areas. There's also a pool and guest house, which were added in the 70s.

The total package, struggles and all, combine to create Pain's dream home.

"This isn't an expensive home," Hunt told the *Arizona Republic* in an article published on Feb. 24, 1935. "It isn't Spanish or Mediterranean or any of those kinds of architecture. It's just plain Arizona. It's a home, utilizing one's own belongings."

No, rather than glitzy finishes and fancy amenities, the materials and décor combine to create a homey continuity throughout the floor plan. Every lamp, every rug, and every piece of art is a reflection of Pain's tastes and life.

The artwork, in particular, is as fascinating as it is plentiful. Gene Fagan, who owned a gallery in Old Town and is a close friend of Pain's, told her that everyone should own "real art." He encouraged friends and strangers alike to take any piece they liked home and if they worked out, flexible payment plans were available. One day, Fagan pulled into Pain's driveway with a van full of art and the two of them hung pieces all over the house and they never came down.

"There's definitely a story and reason for everything in this house but it's eclectic and based on feeling," says Pain.

That's exactly how Hunt would have wanted it. ■

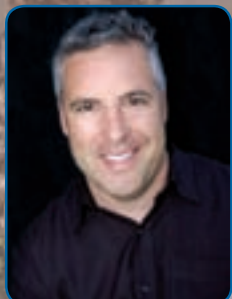
- **HOME NAME:** Casa Mañana
- **OWNER:** Deirdre Pain
- **ARCHITECT:** Jarvis Hunt
- **BUILDER:** Jarvis Hunt
- **SQUARE FOOTAGE:** 4,313
- **YEAR BUILT:** 1935





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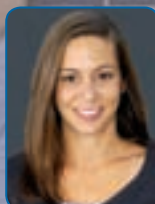
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