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Inside: Rancho Joaquina, a mansion steeped in history



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Fall 2022

Arcadia News

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EDITOR'S NOTE

It's hard to believe, among all the new builds and renovated dwellings, that there is a home in the

Arcadia area that is almost a century old and is designated on the city, state and national historical registries. And yet, it stands tall, with its pink adobe walls and a history that was made for the movie screen. Our Fall 2022 *Arcadia Home & Design* edition kicks off with a story about Rancho Joaquina.

The home was built in 1924 and inhabited by J.E. Thompson (his brother built the Boyce Thompson Arboretum) and his wife, Bess, along with their children.

The 6,709-square-foot home was listed on the National Register of Historic Places in 1984. It's one of the first five homes in Arizona from the adobe revival period of the 1920s. Pieces of the original home – like the working elevator – are still intact today. It's home to an Arcadia family and despite the maintenance, its beauty remains.

As always, story ideas and feedback are welcome at editor@arcadianews.com. Thank you for reading *Arcadia News* and *Arcadia Home & Design*!

mallory



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Smart home technology has come a long way since The Clapper. We spoke with local developer Jason Boyer to find out what folks can do to upgrade their homes.



Rancho Joaquina

A mansion steeped in history

By Mallory Gleich

In an ordinary neighborhood in “South Arcadia” sits a two-story home that is nearly 100 years old. It’s much larger than the surrounding dwellings, the pink adobe a striking difference from the stark-white one-story abodes that consume the area.



Bess and J.E. Thompson.

Over the last century, there have been numerous stories written about Rancho Joaquina. A good portion of them focused on the remodeling work needed when the current owners – Marc and Karen Goldblatt – moved in 34 years ago.

The home was commissioned in 1924 for Colonel and Mrs. J.E. (Joseph Edward) Thompson, and the ranch was named after J.E.’s wife, Elizabeth (Bess) Joaquina Thompson.

In the early 1900s, J.E. had many successful real estate and insurance ventures in the mining towns of Morenci, Clifton and Bisbee. He moved to New York in 1907, where he made his fortune as a stock and commodities broker.

J.E. returned to Arizona after World War I and started buying up what would eventually be 80 acres of

property north of Thomas Road, east of 46th Street.

Rancho was designed by the Phoenix architectural firm Fitzhugh & Byron and was the first adobe Mission/Spanish Colonial Revival home in the Salt River Valley – which helped it earn a spot on the National, State and City Registers of Historic Places. There are two plaques on the house showing its designation.

J.E. was the younger brother of William Boyce Thompson, founder of the Boyce Thompson Arboretum in Superior, Arizona. Horticulture ran in the family.

According to J.E.’s great-grandson, Boyce, the lot boasted an incredible array of plants, including exotic and experimental species. J.E. planted every type of bush, shrub, and tree he could buy, importing them



J.E. started the Tropical Groves Nursery on part of his property in 1928 and used it for his horticultural experiments. The nursery became a massive success, and was a major contributor to the variety of flora we see in the Arcadia area. Chicago Avenue is 44th Street today. Ad reprinted from The Arizona Republic, 1944.



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The pool house has an upper deck with a sitting area.



Original tile work painted by Pedro Sanchez.



J.E. and Bess's grandchildren. The older of the two, on the left, is Bill Thompson (Wallace Sneed of Wallace and Ladmo). On the right is younger brother Boyce Thompson, Sr.

"Every mahogany molding was painted white. Every door and every bookshelf. As you can imagine, the stripping process was lengthy," Karen said.

It was more than two years before they could get the home comfortably livable. Marc said that while fixing everything up, the couple and their two daughters would live on one side of the house, then move to another side, etc., until the home was up-to-date.

The Goldblatts have preserved many original elements in the kitchen, including a cast-stone drain board, a dumb-waiter, and a ceramic drinking fountain set into the kitchen wall. There are two stories, four yards (one of which is nicknamed 'the jungle'), a pool house and 11 rooms. The theme is well preserved throughout, with thick adobe walls, arched doorways, red-tile floors,

stone fireplaces and a red clay-tile roof.

At 6,700 square feet, maintenance is no small undertaking. Recently, the hardwood kitchen floor had to be stripped, sanded and refinished after it was damaged due to pipe and water issues.

"While we were in NYC last summer, the air handler in the attic started dumping water. The ceiling subsequently fell out in an area about four-foot around," Karen said.

This summer, they had to fix the walls and paint the living room due to flooding from the monsoon. "At this point, it's more maintenance than renovations," Marc said.

Karen explained that "in reality, it's just a four-bedroom house" – but that's an understatement.

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J.E. and Bess (left) with the family relaxing on the porch, circa 1940.

Each bedroom has its own bathroom. One bedroom is called the East Wing because it has its own suite, kitchen, washer and dryer and living room. The master bedroom includes a sitting room, office, walk-in closet and outside patio (that was once an enclosed, popular sitting area for Nan Pyle). Downstairs is the laundry room, kitchen, butler's pantry, foyer, dining room, living room and library. There are three bathrooms downstairs plus four upstairs. There's also a working elevator and powder room.

Throughout the years, the home has been used as a meeting spot for the Arizona Historical Society, Desert Botanical Garden and other organizations. It was showcased in the 1970 *Phoenix Home and Garden Tour* and featured on a news segment called "Cool House" in the 90s.

"When people come and see the house, it's always a big deal. It's always 'wow.' The fact that this exists in Phoenix – it's a large part of who I am," Marc said.

"We're here to preserve history – we, and this house – aren't going anywhere."

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Making Arcadia bright

This neighborhood duo wants to hang your Christmas lights

By Lillian Finley | PHOTOS COURTESY OF ELAINA VERHOFF

The faces behind the Arcadia-based company Everything Lights may be familiar to some. It's the product of two young men: Riley Verhoff and Nic Cordovana, who started their light-hanging business as sophomores at Arcadia High in 2019.

The pair offered to put Christmas lights on area houses for \$40. They began without any light-hanging experience and learned on the job.

"We had to teach ourselves. So now we're to the point where we know how to do pretty much everything when it comes to lights," Riley said.

As a seasonal business, light-hanging may not have been the most conventional choice, but it served a need in the neighborhood.

"They found their niche, and through word of mouth, it just seemed to take off and grow quickly," said Riley's mother, Elaina. As the duo grew up, so did their business.

"We had about 60 customers then [in 2019]," Riley said, "and we've done it every year since. This past year, we had over 180 customers."

Riley and Nic are college students now, but they still make time to run Everything Lights – with no additional help. The company covers everything from the standard set of Christmas lights to "weddings, parties and permanent lighting jobs," according to Riley.

Many of Everything Lights' customers are repeats, but the business has a quickly



Nic Cordovana and Riley Verhoff started their light-hanging business as sophomores in 2019.

expanding customer base. The two report about 60 to 70 new customers each year – that growth soared during the pandemic.

"A lot of new people hired us then," Riley said. "That's the year we took our biggest jump, when we were hanging lights for Christmas 2020. I feel like, since everyone was stuck at home, they focused more on bettering the look of their house, especially at Christmas time."

Outside of business pursuits, Riley and Nic

are focused on their college careers.

"I went to Arcadia all four years with Riley and played baseball all four years. I go to Paradise Valley Community right now, majoring in construction management," Nic said.

Riley is at Arizona State University, majoring in business.

"It can be a struggle to run a business and be a student at the same time," Riley said. "Last year, we would get out of school at 1 p.m., start work at 2 p.m., and go all the way to dark during the weekdays. And every weekend, we'd start at 7 a.m. and finish around 6 or 7 p.m." Verhoff said.

Both plan to keep Everything Lights running for the remainder of their college years. They have even discussed expanding while still at college and beyond.

"Next year and the following years, we'd like to branch out and get a crew working under us so we can take on more jobs," Nic said. "We want to expand and be as big as possible."

Learn more on Instagram @everythinglightsaz

"Since everyone was stuck at home, they focused more on bettering the look of their house, especially at Christmas time."

Home for the holidays

In-person tours are back

By Mallory Gleich

One of the best parts of the holiday season is driving around to check out all the light displays in the Valley. Here are five home (and art) tours that may help keep the holidays merry and bright.

2022 Phoenix Home & Garden Home Tour

tickets.phgmag.com

Saturday, November 12,
from 10 a.m.-4 p.m.

Location announced on November 11

Tickets: \$75-\$105

During this self-guided tour, attendees can enjoy exclusive access to a select group of luxury homes in the Valley. The homes are selected by *Phoenix Home & Garden's* editorial staff. Guests can meet the magazine's staff, plus home designers and architects. A VIP option will also include extra homes to check out, plus a "refreshment-stop" and holiday keepsake. A portion of the proceeds will benefit the Ronald McDonald House Charities of Central and Northern Arizona.



Camelback Studio Art Tour

camelbackstudiotour.com

Saturday, November 12,
10 a.m.-5 p.m.

Sunday, November 13, 10 a.m.-4 p.m.
Tour varies; from 54th to 60th Streets,
from Thomas to McDowell.

Admission: free

The Camelback Studio Tour and Art Sale showcases local artists demonstrating a wide variety of mediums for all to see. Guests can visit home art studios, meet the artists, and shop for one-of-a-kind art pieces – hello, Christmas shopping list, complete! This year's artists include Laura Madden, Robert Snyder, Fiona Purdy and more. A printable map can be found online.



Hidden in the Hills Artist Studio Tour

hiddeninthehills.org

Friday, Nov. 18-Sunday, Nov. 20

Friday, Nov. 25-Sunday, Nov. 27

Admission: free

Sponsored by the Sonoran Arts League, the 26th annual Hidden in the Hills Studio Tour is a free, self-guided outing featuring 174 artists in 47 private studios throughout Cave Creek, Carefree and North Scottsdale. Attendees can find a map on the website. Maps and artist directories are available at the Sonoran Arts League Center for the Arts, 7100 E. Cave Creek Road.



Bisbee Home Tour

bisbeewomensclub.com

Friday, November 25, 10 a.m.-4 p.m.

Saturday, November 26, 9:30 a.m.-4 p.m.

Tickets: \$20

This tour is out of the area – but worth the drive. The 10th annual Bisbee Home Tour features ten dwellings in Historic Old Bisbee; some were built in the early 1900s, while others are more modern. This event will include a Chairs & More Auction held by the Bisbee Woman's Club, where folks can shop and bid on unique chairs and other furniture. Tickets are not required to attend the auction.



F.Q. Story Home Tour

fqstoryhometour.org

Saturday, December 3, 6-9 p.m.

Sunday, December 4, 11 a.m.-4 p.m.

Tour goes from 7th St. to 17th Ave.
on Lynwood St.

Tickets: \$20

The 37th annual F.Q. Story Home Tour features homes on Lynwood St. On Saturday night, guests can enjoy hot chocolate, coffee, carolers, and sidewalk luminarias. On Sunday, along with the home tour, guests can enjoy shopping at the craft vendor village and food booths. There will be street trolley rides available Sunday, too!



The F.Q. Story Home Tour is hosting its first in-person event since 2019.

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Happy cows, happy customers

'Home on the range,' right here in Arcadia

By Mallory Gleich

If you're looking for Arcadia resident Alexander Khan – especially on the weekend – you won't find him at home. You might not even see him in Phoenix. Khan and his family own Moon River Beef (MRB), a local, all-natural beef company based in Arcadia. The family also owns a ranch with 15,000 acres of federal land on the Verde River.

They've been farming for over a decade but only recently opened their business to the public. The name – Moon River – came from the fact that the Verde River runs right through their ranch, and

throughout the year, the moon shines right on it.

Khan spends the weekends overseeing the family ranch in Perkinsville, about two and a half hours outside of Phoenix. When he's not there, Khan sells MRB products at local Valley farmers' markets.

"We've been ranching for years, but when the pandemic hit and people were becoming more invested in learning where their food was coming from and how it was being treated, we thought it'd be a good idea to share our business with Arcadia and the Valley," Khan said.

As the primary owner, Khan runs operations with his mother, Lisa, while two full-time employees run the ranch.

"We've been doing this for a year and a half. It's been a family dream, in a sense," Khan said. "Cattle is one of the five Cs of Arizona; we wanted the people of Arizona to have a stronger connection to knowing where their food comes from."

He explained that they used to use traditional methods, i.e., raising cattle and selling them to an auction barn, but then they decided to try something different.

There are 200 black and golden Angus living at Moon River Ranch.

"Golden angus is a breed that we developed. It is a higher quality of cattle; the beef is more tender and well marbled than your average black angus. We are the only ranch that has them," Khan said.

The ranch raises the calves, works with certified nutritionists to develop cattle rations, and oversees their growth and health. The Khans then work with local custom processors to portion out cuts of meat. Customers can order anything from individual steaks to whole packages of various cuts. Moon River offers beef, chicken and eggs. Currently, all ordering is done online.

"Once we get an order, we work with local butchers to custom-cut everything. Then, we package it and deliver it to the customer," Khan said.

The on-staff nutritionist develops meals for each animal on the farm. Everything is pasture raised: cows and chickens are grass-fed, grain-fed and



Lisa Khan

grass-finished, grain-finished.

They select the best cattle from the herd to be put into the beef program – meaning some cattle are given only a grass/hay mixture that the Khans source from local farmers. Grain-finished means the cattle are given the grass mixture, several

grains, and other byproducts.

"Our number one priority is the animal's health, while keeping tenderness, flavor and marbling in mind to create this incredible product. It's not like anything the grocery stores or restaurants have," Khan said.

The family works with San Tan Brewery to get spent grains – used to make whiskey and beer – and feed those to the cows. Khan explained that it's a "closed cycle," meaning there's no waste.

Moon River Beef uses holistic, traditional methods. That means the animals are raised in low-stress environments, and everything on the ranch is done on horseback – no all-terrain vehicles, no noise – everyone and everything is kept as calm as possible. The final products are certified all-natural, with no hormones, no antibiotics and no herbicides or pesticides.

"We incorporate the animals into the ecosystem – not using the environment but incorporating our animals into it so that it's sustainable for future generations," Khan said.

There is no storefront for Moon River Beef, but their products are available at various small farm stores throughout the Valley and the Downtown Phoenix Farmer's Market. Some of their steaks are served at Valley restaurants: Tarbell's, Franco's Italian Café, Persepshen and Luci's Marketplace.

The Khans are looking toward expansion in the future, with a potential storefront, and providing meat to more restaurants and markets throughout the Valley.

moonriverbeef.com



Alexander Khan and his mother Lisa operate Moon River Beef from their home in Arcadia and on the family farm in Perkinsville.

How gardening can change your mindset

By Lillian Finley

Plant life in the Valley is nothing if not resilient. Arizona flora has weathered it all – from 100-degree heat to monsoons.

People of the Valley endure just as much, not only through weather but also daily stressors.

With the toil of these hassles, some people are turning to the plant life of Arizona for a source of relief.

“There’s been a lot of research on the effects of gardening or just walking in ‘green’ or natural spaces for mental health of people that have been in the hospital with debilitating illnesses,” Zachary Reeves-Blurton, Assistant Director of ASU’s Center for Mindfulness, Compassion and Resilience, said. “People that have been through surgery or a trauma actually heal faster and sometimes need less pain relief management if they have access to fresh air or open spaces.”

And, as the Valley returns to a new normal, mental health is shifting to the forefront. People are continuing to find health benefits from growing and producing their own food... but are also benefiting just from time spent in a garden.

“People returning to offices and returning to jobs can be a major challenge,” Reeves-Blurton said. “Dealing with disruption is usually stressful.”

One answer to stress is mindfulness.

Mindfulness can be defined as a “moment-by-moment awareness” of one’s internal and external

environment. To be mindful is to reject impulse in favor of slowing down and being more aware. It is heavily involved in activities like meditation and traditional yoga.

But mindfulness is not just for meditation – folks can also use it in their approach to gardening.

“Gardening is not something that we’re just mindlessly doing. We’re being very specific in what we’re trying to accomplish,” Reeves-Blurton said. “We have to pay attention to ‘oh, that’s a weed’ or ‘that plant looks a little unhappy.’”

A mindful attitude is good for the gardener – and the plants.

“A key factor is the care you put into it,” Julie Moody, a team member at Berridge Nurseries in Arcadia, said. “You can’t just plant something, leave it on a drip system, and walk away expecting a huge bounty. You have to be hands-on.”

Just as mindfulness encourages a more deliberate approach to life, Moody recommends a deliberate approach to cultivating a garden. The soil, season, and even the container (or lack thereof) have to be chosen to suit a garden’s individual needs.

“The most important thing to know is where your garden is going to be,” Moody said, “whether it be an in-ground garden or a container garden.”

Another important factor in Arizona, of course, is the season. According to Moody, the difference between gardening in the Arizona summer versus the fall and spring is “night and day.” Cooler seasons offer



a wider variety of plants as opposed to the relative few that can withstand long hours of heat in the summertime.

“The choices of what you have to garden in the fall through spring are much higher. There are so many things you can grow,” Moody said.

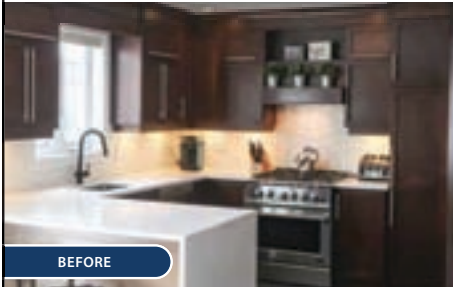
But, even with expertise on your side, the main factor in gardening for stress-relief purposes is perseverance and, yes, mindfulness.

“You’re not always going to be successful, and even seasoned gardeners or experienced gardeners find that some things just aren’t going to work for some years. You’re going to have disappointments in gardening, but there will also be a lot of joy. There’s great satisfaction in that,” Moody said.

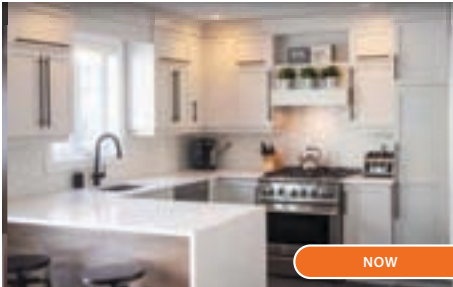
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How smart is your home?

Sustainable features for today's living spaces

By Cody Kennedy

The idea of the smart home usually brings forth thoughts of home automation – modern conveniences summoned through voice activation or a handheld device. Now, home technology focuses on much more. Smart home upgrades are well beyond tricks that could be done with The Clapper®. It's also about lessening a home's impact on the environment, family health and safety – and saving money.

Arcadia News spoke to Jason Boyer, owner and founder of Boyer Vertical, to learn more about some of the newest home technology. Boyer is an architect developer based in Phoenix who was recently named one of the 2022 Class of Fellows by the American Institute of Architects.

What exactly is a “smart home”?

Most people hear “smart home” and think of technology. A smart home is certain to include a good technology backbone that can accommodate a host of owner-preferred tech, but I'm really after smart design choices that maximize a home's livability and energy efficiency.

Often, you want a lot of glass to connect inside to outside space or to frame scenic views. My favorite example is the location of windows and door openings: a window pushed to the edge of the room instead of the center can wash the wall with natural

light, bringing light deeper into the room with a smaller amount of glazing. Less glass means less cooling or heating depending on climate and location.

A home design in Phoenix will have a very different design than a home in Montana. It all comes down to a site-specific design response that pairs an owner's functional requirements with the constraints and opportunities of a specific climate. To mitigate the potential energy gains that come with a large expanse of windows or door openings, consider a combination of proper home orientation relative to climate and introducing deep overhangs that shade vertical surfaces.

I put a lot of focus into the home's exterior wall construction and air-tightness. A well-insulated home with a tightly sealed air barrier will go a long way to minimizing your home's initial costs (equipment) and long-term operating costs while maximizing interior air quality and comfort.

An example of what I think is an emerging smart design standard is the SPAN electrical panel and DRIVE electrical vehicle charger(s) that work together to give owners control of power coming into the various circuits in a home and even allow a vehicle to serve as battery backup should the power go out.

What about home water filtration?

If you haven't had this feature before, you don't know what you're missing! Your water will taste and smell better because sediment, chlorine, and other contaminants are being removed. Think



Jason Boyer

about what you put on and in your body daily and invest in a filtration system. I use the Aquasana Whole Home Rhino filtration system in my home, which comes with a subscription service to keep filter changes on track. I also frequently use Environmental Water

Systems in new build applications. They have whole home filtration products that work well for various home sizes.

Let's talk about lighting.

Lighting is both art and science. A well-designed home will place light artfully in rooms and even dress up the exterior presence and physical perimeter security of a home. The color temperature of the lighting you select is critical and typically ranges from a warmer 2700 (more yellow) to a colder 5000 (whiter) kelvin temperature.

Energy-efficient LED lighting is now mainstream and available at all price points. Think of going outside on a sunny day as 10000 Kelvin. I generally prefer to use 3000 Kelvin temperature lighting. More importantly, the size and shape of LED lighting are remarkably flexible and can be very small yet still have a high output of light level, giving architects and designers unlimited options.

What is passive cooling?

Passive cooling relies on the building's design, orientation, and material choices to optimize indoor environmental comfort, reducing the overall energy cost for heating, cooling and lighting. Three common types of passive cooling methods include ventilation, shading and insulation.

Ventilation is critical to human comfort in a space. There are two types of passive ventilation: cross-ventilation and stack ventilation. Cross ventilation occurs when air flows through open windows on one side of a home and pushes out the warm air on the other side through open windows.

This is why we all look forward to opening windows on opposite sides of our house when cooler weather arrives. Stack ventilation relies on the principle that warm air rises. In this case, cool air enters the home and pushes the warm air upward in a chimney-like effect through openings in the roof. Operable skylights in single- and multi-story homes are a great cost-effective way to achieve this in a home, with the added benefit of allowing controlled natural light to brighten interior spaces without consuming energy.

My latest project uses operable solar-powered skylights above a light-filled two-story space at the center of the home. The skylights are controlled through the home's Wi-Fi network and use a remote or a phone as the user interface. Depending on the time of year, homeowners can open their windows and cool their homes when warm air is pushed up and out of the open skylights. In addition, the home benefits from the natural light that floods in. It's a smart, beautiful function.



What or where is the best direction for a home in regards to saving energy?

There is no 'one size fits all' answer here. Generally, a home in the Phoenix Metro area will benefit from placing window openings on the north

and south with limited window openings on the east and west building faces. The orientation and window/door opening will dictate the need for overhangs or recesses within a home's design. Proper building orientation will consider a range of design issues, including views, indoor-outdoor connectivity, climate, and the home's context (urban, suburban, rural location).






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Price reductions on these wonderful homes in Arcadia




4520 E EARLL DRIVE

Say hello to this quintessential custom-designed Arcadia Ranch home priced to sell fast in one of the most highly sought neighborhoods. Fully remodeled in 2017 & recently transformed into a 4BR 3BA, this home features an open floor plan & giant chef's kitchen with large island. The electric skylight, vaulted ceilings & wall-to-wall custom sliding doors offer endless natural sunlight. Best of all is the breathtaking resort-like backyard on a 10,000 sq ft lot with views of Camelback Mountain, diving pool with Baja step & huge covered outdoor living area. Centrally located on a tree-lined street, this house is move-in ready with new HVAC & water heater installed just this summer.

4718 N 35TH WAY

Charming well maintained Classic Ranch home on a tree-lined street, reminiscent of Mr. Rogers' Neighborhood, in the heart of Arcadia Lite. This 2243 sq ft 3BR 2 BA light, airy home boasts an open floor plan with an updated kitchen, granite counters and a large centerpiece kitchen island for entertaining. The Bonus room with laundry is perfect for a home office or crafts. The lush resort-like backyard with mature landscaping, green grass & multiple patios have a fenced sparkling blue pool. A short walk to La Grande Orange, great schools, fine dining, shopping & the airport. Alley behind the home has been abandoned. This home should not be missed!



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