

## Attachment B



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT  
HISTORIC PRESERVATION OFFICE

### **Staff Report: Z-42-19-6** **August 12, 2019**

#### **INTRODUCTION**

Z-42-19-6 is a request to establish Historic Preservation (HP) overlay zoning for the property located approximately 230 feet north of the northeast corner of Central Avenue and Glendale Avenue, known historically as the McElroy-Young House. Maps and photos of the subject property are attached.

#### **STAFF RECOMMENDATION**

Staff recommends that rezoning request Z-42-19-6 be approved.

#### **BACKGROUND**

The McElroy-Young House was formally identified as a historic property in 2013 when the City of Phoenix HP Office added it to the inventory of eligible properties.

On April 11, 2019, the City of Phoenix HP Office received a demolition application request from Karl Tunberg of Midland Real Estate Alliance representing the owners of the subject property, David & America Young, of the America M. Young Trust. Because the property was eligible for historic designation, the application was subject to a 30-day hold. The 30-day hold began on April 30, 2019, after the sign was posted and an affidavit submitted.

During the 30-day hold, the HP Commission met on May 20, 2019. After reviewing the significance of the property and taking testimony from the property owner, the North Central Phoenix Homeowners Association, and other interested parties, the HP Commission voted to initiate HP zoning for the subject property.

#### **ELIGIBILITY CRITERIA**

The eligibility criteria for HP overlay zoning and listing on the PHPR are set forth in Section 807.D of the City of Phoenix Zoning Ordinance. To qualify, a property must demonstrate significance in local, regional, state, or national history, architecture, archaeology, engineering, or culture, according to one or more of the following criteria:

- A. The property is associated with the events that have made a significant contribution to the broad pattern of our history;

- B. The property is associated with the lives of persons significant in our past;
- C. The property embodies the distinctive characteristics of a type, period, or method of construction, represents the work of a master, possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. The property has yielded or may likely yield information integral to the understanding of our prehistory or history.

In addition to the significance requirement, the property must also be at least 50 years old or have achieved significance within the past 50 years if it is of exceptional importance. The property must also possess sufficient integrity of location, design, setting, materials, workmanship, feeling, and association to convey its significance.

## **HISTORY**

The property at 7019 North Central Avenue is located within the Orangewood subdivision, which was platted by William J. Murphy in 1895. The subdivision was bounded by Northern Avenue on the north, Glendale Avenue on the south, 7<sup>th</sup> Avenue on the west, and 7<sup>th</sup> Street on the east. It included eight blocks, each with twenty lots of up to twenty acres. Murphy envisioned the subdivision to consist of rural estates for a wealthy class of Phoenix citizens.

There was limited development within the subdivision prior to the completion of the Roosevelt Dam in 1911. The dam regulated the flow of the Salt River and allowed for further irrigation infrastructure development in the valley. With the growth of agriculture came a growth in population, and within Orangewood developers platted smaller subdivisions and individual property owners also subdivided individual lots. The homes developed on the lots were substantial in size and the lots possessed well-landscaped gardens providing the character of a rural estate. The homes constructed in this area between 1915 and 1940 represented a number of popular architectural styles, including Spanish Colonial Revival, Pueblo Revival, Tudor Revival, Mediterranean Revival, American Colonial Revival, and Craftsman.

In July of 1926, an announcement in the *Arizona Republic* noted that an “attractive colonial home” was to be constructed on north Central Avenue near Glendale Avenue for W.F. (William Frank) McElroy. The home, located on a one-and-a-quarter acre lot within the Orangewood subdivision, was to be sited 140 feet from Central Avenue and accessed from a circular drive. The home included two bedrooms, an upstairs sleeping porch, a living room, dining room, kitchen, and sun room. The home would be ascribed the address 7019 North Central Avenue.

The article did not list an architect for the design but noted that J.B. (James Blaine) Matz would be the contractor. Matz was born in West Virginia in 1896 and came to Arizona in 1913. He relocated to Phoenix in 1921 and began work as a contractor in

the early 1920s. Early in his career, Matz specialized in residential construction and partnered with N.C. Pierce in the development of what is now the Pierson Place Historic District at 7<sup>th</sup> Avenue and Camelback Road. By the mid-1930s, Matz had expanded into commercial building and became the local distributor for Summerbell and Lamella Roof Structures.

Property owner William Frank McElroy was born in Colorado in 1882 and moved to Phoenix in the early 1920s. McElroy married Sara Ray “Cherry” Woodward in 1925. He worked as a produce dealer and became a prominent local businessman. The McElroys purchased Lot 13 of the Orangewood subdivision from John M. Weber in May of 1926; two months later they began construction of their new two-story home. The McElroys continued to live in the house until 1939 when they constructed a new residence on the north half of the adjacent Lot 14 of the Orangewood subdivision, which they had purchased in 1938. The new home, at 7043 North Central Avenue, was occupied by Sara & William McElroy until they passed away in 1955 and 1956, respectively. It was later occupied by their daughter Peggy McElroy Mehagian and other members of the Mehagian family until it was demolished in the 1990s.

The McElroys retained ownership of 7019 North Central Avenue and used the property as a rental until 1944 when they entered into a purchase agreement with sisters Louvica, Verna, and Vivian Wyman. The property remained under the ownership of the Wyman family until 1998 when it was deeded to the current owners.

## **SIGNIFICANCE**

The McElroy-Young House is significant under Criterion A for its association with early 20<sup>th</sup> century agricultural development in Phoenix, representing the historic context “Agricultural and Rural Estate Development in North Central Phoenix, 1895-1959,” as outlined in the National Register of Historic Places Multiple Property Documentation Form (MPDF) titled “North Central Phoenix Farmhouses and Rural Estate Homes, 1895-1959.”

It is also significant under Criterion C in the category of architecture, representing the historic context “Architectural Styles in North Central Phoenix, 1895-1959,” as outlined in the previously referenced MPDF. The rectangular-shaped, two-story, side-gabled home is an excellent local example of the American Colonial Revival style, which is rare in Phoenix. Character-defining features include a symmetrical façade, wood casement windows, arched openings, and a gabled porch over the front entry supported by pilasters to simulate a pedimented entry. River rock chimneys are also present on both the north and south sides of house.

## **INTEGRITY**

While the subject property has had some modifications, it still retains integrity of location, materials, workmanship, setting, feeling, and association. Alterations to the building since its original construction include an early addition to the rear (southeastern corner) of the property, the 1962 enclosure of a single-story patio with glass, a single-story rear projecting addition, and infill of openings along the second story of the rear façade. None of these modifications has affected the property's ability to convey its historic significance. The interior of the building is in fair to poor condition; however, important interior features such as wood flooring and river rock fireplaces remain intact.

## **BOUNDARY JUSTIFICATION**

Section 807.E states that, when applying the evaluation criteria in Section 807.D, the boundaries of a historic district should be drawn as carefully as possible to ensure that:

1. The district contains documented historic, architectural, archaeological or natural resources;
2. The district boundaries coincide with documented historic boundaries such as early roadways, canals, subdivision plats or property lines;
3. Other district boundaries coincide with logical physical or manmade features and reflect recognized neighborhood or area boundaries; and
4. Other non-historic resources or vacant land is included where necessary to create appropriate boundaries to assist in meeting the criteria in Section 807.D.

The proposed HP zoning boundary encompasses 1.38 gross acres and includes the McElroy-Young House and detached garage, which are both contributing historic buildings. The proposed boundary also includes the adjacent right of way, which is customary for rezoning cases. It coincides with documented historic boundaries as much as possible and follows parcel lines and street monument lines.

## **OWNER CONSENT**

It should be noted that the current owners of the property, David & America Young, representing the America M. Young Trust, have not consented to the historic designation or provided a Proposition 207 waiver. If the application is approved and a Proposition 207 claim is filed, the City Council would still have the option of rescinding the approval.

## **CONCLUSION**

The rezoning request Z-42-19-6 to establish Historic Preservation (HP) overlay zoning for the subject property should be approved for the following reasons:



1. The property meets the significance, age, and integrity requirements for HP overlay zoning set forth in Section 807.D of the Zoning Ordinance; and
2. The proposed boundaries meet the eligibility criteria outlined in Section 807.E.

Writers

K. Weight

H. Ruter

8/9/19

Team Leader

M. Dodds

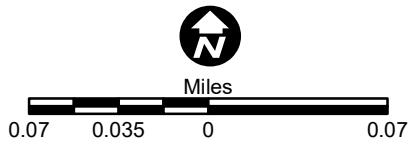
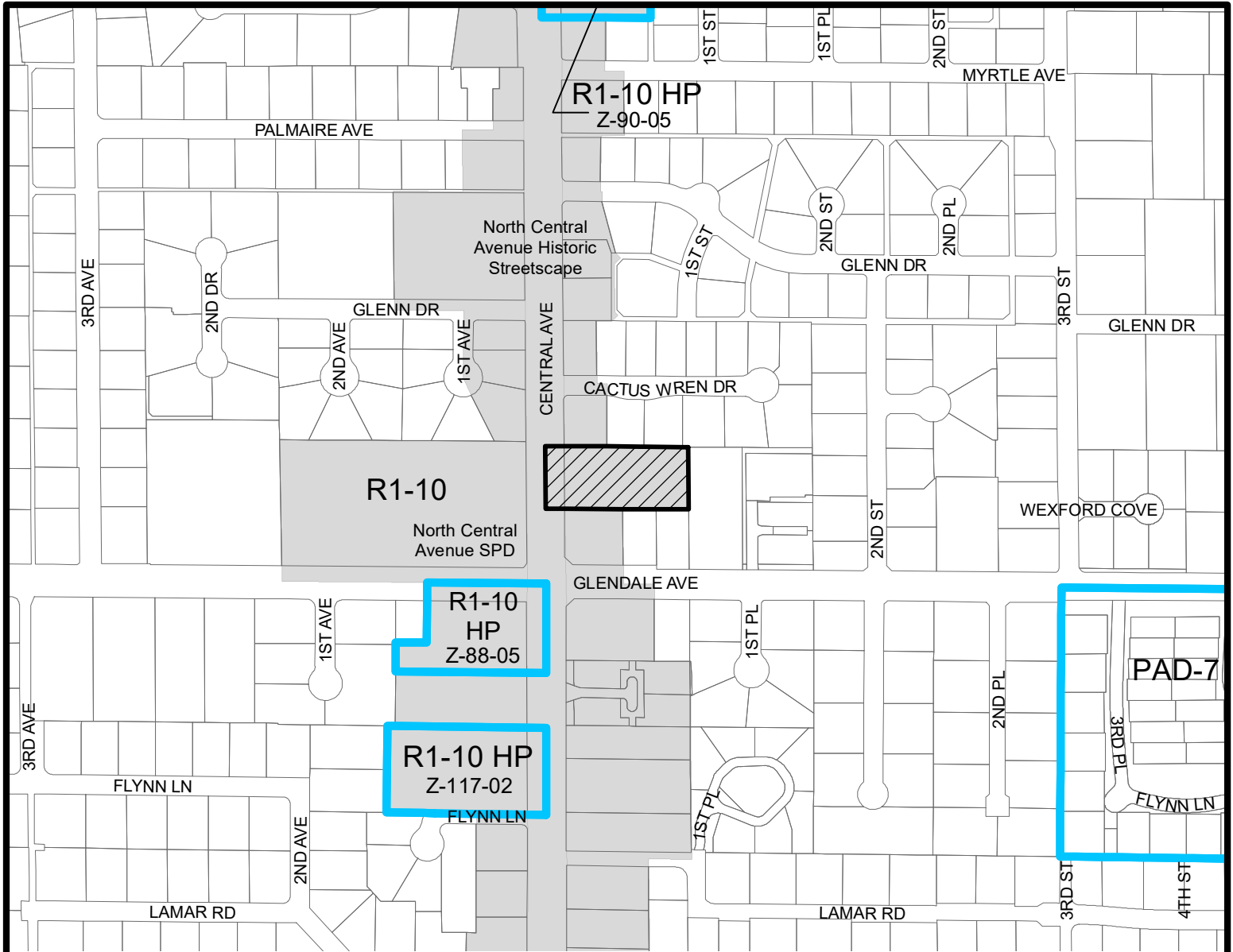
Attachments:

Sketch Map (1 page)

Aerials (2 pages)

Photos (3 pages)

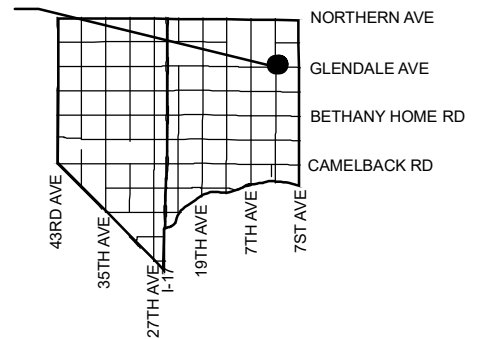
Newspaper Article (1 page)



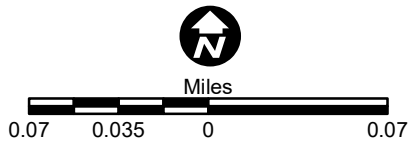
**ALHAMBRA VILLAGE**  
CITY COUNCIL DISTRICT: 6



Z-42-19



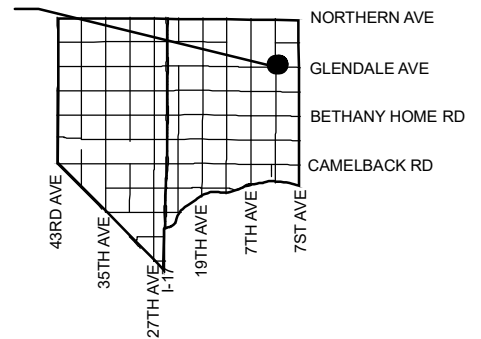
<b>APPLICANT'S NAME:</b> City of Phoenix Historic Pres Commission		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-42-19		<b>FROM:</b> R1-10 NCASPD ( 1.38 a.c.)	
<b>DATE:</b> 7/1/2019 <b>REVISION DATES:</b>		<b>TO:</b> R1-10 HP NCASPD ( 1.38 a.c.)	
<b>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</b> 1.38 Acres			
<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 23-28		<b>ZONING MAP</b> I-8	
<b>MULTIPLES PERMITTED</b>		<b>* UNITS P.R.D. OPTION</b>	
R1-10 NCASPD		6	
R1-10 HP NCASPD		6	
<b>* Maximum Units Allowed with P.R.D. Bonus</b>			



**ALHAMBRA VILLAGE**  
CITY COUNCIL DISTRICT: 6



Z-42-19



APPLICANT'S NAME: City of Phoenix Historic Pres Commission

APPLICATION NO. Z-42-19

DATE: 7/1/2019  
REVISION DATES:

GROSS AREA INCLUDING 1/2 STREET  
AND ALLEY DEDICATION IS APPROX.

1.38 Acres

AERIAL PHOTO &  
QUARTER SEC. NO.

QS 23-28

ZONING MAP

I-8

REQUESTED CHANGE:

FROM: R1-10 NCASPD ( 1.38 a.c.)

TO: R1-10 HP NCASPD ( 1.38 a.c.)

**MULTIPLES PERMITTED**

R1-10 NCASPD

R1-10 HP NCASPD

**CONVENTIONAL OPTION**

5

5

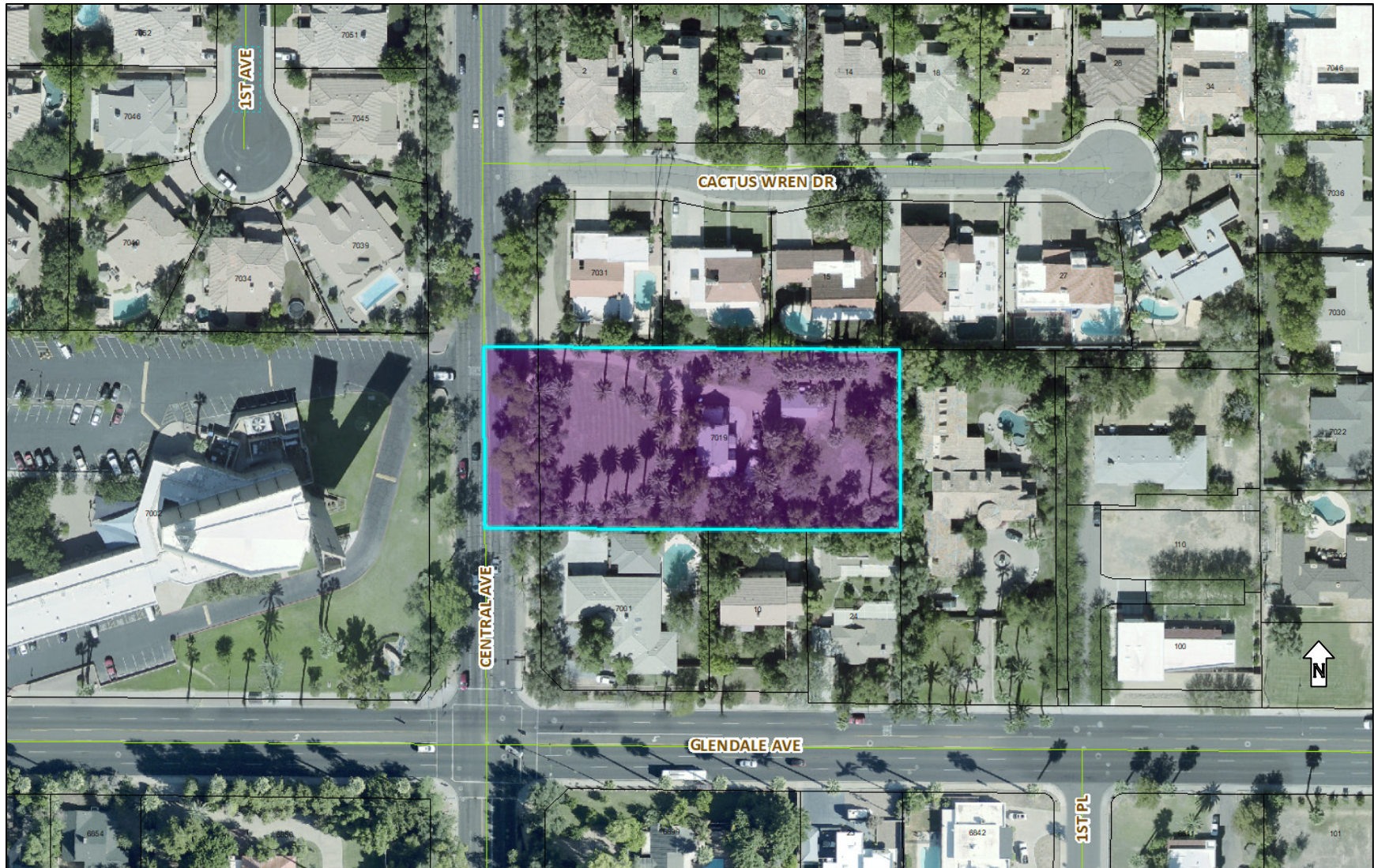
**\* UNITS P.R.D. OPTION**

6

6

\* Maximum Units Allowed with P.R.D. Bonus





## McElroy-Young House 7019 North Central Avenue

Proposed Historic Preservation (HP) Zoning Overlay shown in purple



**Z-42-19-6**  
McElroy-Young House  
7019 North Central Avenue



**Photo 1.** View of subject property, looking east from Murphy Bridle Path along Central Avenue.



**Photo 2.** Close-up view of house, looking east from front yard.



**Photo 3.** View of front yard, looking west from house.



**Photo 4.** View of Murphy Bridle Path and historic North Central Avenue streetscape in front of house.



**Z-42-19-6**  
McElroy-Young House  
7019 North Central Avenue



**Photo 5.** View of detached garage, looking east from circular driveway.



**Photo 6.** View of detached garage with house in background, looking southwest from rear yard.



**Photo 7.** View of rear yard, looking south from northeast corner of property.



**Photo 8.** View of house, looking northwest from southeast corner of property.



**Z-42-19-6**  
McElroy-Young House  
7019 North Central Avenue



**Photo 9.** Close-up view of house, looking northwest from rear yard.



**Photo 10.** Close-up view of house, looking west from rear yard.



**Photo 11.** Close-up view of house, looking northwest from circular driveway.



**Photo 12.** Close-up view of enclosed porch on north side of porch, looking east from circular driveway.



# Attractive Colonial Home On North Central Avenue To Be Built For W. F. McElroy

An attractive nine-room two-story colonial house on North Central avenue, near Glendale avenue, has been started for Mr. and Mrs. W. F. McElroy by J. B. Matz,

The home is located on a lot of one and a quarter Phoenix contractor.

acres and is set back 140 feet from the property line. One of the features will be a circular driveway with the entrance at the south corner and the exit at the north corner.

The house will consist of a living room, dining room, sun room, kitchen, two large bedrooms, screened sleeping porch and bathrooms.

The large living room has an open stairway and a large stone fireplace. The dining room also has a fireplace and an archway looking into the living room. Off of the dining room is a glassed in sun room with model cement floor and a ceiling of exposed beams. The kitchen has several built-in features and is equipped with an electrical range and a water heater.

On the upper floor are the two bedrooms and the screen sleeping porch. The south bedroom and the sleeping porch have a door to the roof over the sun parlor.

The exterior of the home is of semi-smooth plaster finished in white and trimmed with green. The roof is of vari-colored composition shingles.

## MERCHANT WILL ERECT DUPLEX TO COST \$7,000

Construction of an attractive \$7,000 duplex for Mr. and Mrs. L. J. Simons will be started on Berkeley street near Tenth street. Mr. Simons is local manager of the Givens Brothers Shoe company. The home was designed by C. Louis Kelley, home artist, and construction will be in charge of Scott Ellison, contractor.

The duplex will be Spanish in design with a cream stucco finish. Wrought iron grills, plaster ornaments and Spanish awnings sun-





August 12, 2019

Michelle Dodds  
City of Phoenix Historic Preservation  
200 W. Washington Street  
Phoenix, AZ 85003

**RE: Erik Jensen Statement of Offer for 7019 N. Central Avenue  
Historic Preservation Zoning Case Z-42-19**

I, Erik Jensen, am the buyer's agent representing Brandon and Summer Oliver. We have been in conversations with David and America Young for several months, even prior to them listing the home with the current listing agent.

On August 2, 2019, my clients submitted a **written offer of \$1.3M** to the Young's attorney. On August 5, 2019 I was contacted by Brandon Oliver. He received an email from the Young's stating that they received the offer from their attorney but needed them (Oliver's) to write it up through their realtor Karl Tunberg. The Oliver's want to have my representation, so they requested I send the offer directly to Karl. I sent it to him on Aug. 5<sup>th</sup>. The offer expired on Thursday, August 8, 2019 at 5:00pm. At that time, we had received no communication from the Young's, Karl Tunberg or Will Fischbach. On August 9<sup>th</sup>, Karl Tunberg contacted me and told me that the Young's will not work with me. He asked that I revise the contract and put my business partner Steve Caniglia's name in place of mine. That was done and the new contract was sent to Karl that afternoon. That contract had an expiration of August 10, 2019 at 5pm. There was no response from the Youngs, Karl Tunberg or Will Fischbach prior to that. At this time, all contracts have expired.

My clients are very well qualified and are prepared to remodel the home while maintaining the historic integrity.

Please reach out to me at 602-717-0017 or via email at [erik@thecanigliagroup.com](mailto:erik@thecanigliagroup.com) with any additional questions.

Regards,

Erik Jensen



## Kevin Weight

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**From:** PDD Historic Preservation  
**Sent:** Thursday, August 8, 2019 8:13 AM  
**To:** Kevin Weight  
**Cc:** jvrinch@cox.net  
**Subject:** FW: Zoning Case #Z-42-19-6: Historic Overlay for McElroy Home

Kevin, fyi...

**From:** J. V. Rich <jvrinch@cox.net>  
**Sent:** Wednesday, August 7, 2019 6:22 PM  
**To:** PDD Historic Preservation <historic@phoenix.gov>  
**Subject:** Zoning Case #Z-42-19-6: Historic Overlay for McElroy Home



The Honorable Mayor Gallego, Historic Preservation Commission Members, Alhambra Village Planning Committee, Planning Commission Members and the Phoenix City Council Members,

I am writing on behalf of the Murphy Trail Estates Neighborhood Association in support of the historic overlay and in opposition to the proposed demolition of the William F. McElroy home at 7019 N. Central Avenue. Our neighborhood is between Bethany Home Road and Maryland Avenue, Central Avenue to 7th Street.

We took our neighborhood association's name from the iconic Murphy Bridle Path, whose character is defined by both the historic olive trees and the stately mansions along Central Avenue, including the McElroy home. In a recent survey of our neighbors, we learned that our location, the bridle path, and the neighborhood character were considered to be very important and more than 80% of those surveyed wanted our association to protect the neighborhood's character.

For this reason, our Board authorized me to write to you to express our support for protecting the McElroy home— which is a valuable piece of Phoenix's history— that contributes not only to the quality of Central Avenue and to the experience of those who travel the bridle trail, but also to nearby neighborhoods including ours.

Thank you for your consideration.

Jackie Rich  
President  
Murphy Trail Estate Neighborhood Association

## Kevin Weight

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**From:** PDD Historic Preservation  
**Sent:** Monday, August 5, 2019 8:44 AM  
**To:** Kevin Weight  
**Cc:** poseyn@gmail.com  
**Subject:** FW: 7018 N. Central Avenue Z42 19 6  
**Attachments:** 7019 N.doc

Kevin, fyi...(2 of 2 emails)

**From:** Posey Nash <poseyn@gmail.com>  
**Sent:** Monday, August 5, 2019 8:20 AM  
**To:** PDD Historic Preservation <historic@phoenix.gov>  
**Subject:** Fwd: 7018 N. Central Avenue Z42 19 6

----- Forwarded message -----

**From:** Posey Nash <[poseyn@gmail.com](mailto:poseyn@gmail.com)>  
**Date:** Mon, Aug 5, 2019 at 8:09 AM  
**Subject:** 7019 N. Central Avenue Z42 19 6  
**To:** <[historic@phoenix.gov](mailto:historic@phoenix.gov)>

To whom it may concern:

As a Past President of the NCPHA and an over 30 year member and former resident of North Central. I implore all the "powers that be" to save the McElroy Home, which was promised to be returned to the McElroy family by the Weyman sisters.

This home came into the the hands of Americas Young instead! As it was a gift, there should be no financial hardship on her.

Phoenix history is relatively short in the scheme of things and this is a wonderful opportunity to preserve some of it.....

Look at the Shemer Home on Camelback Road...and other fine examples along our Bridle Path.

Thank you,

--

Posey Moore Nash  
[poseyn@gmail.com](mailto:poseyn@gmail.com)  
Cell (602) 399-3358  
Prescott, AZ.

"Keep calm and carry on"

--  
  
Posey Moore Nash  
[poseyn@gmail.com](mailto:poseyn@gmail.com)  
Cell (602) 399-3358

"Keep calm and carry on"

**7019 N. Central Avenue**  
**WILLIAM F. Mc ELROY HOME**

William F. McElroy was an Arizona farmer. His farm was located at what is currently the Palo Verde Municipal Golf course. ( 15<sup>th</sup> Avenue and Maryland) The silo at this location was on his farm, and it was saved some years back by the Historic Preservation office of the City of Phoenix working in conjunction with immediate neighbors and the NCPHA. His daughter Peggy McElroy Mehagian told me the story of her family housing soldiers returning from WWII in the silo due to the extreme housing shortage in Phoenix.

The McElroy home 7019 N. Central is a rare example of an American Colonial Revival style, in the city of Phoenix. Remarkably unaltered, and sadly not on the Register of Historic Places, *it is protected* by the Special Planning District Overlay, which NCPHA initiated in 2004 to retain our lovely estate properties from being demolished and lost. The McElroy family resided in 7019 N. Central as they were building a second home just North at 7043 N. Central. It was entirely site built and Peggy McElroy Mehagian recalled sitting in her upstairs bedroom watching the workers make the adobe bricks for this home.

The McElroys lived at 7043 N. Central for many years, at the time of their deaths; it became the property of their daughter Peggy McElroy Mehagian. She and Art raised their 4 children and a nephew there. Art and Peggy then moved into a home his parents A.S. and Mary Mehagian built @ 102 E.

Orangewood and Art's brother John and his wife Marge moved into 7043 and lived there until it was sadly sold to Rich Zacher who demolished it and built townhomes that currently face Cactus Wren at Central.

Copies of various deeds show the property conveyed to one Ila Garrison, then to the Wyman sisters, and then to their personal representative America Young. How all this came to be is a bit questionable, as Peggy McElroy Mehagian understood that 7019 was to come back to her, not to the personal representative of the Wyman/Jones sisters.

Art and Peggy were strong supporters of our community and the NCPHA, annually he would either attend the NCPHA meetings, hand carrying his check for \$50.00, and in later years he would call me to 102 E. Orangewood to pick it up.

When it was time for the sale of 102, the family was very insistent that the new owner be someone who would restore, not demo the home that A.S. and Mary Mehagian had built.

It is my understanding that there is a substantial offer on 7019 with a buyer who would like to restore the home and adhere to the SPD; this would be an ideal solution. The seller would no longer have a financial hardship and the new owners would preserve and maintain an iconic piece of Phoenix!

Posey Moore Nash  
Past President/member of NCPHA  
Prescott, Arizona  
July 2019

I am unable to be attendance as I suffer heat stroke, thank you



## Kevin Weight

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**From:** PDD Historic Preservation  
**Sent:** Monday, August 5, 2019 8:00 AM  
**To:** Kevin Weight  
**Cc:** phxmidcenturymodernna@gmail.com  
**Subject:** FW: Z-42-19-6 William F. McElroy Home, 7019 North Central Avenue, Phoenix

Kevin, fyi...

**From:** Sandy Grunow <phxmidcenturymodernna@gmail.com>  
**Sent:** Friday, August 2, 2019 6:50 PM  
**To:** PDD Historic Preservation <historic@phoenix.gov>  
**Subject:** Z-42-19-6 William F. McElroy Home, 7019 North Central Avenue, Phoenix

Dear Honorable Mayor Gallego, Historic Preservation Commission Members, Alhambra Village Planning Committee, Planning Commission Members and the Phoenix City Council Members:

The thought of someone wanting to demolish the William F. McElroy Home to subdivide this property is simply unbelievable. This attempted action comes under one category and that is GREED. The owners received a satisfactory offer to purchase over one year ago. If the current owners are so desperate why didn't they accept the offer? If the owners are so desperate why did they delay the demolition hearing process until October? Where is the hardship?

Unfortunately it will take the historic overlay process to save this part of Phoenix history. My husband and I are of Phoenix roots. Our families came to Phoenix starting 1913. Our home was built in 1925 by my husband's maternal grandfather who was a home contractor and his paternal grandfather, a Phoenix citrus rancher with packing sheds on North Central Avenue. My paternal grandfather was an electrical contractor in what is now North Central and my maternal grandfather an optometrist in Phoenix and Globe. The North Central area has been and remains home to our families for four generations.

While Phoenix embraces growth and change, we must not forget our past. Our children and their children need the roots of their past to embrace the future. We ask you to approve the historic overlay to the William F. McElroy Home at 7019 North Central Avenue, and deny demolition.

Please give this historical home the opportunity to rise again and obtain new life as did the Phoenix.

Butch and Sandy Grunow  
802 East Maryland Avenue  
Phoenix, Arizona



## Kevin Weight

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**From:** PDD Historic Preservation  
**Sent:** Monday, August 5, 2019 7:59 AM  
**To:** Kevin Weight  
**Cc:** barbara.mcdugald@gmail.com  
**Subject:** FW: William F. McElroy Home at 7019 North Central Avenue, Zoning Case #Z-42-19-6

Kevin, fyi...

**From:** Barbara McDugald <barbara.mcdugald@gmail.com>  
**Sent:** Saturday, August 3, 2019 11:28 AM  
**To:** PDD Historic Preservation <historic@phoenix.gov>; Barbara McDugald <barbara.mcdugald@gmail.com>  
**Subject:** William F. McElroy Home at 7019 North Central Avenue, Zoning Case #Z-42-19-6

Dear Honorable Mayor Gallego, Historic Preservation Commission Member, Alhambra Village Planning Committee, Planning Commission Member, Phoenix City Council,

I am in support of an historic overlay for this home and strongly oppose its demolition. I have lived in this neighbor for over 35 years, am in the process of obtaining historic designation for my own home, and feel that we must act now to protect the history of our City by preserving all remaining historic properties. I drive by this home twice a day--at least--and always turn my head to enjoy this unique evidence of our past.

I request that you vote for the historic designation and oppose the demolition permit.

Respectfully,  
Barbara McDugald Willis

--

*Barbara McDugald Willis*

*Author Barbara Hinske*

Bestselling Author of the [Rosemont](#) series of novels: [Coming To Rosemont](#) (first), [Weaving the Strands](#) (second), [Uncovering Secrets](#) (third), [Drawing Close](#) (fourth), and now [Bringing Them Home](#), the fifth novel in the [Rosemont](#) series

Also [The Christmas Club](#)

Website: [www.barbarahinske.com](http://www.barbarahinske.com)

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[BookBub Bestseller](#)

## Kevin Weight

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**From:** PDD Historic Preservation  
**Sent:** Monday, August 5, 2019 7:58 AM  
**To:** Kevin Weight  
**Cc:** tait828@gmail.com  
**Subject:** FW: Z-42-19-6. William F. McElroy house

Kevin, fyi...

**From:** tait828@gmail.com <taid828@gmail.com>  
**Sent:** Sunday, August 4, 2019 10:49 AM  
**To:** PDD Historic Preservation <historic@phoenix.gov>  
**Subject:** Z-42-19-6. William F. McElroy house

7019 N. Central Ave.

Earlier this year I submitted a letter outlining my concern about the destruction and loss of this historic property. The sentiments expressed there remain in place as I oppose the demolition of this property.

Hopefully sane minds interested in preserving the earlier days of Phoenix will prevail and this stately property will be kept in place so others can observe and see how things were in bygone days.

Sincerely,

Tait Atkinson  
1450 E. Bethany Home Rd. #25  
Phoenix, AZ 85014-2014

*Sent from my Verizon LG Smartphone*

## Kevin Weight

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**From:** PDD Historic Preservation  
**Sent:** Monday, August 5, 2019 7:57 AM  
**To:** Kevin Weight  
**Cc:** laura@trochefertility.com  
**Subject:** FW: William McElroy Home, Zoning Case #Z-42-19-6.

Kevin, fyi...

**From:** Laura Troche <laura@trochefertility.com>  
**Sent:** Sunday, August 4, 2019 1:12 PM  
**To:** PDD Historic Preservation <historic@phoenix.gov>  
**Subject:** William McElroy Home, Zoning Case #Z-42-19-6.

The Honorable Mayor Gallego, Historic Preservation Commission Members, Alhambra Village Planning Committee, Planning Commission Members and the Phoenix City Council Members

I am in full SUPPORT of a historic overlay and OPPOSE the demolition of this home. I've lived as a neighbor to this home for 13 years, raised our children here, and cherished the mixing of older and newer homes. There aren't many historic homes remaining and the loss of this home will further contribute to the alteration of the North Central Phoenix corridor. Phoenix is a young city and needs to acknowledge and respect her history as she grows and develops.

I have a personal interest as well, because this decision will impact me directly: my property values will decrease since I am a close neighbor. Please vote YES for the historic overlay. Join my fellow neighbors and community in preserving this treasure.

Respectfully,  
Laura Troche

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Image

Get Outlook for iOS

Get [Outlook for iOS](#)

## Kevin Weight

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**From:** PDD Historic Preservation  
**Sent:** Friday, August 2, 2019 4:07 PM  
**To:** Kevin Weight  
**Cc:** judyfineman3@gmail.com  
**Subject:** FW: Reference the William F. McElroy home at 7019 N. Central Avenue, Zoning Case #Z-42-19-6.

Kevin, fyi...

**From:** Judy Fineman <judyfineman3@gmail.com>  
**Sent:** Friday, August 2, 2019 3:51 PM  
**To:** PDD Historic Preservation <historic@phoenix.gov>  
**Subject:** Reference the William F. McElroy home at 7019 N. Central Avenue, Zoning Case #Z-42-19-6.

*The Honorable Mayor Gallego, Historic Preservation Commission Members, Alhambra Village Planning Committee, Planning Commission Members and the Phoenix City Council Members.*

I am in SUPPORT of a historic overlay and OPPOSE the demolition of this home - The William F. McElroy home at 7019 N. Central Avenue, **Zoning Case #Z-42-19-6**. I have chosen to live and have lived in North Central for close to 35 years. It is important to keep the integrity of this area.

Thank you,  
Scott and Judy Fineman  
6040 N 4th Pl, Phoenix, AZ 85012

--

Judy Fineman  
Cell: 602-402-1339

## Kevin Weight

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**From:** PDD Historic Preservation  
**Sent:** Friday, August 2, 2019 8:12 AM  
**To:** Kevin Weight  
**Cc:** skyyskeel@gmail.com  
**Subject:** FW: Zoning Case #Z-42-19-6

Kevin, fyi...

-----Original Message-----

From: Robert Skeel <skyyskeel@gmail.com>  
Sent: Thursday, August 1, 2019 5:29 PM  
To: PDD Historic Preservation <historic@phoenix.gov>  
Cc: whitewolf2@mac.com  
Subject: Zoning Case #Z-42-19-6

The Honorable Mayor Gallego, Historic Preservation Commission Members, Alhambra Village Planning Committee, Planning Commission Members and the Phoenix City Council Members:

I am writing in support of a historic overlay for the William F. McElroy home at 7019 N. Central Avenue,, and I oppose the demolition of this home.

The historic character of Central Ave is important to us.

We enjoy walking the dog and bicycling on the Bridle Path and appreciate the relative quiet of Central compared to 7th St.

It is very much an asset to the neighborhood.

Bob & Marge Skeel  
111 E Linger Ln

## Kevin Weight

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**From:** PDD Historic Preservation  
**Sent:** Thursday, August 1, 2019 2:42 PM  
**To:** Kevin Weight  
**Cc:** cirwin1222@gmail.com  
**Subject:** FW: The William F McElroy home at 7019 N Central Avenue Zoning Case #Z-42-19-6

Kevin, fyi...

**From:** Carl Irwin <cirwin1222@gmail.com>  
**Sent:** Thursday, August 1, 2019 1:30 PM  
**To:** PDD Historic Preservation <historic@phoenix.gov>  
**Subject:** The William F McElroy home at 7019 N Central Avenue Zoning Case #Z-42-19-6

Dear Honorable Mayor Gallego, Historic Preservation Commission Members, Alhambra Village Planning Committee, Planning Commission Members and the Phoenix City Council Members,

Most every morning my wife and I, along with our furry companions do our daily exercise in the cool shade of the Central Avenue Bridal Path. We have logged many thousand of miles both running and walking on this peaceful path. There is no where else in the valley to compare! We have lived and played in North Central Phoenix for nearly 50 years. Maintaining the beauty and character of this area is extremely important to us and to future generations of Phoenixians. Way too many old properties are being torn down only to build LARGE EXPENSIVE CRACKER BOX HOMES! Please do not allow this to happen to this Historic Phoenix Home. There are not many of these homes left. Phoenix is a relatively young city when it comes to US cities. We need to think of the future generations and preserve the little physical history we have left.

We are in full SUPPORT of an overlay and OPPOSE the demolition of the McElroy House on Central Avenue-zoning case #Z-42-19-6. This is very important to us who reside in North Central Phoenix. Central Avenue is such a beautiful street in the middle of a huge city. People from all parts of the valley daily walk, horse back ride, bike, jog or even just drive down this street for it's mere beauty.

Thank you for all the time and sincere interest you have put into this local concern.

Sincerely,  
Carl F Irwin MD and Susan Irwin  
521 W Hayward Avenue

## Kevin Weight

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**From:** PDD Historic Preservation  
**Sent:** Thursday, August 1, 2019 2:41 PM  
**To:** Kevin Weight  
**Cc:** robertlkrauss@gmail.com  
**Subject:** FW: William F. McElroy home Zoning Case Z-42-19-6

Kevin, fyi...

**From:** robert krauss <robertlkrauss@gmail.com>  
**Sent:** Thursday, August 1, 2019 1:33 PM  
**To:** PDD Historic Preservation <historic@phoenix.gov>  
**Subject:** William F. McElroy home Zoning Case Z-42-19-6

*To: The Honorable Mayor Gallego  
, Historic Preservation Commission Members, Alhambra Village Planning Committee,  
Planning Commission Members and the Phoenix City Council Members.*

As longtime residents of the North Central neighborhood (I moved here in 1973 and my wife 1960) we implore you to support the preservation of the McElroy property. We understand that the demolition and destruction of this historic home and the development of multiple dwellings on this site will very likely downgrade property values of all adjacent properties. However, our primary concern is to protect the very unique character of our beautiful neighborhood. North Central is an oasis in the desert and is populated by residents who take pride in their homes and the historic nature of the community. Rich traditions have developed here; traditions that represent a critical piece of our culture. They help form the structure and foundation of our families and our society. Let us not lose sight of how these wonderful traditions provide us with a sense of comfort and belonging.

It is imperative that we preserve our history for generations to come. Please vote for the historic overlay zoning and save the North Central neighborhood.

Sincerely,  
Robert and Diana Krauss  
6837 N. 4<sup>th</sup> Ave  
Phoenix, AZ 85013



## Kevin Weight

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**From:** PDD Historic Preservation  
**Sent:** Thursday, August 1, 2019 11:46 AM  
**To:** Michelle Dodds; Kevin Weight; Elizabeth S Wilson; Jodey Elsner; Helana Ruter  
**Subject:** FW: Zoning Case #Z-42-19-6

Fyi...

**From:** Kate Murphy <kate.murphy@mac.com>  
**Sent:** Thursday, August 1, 2019 11:44 AM  
**To:** PDD Historic Preservation <historic@phoenix.gov>  
**Subject:** Zoning Case #Z-42-19-6

Dear Honorable Mayor Gallego, Historic Preservation Commission Members, Alhambra Village Planning Committee, Planning Commission Members, and Phoenix City Council,

This letter is in support of the historic zoning overlay being planned for case Z-42-19-6. I am absolutely in support of this historic overlay and oppose the demolition of the William F. McElroy home at 7019 N. Central Avenue.

I am a native of Phoenix and grew up in the Historic Encanto Palmcroft neighborhood. As an adult, I moved to a home built in the 70s off of Central and Missouri, and then moved back to Encanto Palmcroft where I lived for 10 years, made loving and appropriate renovations all approved through the historic preservation group of Phoenix, and then moved to North Central, where I did the same to 6617 N. Central Ave.

When my then-husband and I purchased the home on Central Ave. at the height of the real estate market and prior to the Great Recession, we were very pleased that the home was registered to the historic registry and that it could not be demolished. We also appreciated the tax savings that accompanied that registration and saved us thousands of dollars a year in property taxes for such a large lot. We believed in the preservation of homes and lots such as ours and weathered the financial crisis that accompanied our investment. It would have been much easier to "cut bait" on our home and start over and I thank goodness that we didn't make that choice, and actually COULDN'T make that choice due to the overlay.

Phoenix is such a relatively "new" city and has only a small number of large lots available in the 6 square miles surrounding downtown. There is plenty of "new" available just about anywhere one looks to purchase. I consider it to be a careless use of resources to decide to demolish one of the few historic homes in our central corridor in the name of personal profit.

It is my understanding that the couple who inherited this home wants to sell it or redevelop it due to financial hardship. Given that they could likely sell this home for 800K or more as is, how bad is their hardship? Why should the city and North Central Community absorb their poor financial planning (they must be badly in debt if having an 800K windfall is hardship)? The kind of greed that motivates the destruction of something historically significant and in keeping with the beautiful large lots of North Central is abhorrent to me. The couple clearly is not personally invested in our beautiful community.

Please, please, approve the overlay and DO NOT approve a demolition of this historically significant piece of property.

Kindly,

Kate Murphy  
[kate.murphy@mac.com](mailto:kate.murphy@mac.com)  
480-297-6396

## Kevin Weight

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**From:** Kevin Weight  
**Sent:** Tuesday, July 16, 2019 10:42 AM  
**To:** atramutolo@cox.net  
**Cc:** Historic; Mayor Gallego; Council District 6 PCC; Council District 3 PCC  
**Subject:** FW: 7019 N Central

Karen,

Thanks for your message. I will enter it into the record for the case (Z-42-19-6).

Sincerely,

Kevin Weight  
Principal Planner  
City of Phoenix Historic Preservation Office  
200 W. Washington St. 3rd Floor  
Phoenix, AZ 85003  
(602) 495-7610 phone / (602) 732-2086 fax <http://phoenix.gov/pdd/historic>

-----Original Message-----

From: Historic  
Sent: Tuesday, July 16, 2019 8:11 AM  
To: Michelle Dodds <michelle.dodds@phoenix.gov>; Kevin Weight <kevin.weight@phoenix.gov>  
Subject: FW: 7019 N Central

Fyi...

-----Original Message-----

From: Kay Tramutolo <atramutolo@cox.net>  
Sent: Monday, July 15, 2019 7:55 PM  
To: Historic <historic@phoenix.gov>; Mayor Gallego <mayor.gallego@phoenix.gov>; Council District 6 PCC <District6@phoenix.gov>; Council District 3 PCC <council.district.3@phoenix.gov>  
Subject: 7019 N Central

I have never written a letter to a politician or government official in my life, but I feel so strongly about the need to save this house, I had to write. I live in north central at 321 w montebello ave. I walk the bridge many times a week. The bridge path and the homes along Central are Phoenix treasures. This house is priceless and beautiful. It would be such a waste to demolish it strictly for monetary gain. There are so few homes in all of Phoenix from that era and it is truly a beautiful, unique and charming home. It is a piece of our history and should be cherished. I hope there is some way that we can compromise with the current owners who have shown no appreciation for the significance of this home and save the home from destruction. Thank you for your consideration and attention to this matter. Sincerely, Karen Tramutolo  
Sent from my iPhone

## Kevin Weight

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**From:** Historic  
**Sent:** Monday, July 15, 2019 4:06 PM  
**To:** Kevin Weight  
**Cc:** gmfriedman@gmail.com  
**Subject:** FW: McElroy Young house

Kevin, fyi...

**From:** Gaby Friedman <gmfriedman@gmail.com>  
**Sent:** Monday, July 15, 2019 3:58 PM  
**To:** Historic <historic@phoenix.gov>  
**Subject:** McElroy Young house

Hello- my name is Gaby Friedman and I live at 6821 N Central Ave, Phoenix, AZ 85012.

I received a letter today from the City of Phoenix saying that you are applying for historic preservation for the McElroy Young House on 7019 N. Central Ave.

I have walked through that house- because when the sign went up that it was for sale we thought we might be interested- and it is DISGUSTING. It is in such bad shape- I don't know why you would want to preserve it. It is scary and it is not habitable. It is a blight on the neighborhood and it should be torn down. Please do not establish historic preservation for this property. It is truly awful inside and noone would be able to obtain a residential Certificate of Occupancy for that house because it is in such bad condition. It needs to be torn down. When we walked through, the current owners didn't even live in that house; they lived in an RV in the yard.

I have no financial interest in the property and I understand that neighborhood groups are opposing its demolition. That it is mistake. The property needs to be demolished. I challenge any of you in the historic preservation office to spend a night in that house, and then make your decision.

Thank you,  
Gaby Friedman  
602-809-3011

**From:** [Helana Ruter](#)  
**To:** [sydney.r.gray@gmail.com](mailto:sydney.r.gray@gmail.com)  
**Cc:** [Michelle Dodds](#)  
**Subject:** RE: 7019 N Central Ave  
**Date:** Monday, May 13, 2019 4:12:19 PM

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Hi Sydney,

The historic preservation office has recommended the property eligible for historic designation. This recommendation was forwarded to the members of the Historic Preservation Commission following the posting of the demolition request sign. The commission will consider whether or not to initiate designation at the next commission meeting on May 20th. We are compiling public comment to be sent to the commission members in advance of that meeting.

Thank you,

Helana Ruter  
Preservation Planner II  
City of Phoenix Historic Preservation Office  
200 W. Washington St. 3rd Floor  
Phoenix, AZ 85003  
602-256-4155 phone

-----Original Message-----

From: Sydney Gray <[sydney.r.gray@gmail.com](mailto:sydney.r.gray@gmail.com)>  
Sent: Monday, May 13, 2019 3:21 PM  
To: Historic <[historic@phoenix.gov](mailto:historic@phoenix.gov)>  
Subject: 7019 N Central Ave

Hello -

I am emailing regarding 7019 N Central Ave. I was horrified to see the demolition request sign in front of this amazing home and want to know if this house qualifies for a historic designation? I live in this neighborhood and this is one of my absolute favorite properties on my walk down the bridal path.

Sydney Gray

Sent from my iPhone

**From:** [Helana Ruter](#)  
**To:** [tlsmith530@yahoo.com](mailto:tlsmith530@yahoo.com)  
**Cc:** [Michelle Dodds](#)  
**Subject:** RE: 7019 N. Central Demo Permit  
**Date:** Monday, May 13, 2019 10:41:58 AM

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Thank you for your comment. We are compiling all comments which will be forwarded to the members of the Historic Preservation Commission in advance of the commission meeting on May 20th.

Helana Ruter  
Preservation Planner II  
City of Phoenix Historic Preservation Office  
200 W Washington St. 3<sup>rd</sup> Floor  
Phoenix, AZ 85003  
602-256-4155 (phone)

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**From:** tim smith <[tlsmith530@yahoo.com](mailto:tlsmith530@yahoo.com)>  
**Sent:** Monday, May 13, 2019 9:36 AM  
**To:** Historic <[historic@phoenix.gov](mailto:historic@phoenix.gov)>  
**Subject:** 7019 N. Central Demo Permit

Dear Historic Preservation Committee,

I am writing about the posting for the pending demo permit for the 100 year old house located at 7019 N. Central Ave. As a resident of the North Central neighborhoods and daily user of the Bridal Path, I am appalled by the lack of action the City has taken to protect and ensure the charm, character and history of this area. In recent times, far to many sizable lots and older homes throughout this area are being cleared and subdivided in the name of progress. Although I appreciate the need for a dense urban core, the City and the residents must protect and retain what is left of the historic properties and unique qualities they add to our urban fabric.

The property in question is magnificent and likely represents one of the last originals that once lined central. I sincerely hope the city will not allow this home to be demolished but will instead find a way to work with the owners and resident of the area to restore the home and secure its legacy going forward.

As a side note, the e-mail for the applicant appears incorrect as when i tried to contact them the e-mail was kicked back.

Please, do everything in your power to protect what is left of our North central ave history.

**From:** [Rick Serrano](#)  
**To:** [Michelle Dodds](#)  
**Subject:** demolition of home at 7019 N. Central Ave.  
**Date:** Thursday, May 9, 2019 9:51:28 AM

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As a local resident and architect, I'd like to express my SUPPORT of historic overlay and vehemently OPPOSE demolition of the home at 7019 N. Central Ave.

It's homes like this one that led me to live in the neighborhood and stay in the neighborhood. I've spent a lifetime studying and working and educating myself at architecture and urban planning, and can tell you if Phoenix wants to be a great city to be admired it must preserve its quality architectural designs. Listen to people who have spent countless years studying this subject and not to developers who have little or no knowledge of architectural design and urban planning. Phoenix has shot itself in the foot many times by allowing this kind of change to happen, and it results in a city of little or no architectural interest or historical value.

Please support the historic overlay and oppose demolition of the home at 7019 N. Central Ave.

Rick Serrano  
602-264-1746 mob.

**From:** [Historic](#)  
**To:** [Michelle Dodds](#); [Kevin Weight](#); [Elizabeth S. Wilson](#); [Jodey Elsner](#); [Helana Ruter](#)  
**Subject:** FW: 7019 N. Central Avenue, Phoenix, AZ  
**Date:** Friday, May 3, 2019 12:44:53 PM

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Fyi...

**From:** Amy Wilson <amywilson0349@gmail.com>  
**Sent:** Friday, May 3, 2019 12:43 PM  
**To:** Historic <historic@phoenix.gov>  
**Subject:** 7019 N. Central Avenue, Phoenix, AZ

Hello,

I am requesting a historic designation for 7019 N. Central Avenue, Phoenix, AZ.

This is a beautiful property and I do not want it demolished. The City of Phoenix needs to take action immediately to keep this property intact.

Thanks,  
Amy Wilson  
3422 E University Dr, Unit 18, Mesa, AZ 85213  
(602) 989-0893  
[amywilson0349@gmail.com](mailto:amywilson0349@gmail.com)



**From:** [Helana Ruter](#)  
**To:** [jsszafran@dpaarchitects.com](mailto:jsszafran@dpaarchitects.com)  
**Cc:** [Michelle Dodds](#)  
**Subject:** RE: 100 Year Old North Central Home Slated for Demolition  
**Date:** Monday, May 13, 2019 4:06:19 PM  
**Attachments:** [image002.png](#)

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Thank you for your comment. All public comments are being compiled and will be sent to the members of the Historic Preservation Commission in advance of the commission meeting on May 20th.

Helana Ruter  
Preservation Planner II  
City of Phoenix Historic Preservation Office  
200 W. Washington St. 3<sup>rd</sup> Floor  
Phoenix, AZ 85003  
602-256-4155 phone

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**From:** John Szafran <[jsszafran@dpaarchitects.com](mailto:jsszafran@dpaarchitects.com)>  
**Sent:** Monday, May 13, 2019 3:21 PM  
**To:** Mayor Gallego <[mayor.gallego@phoenix.gov](mailto:mayor.gallego@phoenix.gov)>; Council District 6 PCC <[District6@phoenix.gov](mailto:District6@phoenix.gov)>; Council District 3 PCC <[council.district.3@phoenix.gov](mailto:council.district.3@phoenix.gov)>; Historic <[historic@phoenix.gov](mailto:historic@phoenix.gov)>  
**Subject:** 100 Year Old North Central Home Slated for Demolition

Distinguished City Officials,

I would like to categorically oppose the demolition and loss of a valuable piece of Phoenix History, especially in my residential neighborhood.

I currently live on the Murphy Bridal Trail just south of Northern Avenue and have enjoyed the history of the North Central Corridor for almost twenty years. There have been some changes to the area, some positive and some not so positive. The property in question, the William F. McElroy home at 7019 North Central Avenue, is an example of the wonderful architecture of our City and Central Avenue. The property has been kept in good condition and the house is in excellent shape. I do know the owners ( who live out of state ) claim that it is in disrepair but that is by their own doing or lack thereof. I do not believe a licensed structural engineer has evaluated the home and deemed it unsafe or unrepairable. Numerous people have tried to purchase the home and restore it but have been turned down in order for the owners to market it to developers who will most likely densify the property and transform this wonderful property into numerous units which goes against the current North Central Phoenix Special Planning District Overlay goals.

I wholeheartedly SUPPORT the Overlay District and the goals of the North Central Phoenix Area and do most adamantly OPPOSE the demolition of this home.

We have seen way too many well-kept and beautiful properties in our City and Neighborhoods transformed into less than the standard our history has set as precedent.

Hopefully, you will reconsider the Demolition Request and reject the Demolition of this home and the loss of our history.

Best regards to our great City and Neighborhoods,

**John S. Szafran, AIA, LEED AP, NCARB**

Principal

**dpa architects, inc.**

DESIGNERS OF PROGRESSIVE ARCHITECTURE

7272 east indian school road, suite 214

scottsdale, arizona 85251.3948

t 480.941.4222 ext 105

c 480.226.0183

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[www.dpaarchitects.com](http://www.dpaarchitects.com)

[jsszafran@dpaarchitects.com](mailto:jsszafran@dpaarchitects.com)

Scanned by the MessageLabs Email Security System.

**From:** [Helana Ruter](#)  
**To:** [janespannagel@hotmail.com](mailto:janespannagel@hotmail.com)  
**Cc:** [Michelle Dodds](#)  
**Subject:** RE: 7019 N Central Ave  
**Date:** Thursday, May 9, 2019 10:25:41 AM

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Thank you for your comment. All comments are being compiled and will be submitted to the members of the Historic Preservation Commission in advance of the Historic Preservation Commission Meeting on May 20th.

Helana Ruter  
Preservation Planner II  
City of Phoenix Historic Preservation Office  
200 W. Washington St. 3rd Floor  
Phoenix, AZ 85003  
602-256-4155 phone

-----Original Message-----

From: Jane Spannagel <[janespannagel@hotmail.com](mailto:janespannagel@hotmail.com)>  
Sent: Wednesday, May 8, 2019 5:20 PM  
To: Historic <[historic@phoenix.gov](mailto:historic@phoenix.gov)>  
Subject: 7019 N Central Ave

I came to Phoenix in 1948 and lived off of Glendale Ave and 4th Place during the 50's and 60's. Bus number five brought me just pass Central and Glendale where we would walk right past this house, through an orchard, to my home after school. Not every lot on Central had a house on it, and the ones that did were the finest Phoenix had to offer at the time. Have the city buy the house and then sell to someone who will take pride in restoring it no matter how long it takes. This should not even be a question as to if it should be sold to a developer, especially one who has no idea what Central Avenue means to all of us.

Jane Spannagel  
602-622-2421

Sent from my iPhone

**From:** [Helana Ruter](#)  
**To:** [gotocb@icloud.com](mailto:gotocb@icloud.com)  
**Cc:** [Michelle Dodds](#)  
**Subject:** RE: 7019 N Central Ave  
**Date:** Wednesday, May 8, 2019 3:39:43 PM

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Thank you for your comment. All comments are being compiled and will be submitted to the members of the Historic Preservation Commission in advance of the Historic Preservation Commission Meeting on May 20th.

Helana Ruter  
Preservation Planner II  
City of Phoenix Historic Preservation Office  
200 W. Washington St. 3rd Floor  
Phoenix, AZ 85003  
602-256-4155 phone

-----Original Message-----

From: Christine Boubek <[gotocb@icloud.com](mailto:gotocb@icloud.com)>  
Sent: Wednesday, May 8, 2019 2:59 PM  
To: Historic <[historic@phoenix.gov](mailto:historic@phoenix.gov)>  
Subject: 7019 N Central Ave

Historic Preservation Committee:

I recently saw this property come up for sale. I live at 7243 N Central Ave and have enjoyed walking by this home for years. I inquired about the listing because I have always envisioned this home being restored and updated to its glorious beginnings. That idea was squashed when I saw the listing price! I inquired about why the price was so high and asked a few local realtors, we speculated until we saw articles in the paper about plans for the property. I was deeply sadden to hear that it was possibly being sold to yet another developer (thus the inflated price). I have been so disappointed in what I have started to see as a trend in North Central. Developers coming in (Sunnyslope and surrounding areas) who do not live in the neighborhood wanting to profit from the neighborhood. I am fearful that what once charmed me to this part of town, will slowly be diluted over the next several years. So many residents feel strongly about these concerns, that although we are not in a traditional HOA environment, we have been bonded and worked together to advocate for this neighborhood. The homes along the Bridle path share in a special part of Arizona History and I would hope that my elected officials would help maintain that for future generations.

Thank you kindly for taking a moment to consider this when determining the demolition permit.

Christine Boubek  
7243 N Central Ave

**From:** [Helana Ruter](#)  
**To:** [empireceo.jb@gmail.com](mailto:empireceo.jb@gmail.com)  
**Cc:** [Michelle Dodds](#)  
**Subject:** RE: 7019 N. Central Ave  
**Date:** Monday, May 13, 2019 8:16:56 AM

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Thank you for your comment. All comments are being compiled and will be forwarded to the members of the Historic Preservation Commission in advance of the commission meeting on May 20th.

**From:** Jessica Manos <[empireceo.jb@gmail.com](mailto:empireceo.jb@gmail.com)>  
**Sent:** Thursday, May 9, 2019 4:24 PM  
**To:** Historic <[historic@phoenix.gov](mailto:historic@phoenix.gov)>  
**Subject:** 7019 N. Central Ave

Hello,

I am dismayed to learn that the house on 7019 N. Central Ave is being sold to developers who intend to demolish the house and subdivide the beautiful lot. I believe this would be detrimental to the neighborhood. I think it is particularly important to protect the history of Phoenix, of which this house is a fine example. The large houses crammed together that have been going up (for instance, on the corner of Central and Frier) do not maintain the integrity of the neighborhood. Central Ave is beautiful because of it's large lots with mature trees. Furthermore, Phoenix does not need any more McMansions. If developers are so keen on building new housing, why aren't they focused on affordable housing instead of tasteless monstrosities?

--

Jessica Manos  
CEO, Empire Real Estate Management

"Man who man would be, must rule the Empire of himself." -Percy Bysshe Shelley

**From:** [Helana Ruter](#)  
**To:** [corianderson@yahoo.com](mailto:corianderson@yahoo.com)  
**Cc:** [Michelle Dodds](#)  
**Subject:** RE: 7019 N. Central Demo Permit  
**Date:** Thursday, May 9, 2019 11:11:10 AM

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Thank you for your comment. All comments are being compiled and will be submitted to the members of the Historic Preservation Commission in advance of the Historic Preservation Commission Meeting on May 20th.

Helana Ruter  
Preservation Planner II  
City of Phoenix Historic Preservation Office  
200 W. Washington St. 3rd Floor  
Phoenix, AZ 85003  
602-256-4155 phone

-----Original Message-----

From: Corissa Smith <[corianderson@yahoo.com](mailto:corianderson@yahoo.com)>  
Sent: Thursday, May 9, 2019 11:03 AM  
To: Historic <[historic@phoenix.gov](mailto:historic@phoenix.gov)>  
Subject: 7019 N. Central Demo Permit

Dear Historic Preservation Committee,

I am writing in regards to the property located at 7019 N. Central Ave and the associated pending demolition permit. Note that the posted sign lists an incorrect email address for the applicant.

As a north central resident, previous City of Phoenix historic home owner and daily walker of the Murphy Bridal Path, I pass this property daily. I have hoped to see it restored as it appears to represent one of the last of the original homes that graced Central Avenue.

Nearly 100-years old, this gem is a unique part of the fabric of historic Central Avenue and the Bridal Path. I would hate to see it demolished. I did not receive a response from my inquiry to the applicant but assume the plan would be to then subdivide the lot and add new, too large, too densely packed in, soulless homes in place of the majestic manor that stands there today. This strategy has occurred too many times previously on other North Central lots and has slowly robbed Central Avenue of its charm and history, turning it into a homogenized amalgamation of "new". This shouldn't be the only way to make the sale of this property pencil.

I believe that we as historic homeowners, as a City and as a community, we all have a responsibility to retain and restore our historic properties. Please do not allow this one to be razed - please instead work with this Owner to find another solution that will preserve the property.

Thank you for your consideration,

Corissa Smith

**From:** [Helana Ruter](#)  
**To:** [rserrano@ccbgarchitects.com](mailto:rserrano@ccbgarchitects.com)  
**Cc:** [Michelle Dodds](#)  
**Subject:** RE: Demolition permit for 7019 N. Central Ave.  
**Date:** Thursday, May 9, 2019 10:27:45 AM

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Thank you for your comment. All comments are being compiled and will be submitted to the members of the Historic Preservation Commission in advance of the Historic Preservation Commission Meeting on May 20th.

Helana Ruter  
Preservation Planner II  
City of Phoenix Historic Preservation Office  
200 W. Washington St. 3<sup>rd</sup> Floor  
Phoenix, AZ 85003  
602-256-4155 phone

---

**From:** Rick Serrano <[rserrano@ccbgarchitects.com](mailto:rserrano@ccbgarchitects.com)>  
**Sent:** Wednesday, May 8, 2019 4:49 PM  
**To:** Historic <[historic@phoenix.gov](mailto:historic@phoenix.gov)>  
**Subject:** Demolition permit for 7019 N. Central Ave.

As a local resident and architect, I'd like to express my SUPPORT of historic overlay and vehemently OPPOSE demolition of the home at 7019 N. Central Ave.

It's homes like this one that led me to live in the neighborhood and stay in the neighborhood. I've spent a lifetime studying and working and educating myself at architecture and urban planning, and can tell you if Phoenix wants to be a great city to be admired it must preserve its quality architectural designs. Listen to people who have spent countless years studying this subject and not to developers who have little or no knowledge of architectural design and urban planning. Phoenix has shot itself in the foot many times by allowing this kind of change to happen, and it results in a city of little or no architectural interest or historical value.

Please support the historic overlay and oppose demolition of the home at 7019 N. Central Ave.

Rick Serrano  
CCBG Architects, Inc.  
102 E. Buchanan  
Phoenix, AZ. 85004  
602-258-2211 office  
602-774-3011 desk  
602-264-1746 mob.  
[www.ccbg-arch.com](http://www.ccbg-arch.com)

**From:** [Helana Ruter](#)  
**To:** [poseyn@gmail.com](mailto:poseyn@gmail.com)  
**Cc:** [Michelle Dodds](#)  
**Subject:** RE: From NCPHA: 100-year old North Central Home slated for demolition  
**Date:** Wednesday, May 8, 2019 4:09:21 PM

---

Thank you for your comment. All comments are being compiled and will be submitted to the members of the Historic Preservation Commission in advance of the Historic Preservation Commission Meeting on May 20th.

Helana Ruter  
Preservation Planner II  
City of Phoenix Historic Preservation Office  
200 W. Washington St. 3<sup>rd</sup> Floor  
Phoenix, AZ 85003  
602-256-4155 phone

**From:** Posey Nash <[poseyn@gmail.com](mailto:poseyn@gmail.com)>  
**Sent:** Wednesday, May 8, 2019 3:51 PM  
**To:** Historic <[historic@phoenix.gov](mailto:historic@phoenix.gov)>; Mayor Gallego <[mayor.gallego@phoenix.gov](mailto:mayor.gallego@phoenix.gov)>; Council District 3 PCC <[council.district.3@phoenix.gov](mailto:council.district.3@phoenix.gov)>; Council District 6 PCC <[District6@phoenix.gov](mailto:District6@phoenix.gov)>  
**Subject:** Fwd: From NCPHA: 100-year old North Central Home slated for demolition

**Please don't allow this to be demolished.....**

Subject: Re: From NCPHA: 100-year old North Central Home slated for demolition

## 7019 N. Central Avenue

I just spoke to Carol Sue Mehagian Zylstra, a granddaughter of the McElroys. The home was gifted 2 two poor old ladies by the Mc Elroys with the provision that it be gifted back to their daughter Peggy Mc Elroy Mehagian...the care giver of the 2 old ladies, as they aged and died , inadvertently signed it over to **their** caregiver named Americas..who in turn gifted it to the current owners, **her heirs** ...Aunt Peggy died about 3 years ago and Art **Mehagian** just died April 25.

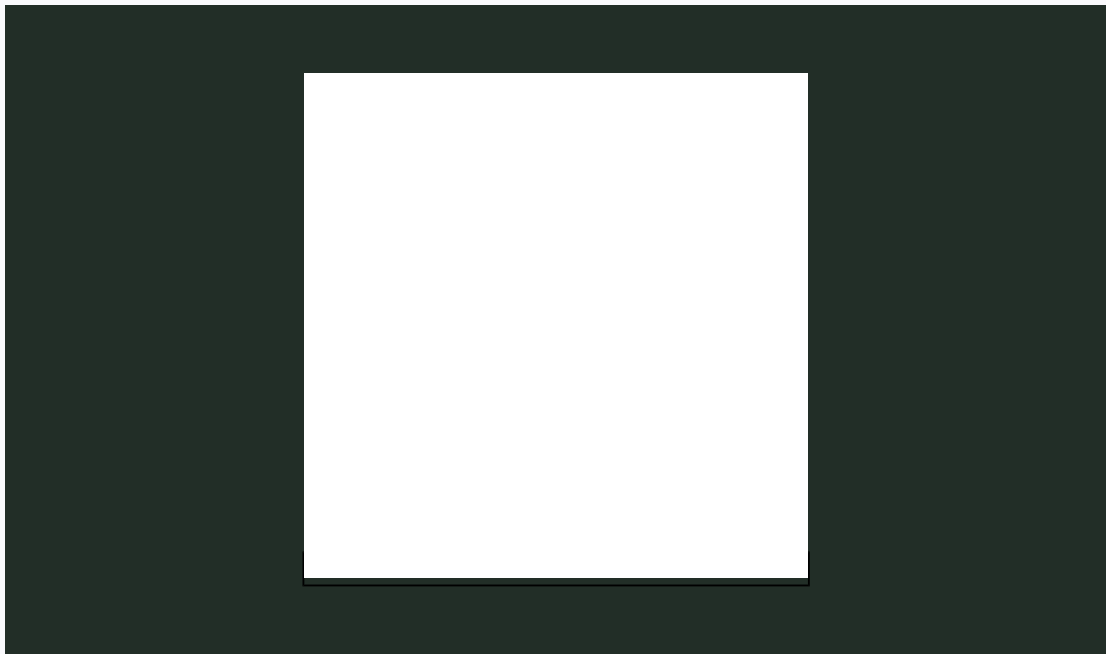
Tragically the intent of the McElroy's and the Mehagian's was to have the home returned to them in good faith but, but Americas was greedy and tricked the old ladies into signing it over to her..... the home became the property of her heirs who have done NOTHING to restore or preserve the home and property and just want as much money as it will bring, history be damned.



The upside, the place is box stock original and would be a wonderful addition to the Historic Register, like many of the other historically preserved estates on Central Avenue.

Thank you,  
Posey Moore Nash  
Former resident of North Central for 30 plus years

On Wed, May 8, 2019, 2:29 PM Jackie Rich <[jvrich@ncphxneighbornetwork.com](mailto:jvrich@ncphxneighbornetwork.com)> wrote:



**WE NEED YOUR HELP!**

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## **North Central Phoenix's character is at RISK!**

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As many of you may be aware, the beautiful home at 7019 N. Central Avenue is at risk of demolition. The owners of the William F. McElroy home, have a pending offer for the purchase of their home from a developer, contingent upon approval for demolition. A demolition permit has been requested and the mandatory 30 day hold began on 4-26-19.

The William F. McElroy house was built in 1926 and is a significant example of the development of North Central Phoenix in the early years of statehood. The home is characteristic of the estate parcels on Central Avenue with over an acre of land with substantial front yard set backs of 150'. The City of Phoenix

Historic Preservation has this home listed as "historically significant" and is pursuing a historic overlay that will protect the home for future generations to enjoy.

*The owners of the house want to demolish it because it's fallen into a "major state of disrepair," according to Tempe Realtor Karl Tunberg. The property is currently for sale for \$1.85 million.*

*The Arizona Republic 5-2-19*



The proposed demolition and envisioned development violates the intent, purpose, policy and spirit of the North Central Phoenix Special Planning District Overlay. The SPD was created by residents in 2004, to encourage preservation of the large lot, single family residential character. If you are not familiar with the SPD, [click here](#).

Currently, the out of state owners, who were gifted the house in 1996, are "claiming" an economic hardship. The home has been on and off the market several times with double market value asking prices. Numerous people have wanted to purchase and restore this home. However, the absentee owners have been seeking a developer (and developer prices) over the last 20 years. We believe this "economic hardship" and major state of disrepair are self-imposed by the property owners.

#### How You Can Help

Email or write your comments to Historic Preservation, Mayor Kate Gallego, Councilman Sal DiCiccio and Councilwoman Debra Stark at the addresses below. Reference the William F. McElroy home at 7019 N. Central Avenue. Clearly state you are in SUPPORT of a historic overlay and OPPOSE the demolition of this home. Tell your story, what is important to you about North Central, why did you move here or did you grow up in the neighborhood.

Historic Preservation	<a href="mailto:historic@phoenix.gov">historic@phoenix.gov</a>
Mayor Kate Gallego	<a href="mailto:mayor.gallego@phoenix.gov">mayor.gallego@phoenix.gov</a>
Councilman Sal DiCiccio	<a href="mailto:council.district.6@phoenix.gov">council.district.6@phoenix.gov</a>
Councilwoman Debra Stark	<a href="mailto:council.district.3@phoenix.gov">council.district.3@phoenix.gov</a>

Plan to attend the Historic Preservation Commission meeting on **Monday, May 20th at 4:30pm at City Council Chambers at 200 W. Jefferson**. Upon

arrival please fill out a yellow card in SUPPORT of the historic overlay. For updates and more information, visit our website at [ncpha.org](http://ncpha.org) or email us at [info@ncpha.org](mailto:info@ncpha.org).

On behalf of the NCPHA and the many residents of this verdant oasis, **thank you for your support.**

*Copyright © 2019 North Central Phoenix Homeowners Association, All rights reserved.*

You are receiving this email because you were previously subscribed, or recently subscribed through [ncpha.org](http://ncpha.org).

[NCPHA.ORG](http://NCPHA.ORG)

**Our mailing address is:**

North Central Phoenix Homeowners Association  
24 W Camelback Rd A560  
Phoenix, AZ 85013

[Add us to your address book](#)

You are receiving this email because at some point you signed up for the neighborhood emails that I send.

**Our mailing address is:**

Phoenix, AZ 85012

Want to change how you receive these emails?

You can [update your preferences](#) or [unsubscribe from this list](#)



--  
  
**Posey Moore Nash**  
[poseyn@gmail.com](mailto:poseyn@gmail.com)

Cell (602) 399-3358

*"Keep calm and carry on"*

**From:** [Helana Ruter](#)  
**To:** [2puppies@msn.com](mailto:2puppies@msn.com)  
**Cc:** [Michelle Dodds](#)  
**Subject:** RE: HISTORIC PRESERVATION - 7019 N CENTRAL AVE  
**Date:** Monday, May 13, 2019 2:52:09 PM

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Thank you for your comment. All comments are being compiled and will be forwarded to the members of the Historic Preservation Commission in advance of the commission meeting on May 20th.

Helana Ruter  
Preservation Planner II  
City of Phoenix Historic Preservation Office  
200 W. Washington St. 3<sup>rd</sup> Floor  
Phoenix, AZ 85003  
602-256-4155 phone

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**From:** Martha Bern <[2puppies@msn.com](mailto:2puppies@msn.com)>  
**Sent:** Monday, May 13, 2019 2:39 PM  
**To:** Mayor Gallego <[mayor.gallego@phoenix.gov](mailto:mayor.gallego@phoenix.gov)>; Council District 6 PCC <[District6@phoenix.gov](mailto:District6@phoenix.gov)>; Historic <[historic@phoenix.gov](mailto:historic@phoenix.gov)>  
**Subject:** HISTORIC PRESERVATION - 7019 N CENTRAL AVE

I understand this property is under consideration for demolition. I live at 137 W Marlette. The beautiful large property at the corner of Central and Marlette was sold, and four "cookie-cutter" houses were built in its place, not in keeping with the beauty of North Central and the bridle path. I'd hate to see this same fate for the property at 7019 N. Central.

That is a beautiful, 100-year old house that should be deemed "historic" so as to retain its character and that of North Central. John and Cindy McCain's old house is right across the street, and someday that also should be declared historic.

Please consider this request to declare this property historic and/or rezoning the property so it can't be divided up into four or six smaller properties.

Thank you.

**From:** [Helana Ruter](#)  
**To:** [margaretgavan@gmail.com](mailto:margaretgavan@gmail.com)  
**Cc:** [Michelle Dodds](#)  
**Subject:** RE: House  
**Date:** Monday, May 13, 2019 3:47:15 PM

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Thank you for your comment, it will be forwarded to the members of the Historic Preservation Commission in advance of the May 20th commission meeting.

Helana Ruter  
Preservation Planner II  
City of Phoenix Historic Preservation Office  
200 W. Washington St. 3rd Floor  
Phoenix, AZ 85003  
602-256-4155 phone

-----Original Message-----

From: Margaret Gavan <[margaretgavan@gmail.com](mailto:margaretgavan@gmail.com)>  
Sent: Monday, May 13, 2019 2:48 PM  
To: Historic <[historic@phoenix.gov](mailto:historic@phoenix.gov)>  
Subject: House

Please save the house on central 7019 Central. We have enough crappy multiple homes going on central. Margaret Gavan

Sent from my iPhone

**From:** [Helana Ruter](#)  
**To:** [stephespinoza@me.com](mailto:stephespinoza@me.com)  
**Cc:** [Michelle Dodds](#)  
**Subject:** RE: Please do not allow 7019 N Central Ave to be destroyed.  
**Date:** Wednesday, May 8, 2019 4:33:34 PM

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Thank you for your comment. All comments are being compiled and will be submitted to the members of the Historic Preservation Commission in advance of the Historic Preservation Commission Meeting on May 20th.

Helana Ruter  
Preservation Planner II  
City of Phoenix Historic Preservation Office  
200 W. Washington St. 3<sup>rd</sup> Floor  
Phoenix, AZ 85003  
602-256-4155 phone

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**From:** STEPHANIE ESPINOZA <[stephespinoza@me.com](mailto:stephespinoza@me.com)>  
**Sent:** Wednesday, May 8, 2019 4:13 PM  
**To:** Historic <[historic@phoenix.gov](mailto:historic@phoenix.gov)>  
**Subject:** Please do not allow 7019 N Central Ave to be destroyed.

I am an Architect, and proponent of saving history in Phoenix. I work closely with my clients to educate them about working with and not against the mission of the the city of Phoenix Historic Preservation Department. As you also know , I buy houses of historic character and restore them and or add on to keep the historic charm while transitioning them into the needs and wants of todays' family.

Please do not allow residents to make ridiculous arguments about why they can tear down a significant home. when there are houses on the market that could be torn down and no one would blink.

We hope you will do everything in your power to stop the demolition of 7019 n Central ave.

Thank you  
Stephanie Espinoza



**From:** [Helana Ruter](#)  
**To:** [greghon@cox.net](mailto:greghon@cox.net)  
**Cc:** [Michelle Dodds](#)  
**Subject:** RE: Please preserve the William F. McElroy home at 7019 N. Central Avenue  
**Date:** Wednesday, May 8, 2019 3:42:03 PM

---

Thank you for your comment. All comments are being compiled and will be submitted to the members of the Historic Preservation Commission in advance of the Historic Preservation Commission Meeting on May 20th.

Helana Ruter  
Preservation Planner II  
City of Phoenix Historic Preservation Office  
200 W. Washington St. 3<sup>rd</sup> Floor  
Phoenix, AZ 85003  
602-256-4155 phone

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**From:** Greg Hon <[greghon@cox.net](mailto:greghon@cox.net)>  
**Sent:** Wednesday, May 8, 2019 2:38 PM  
**To:** Historic <[historic@phoenix.gov](mailto:historic@phoenix.gov)>  
**Subject:** Please preserve the William F. McElroy home at 7019 N. Central Avenue

**To whom it may concern at the Phoenix Historic Society,**

**Please do not allow a piece of North Central Phoenix's history be destroyed by developers. I'm referring to the William F. McElroy home at 7019 N. Central Avenue. I am in SUPPORT of a historic overlay and OPPOSE the demolition of this home.**

**This lovely home is also adjacent to the historic Murphy Bridal Path. Any demolition and/or construction on that property would be disruptive to all who use this path for horseback riding and hiking.**

**Sincerely,**

**Greg Hon – resident of historic North Central Groves and member of NCPHA**

**From:** [Helana Ruter](#)  
**To:** [skinnerkc@aol.com](mailto:skinnerkc@aol.com)  
**Cc:** [Michelle Dodds](#)  
**Subject:** RE: Please save historic homes  
**Date:** Monday, May 13, 2019 8:09:39 AM  
**Attachments:** [image001.png](#)

---

Thank you for your comment. All comments are being compiled and will be sent to members of the Historic Preservation Commission in advance of the May 20th meeting.

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**From:** KC SKINNER <[skinnerkc@aol.com](mailto:skinnerkc@aol.com)>  
**Sent:** Thursday, May 9, 2019 5:00 PM  
**To:** Mayor Gallego <[mayor.gallego@phoenix.gov](mailto:mayor.gallego@phoenix.gov)>; Council District 6 PCC <[District6@phoenix.gov](mailto:District6@phoenix.gov)>  
**Cc:** Historic <[historic@phoenix.gov](mailto:historic@phoenix.gov)>  
**Subject:** Please save historic homes

Hi,

The 100 year old property at 7019 N Central is on hold to be demolished. I feel that here in the west we tear down our history far too often. The reasons are usually money related. Those reasons do not take into account the livability of the neighborhood, esthetics, or green spaces. I support the historic special planning district overlay and oppose the demolition of this home. It is a valued part of the neighborhood.



Thank you,

KC Skinner  
7042 N 14th Pl  
Phoenix AZ 85020

---

KC Skinner ~ [skinnerkc@aol.com](mailto:skinnerkc@aol.com) ~ 602-799-6637

**From:** [Helana Ruter](#)  
**To:** [dpayne1@mindspring.com](mailto:dpayne1@mindspring.com)  
**Cc:** [Michelle Dodds](#)  
**Subject:** RE: Preservation of the McElroy House on 7019 N. Central Ave.  
**Date:** Wednesday, May 8, 2019 3:23:21 PM

---

Thank you for your comment. All comments are being compiled and will be submitted to the members of the Historic Preservation Commission in advance of the Historic Preservation Commission Meeting on May 20<sup>th</sup> in Phoenix City Council Chambers.

Helana Ruter  
Preservation Planner II  
City of Phoenix Historic Preservation Office  
200 W. Washington St. 3<sup>rd</sup> Floor  
Phoenix, AZ 85003  
602-256-4155 phone

---

**From:** Deborah Payne <[dpayne1@mindspring.com](mailto:dpayne1@mindspring.com)>  
**Sent:** Wednesday, May 8, 2019 3:18 PM  
**To:** Historic <[historic@phoenix.gov](mailto:historic@phoenix.gov)>  
**Subject:** Preservation of the McElroy House on 7019 N. Central Ave.

As North Central Phoenix residents we oppose the development of the McElroy property located at 7019 N. Central Ave. We support the preservation of this property.

Deb. & Alan Payne  
NCPHA Members

**From:** [Helana Ruter](#)  
**To:** [wicaazdawg@hotmail.com](mailto:wicaazdawg@hotmail.com)  
**Cc:** [Michelle Dodds](#)  
**Subject:** RE: Preserve 7019 N Central Avenue!!  
**Date:** Thursday, May 9, 2019 10:20:03 AM

---

Thank you for your comment. All comments are being compiled and will be submitted to the members of the Historic Preservation Commission in advance of the Historic Preservation Commission Meeting on May 20th.

Helana Ruter  
Preservation Planner II  
City of Phoenix Historic Preservation Office  
200 W. Washington St. 3<sup>rd</sup> Floor  
Phoenix, AZ 85003  
602-256-4155 phone

---

**From:** Susan and Carl Irwin <[wicaazdawg@hotmail.com](mailto:wicaazdawg@hotmail.com)>  
**Sent:** Wednesday, May 8, 2019 8:02 PM  
**To:** Historic <[historic@phoenix.gov](mailto:historic@phoenix.gov)>; Mayor Gallego <[mayor.gallego@phoenix.gov](mailto:mayor.gallego@phoenix.gov)>; Council District 6 PCC <[District6@phoenix.gov](mailto:District6@phoenix.gov)>; Council District 3 PCC <[council.district.3@phoenix.gov](mailto:council.district.3@phoenix.gov)>  
**Subject:** Preserve 7019 N Central Avenue!!

Dear All,

The beauty, diversity and character of North Central Phoenix and the Bridal Path have kept my wife and I living and playing in this part of the city for nearly fifty years. Please help maintain that beauty and character by not allowing beautiful properties to become LARGE, EXPENSIVE CRACKER BOX HOMES.

Please vote NO on the demolition and keep North Phoenix beautiful and having some HISTORIC character!

Thank you for your time and careful consideration in this very important matter for our community.

Sincerely,  
Carl Irwin MD and Susan Irwin  
521 W Hayward Avenue

**From:** [Helana Ruter](#)  
**To:** [merri.trigilio@gmail.com](mailto:merri.trigilio@gmail.com)  
**Cc:** [Michelle Dodds](#)  
**Subject:** RE: Protect the William F. McElroy home from demolition - SUPPORT A HISTORIC OVERLAY  
**Date:** Wednesday, May 8, 2019 3:35:45 PM

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Thank you for your comment. All comments are being compiled and will be submitted to the members of the Historic Preservation Commission in advance of the Historic Preservation Commission Meeting on May 20th.

Helana Ruter  
Preservation Planner II  
City of Phoenix Historic Preservation Office  
200 W. Washington St. 3<sup>rd</sup> Floor  
Phoenix, AZ 85003  
602-256-4155 phone

---

**From:** Merri Lisa Trigilio <[merri.trigilio@gmail.com](mailto:merri.trigilio@gmail.com)>  
**Sent:** Wednesday, May 8, 2019 3:12 PM  
**To:** Historic <[historic@phoenix.gov](mailto:historic@phoenix.gov)>; Mayor Gallego <[mayor.gallego@phoenix.gov](mailto:mayor.gallego@phoenix.gov)>; Council District 6 PCC <[District6@phoenix.gov](mailto:District6@phoenix.gov)>; Council District 3 PCC <[council.district.3@phoenix.gov](mailto:council.district.3@phoenix.gov)>  
**Cc:** Merri Lisa Trigilio <[merri.trigilio@gmail.com](mailto:merri.trigilio@gmail.com)>  
**Subject:** Protect the William F. McElroy home from demolition - SUPPORT A HISTORIC OVERLAY

I live a few blocks away from the William F. McElroy home at 7109 N. Central Ave. I am in support of a historic overlay and OPPOSE the demolition of the home. I enjoy the character of this amazing, historic home and urge you to retain the precious character of early estate parcels in Phoenix history on one of the oldest streets.

Sincerely

Merri Trigilio

--

Merri Lisa Trigilio, PhD Geoscience  
RYT 200hr, Yoga Instructor  
[merri.trigilio@gmail.com](mailto:merri.trigilio@gmail.com)

**From:** [Helana Ruter](#)  
**To:** [sharon.ronstadt@gmail.com](mailto:sharon.ronstadt@gmail.com)  
**Cc:** [Michelle Dodds](#)  
**Subject:** RE: Protecting the iconic William F. McElroy home at 7019 N. Central Avenue  
**Date:** Thursday, May 9, 2019 10:23:12 AM

---

Thank you for your comment. All comments are being compiled and will be submitted to the members of the Historic Preservation Commission in advance of the Historic Preservation Commission Meeting on May 20th.

Helana Ruter  
Preservation Planner II  
City of Phoenix Historic Preservation Office  
200 W. Washington St. 3<sup>rd</sup> Floor  
Phoenix, AZ 85003  
602-256-4155 phone

**From:** Sharon Ronstadt <[sharon.ronstadt@gmail.com](mailto:sharon.ronstadt@gmail.com)>  
**Sent:** Wednesday, May 8, 2019 7:12 PM  
**To:** Historic <[historic@phoenix.gov](mailto:historic@phoenix.gov)>; Mayor Gallego <[mayor.gallego@phoenix.gov](mailto:mayor.gallego@phoenix.gov)>; Council District 6 PCC <[District6@phoenix.gov](mailto:District6@phoenix.gov)>; Council District 3 PCC <[council.district.3@phoenix.gov](mailto:council.district.3@phoenix.gov)>  
**Subject:** Protecting the iconic William F. McElroy home at 7019 N. Central Avenue

I am a Phoenix native and I have lived in this neighborhood, a stone's throw from the McElroy house, for 66+ years. I grew up here and I have raised my family here. There is no place like North Central Phoenix...elegant, mature, friendly, relaxed. Many large, lovely properties already have been lost in this beautiful neighborhood, especially ones lining the Bridle Path...please don't add the McElroy house to the list. It sits beautifully on that lot. It is an anchor on the Bridle Path...there are just a few of those stately horse properties that still remain. Please, please, please respect the historic overlay to save this home.

Thank you for your consideration. I stand with my neighbors and North Central Phoenix Homeowners Association (NCPHA) in continuing efforts to protect our very special part of Phoenix.

Respectfully,

Sharon Ronstadt

**From:** [Historic](#)  
**To:** [Joe Schneider](#)  
**Cc:** [Michelle Dodds](#)  
**Subject:** RE: Save William F. McElroy home at 7019 N. Central Avenue  
**Date:** Thursday, May 9, 2019 10:13:28 AM

---

Thank you for your comment. All comments are being compiled and will be submitted to the members of the Historic Preservation Commission in advance of the Historic Preservation Commission Meeting on May 20th.

Helana Ruter  
Preservation Planner II  
City of Phoenix Historic Preservation Office  
200 W. Washington St. 3<sup>rd</sup> Floor  
Phoenix, AZ 85003  
602-256-4155 phone

---

**From:** Joe Schneider <[jschneider@morganchaney.com](mailto:jschneider@morganchaney.com)>  
**Sent:** Thursday, May 9, 2019 10:12 AM  
**To:** Historic <[historic@phoenix.gov](mailto:historic@phoenix.gov)>  
**Subject:** Save William F. McElroy home at 7019 N. Central Avenue

Reference: The William F. McElroy home at 7019 N. Central Avenue

I am in complete support of the historic overlay and strongly oppose the demolition of this home.

My family and siblings have lived and been part of the North Central area for over 45 years and this home represents a great piece of community history. It is a significant example of early development in North Central Phoenix and a classic sight along the Murphy's Bridal Path.

Please preserve this historic home.

Sincerely,  
Joe Schneider  
7122 N. 12<sup>th</sup> Place  
Phoenix, AZ



**From:** [Helana Ruter](#)  
**To:** [calfam@gmail.com](mailto:calfam@gmail.com)  
**Cc:** [Michelle Dodds](#)  
**Subject:** RE: William F McElroy house  
**Date:** Monday, May 13, 2019 8:25:26 AM

---

Thank you for your comment. All comments are being compiled and will be sent to the members of the Historic Preservation Commission in advance of the commission meeting on May 20th.

Helana Ruter  
Preservation Planner II  
City of Phoenix Historic Preservation Office  
200 W Washington St. 3rd Floor  
Phoenix, AZ 85003  
602-256-4155 (phone)

-----Original Message-----

From: Shady Calfee <[calfam@gmail.com](mailto:calfam@gmail.com)>  
Sent: Saturday, May 11, 2019 10:32 AM  
To: Historic <[historic@phoenix.gov](mailto:historic@phoenix.gov)>  
Subject: William F McElroy house

I am writing to oppose the demolition of the William F McElroy house at 7019 N Central Ave and to support the historic overlay of this property. As a resident of North Central Phoenix for over 40 years, I appreciate the special properties in the neighborhood that make the community unique in the Phoenix area. This feeling of stability and the resistance to cluster development is what makes North Central so desirable for raising families.

Bruce and Martha Calfee  
327 E Wagon Wheel Drive  
Phoenix, Az 85020  
Sent from my iPad

**From:** [Helana Ruter](#)  
**To:** [vfporter@q.com](mailto:vfporter@q.com)  
**Cc:** [Michelle Dodds](#)  
**Subject:** RE: William F. Mc Elroy home  
**Date:** Wednesday, May 8, 2019 3:53:44 PM

---

Thank you for your comment. All comments are being compiled and will be submitted to the members of the Historic Preservation Commission in advance of the Historic Preservation Commission Meeting on May 20th.

Helana Ruter  
Preservation Planner II  
City of Phoenix Historic Preservation Office  
200 W. Washington St. 3rd Floor  
Phoenix, AZ 85003  
602-256-4155 phone

-----Original Message-----

From: Vickie Porter <[vfporter@q.com](mailto:vfporter@q.com)>  
Sent: Wednesday, May 8, 2019 3:28 PM  
To: Historic <[historic@phoenix.gov](mailto:historic@phoenix.gov)>  
Subject: William F. Mc Elroy home

I am in support of a historic overlay to the William F. Mc Elroy home at 7019 N. Central Avenue. I oppose a demolition of this home.

Our population in our neighborhood has grown tremendously and we do not need another infill with more custom homes or high rise condos to make our traffic even more congested.

Vickie Frigo-Porter

**From:** [Helana Ruter](#)  
**To:** [switthoft@thorpeshwr.com](mailto:switthoft@thorpeshwr.com)  
**Cc:** [Michelle Dodds](#)  
**Subject:** RE: William F. McElroy home -- 7019 N. Central Avenue  
**Date:** Wednesday, May 8, 2019 3:19:12 PM  
**Attachments:** [image001.png](#)

---

Thank you for your comment. All comments are being compiled and will be submitted to the members of the Historic Preservation Commission in advance of the Historic Preservation Commission Meeting on May 20<sup>th</sup> in Phoenix City Council Chambers.

Helana Ruter  
Preservation Planner II  
City of Phoenix Historic Preservation Office  
200 W. Washington St. 3<sup>rd</sup> Floor  
Phoenix, AZ 85003  
602-256-4155 phone

---

**From:** Sara Witthoft <[SWitthoft@thorpeshwer.com](mailto:SWitthoft@thorpeshwer.com)>  
**Sent:** Wednesday, May 8, 2019 1:57 PM  
**To:** Historic <[historic@phoenix.gov](mailto:historic@phoenix.gov)>  
**Subject:** William F. McElroy home -- 7019 N. Central Avenue

Historic Preservation,

I am opposed to the demolition of the above-referenced home and support a historic overlay. I live in the neighborhood and use the Bridle Path nearly every day. Please do not allow our historic neighborhood to be demolished.

Thank you,  
Sara

**THORPESHWER**

**Sara R. Witthoft**  
**THORPE SHWER, P.C.**  
3200 N. Central Ave.  
Suite 1560  
Phoenix, AZ 85012  
602-682-6101 (direct)  
602-682-6149 (fax)  
[switthoft@thorpeshwer.com](mailto:switthoft@thorpeshwer.com)  
[www.thorpeshwer.com](http://www.thorpeshwer.com)

**From:** [Helana Ruter](#)  
**To:** [parker.phx@cox.net](mailto:parker.phx@cox.net)  
**Cc:** [Michelle Dodds](#)  
**Subject:** RE: William F. McElroy home at 7019 N. Central Avenue  
**Date:** Wednesday, May 8, 2019 4:31:57 PM

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Thank you for your comment. All comments are being compiled and will be submitted to the members of the Historic Preservation Commission in advance of the Historic Preservation Commission Meeting on May 20th.

Helana Ruter  
Preservation Planner II  
City of Phoenix Historic Preservation Office  
200 W. Washington St. 3<sup>rd</sup> Floor  
Phoenix, AZ 85003  
602-256-4155 phone

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**From:** Judi Parker <[parker.phx@cox.net](mailto:parker.phx@cox.net)>  
**Sent:** Wednesday, May 8, 2019 4:10 PM  
**To:** Mayor Gallego <[mayor.gallego@phoenix.gov](mailto:mayor.gallego@phoenix.gov)>; Historic <[historic@phoenix.gov](mailto:historic@phoenix.gov)>; Council District 6 PCC <[District6@phoenix.gov](mailto:District6@phoenix.gov)>; Council District 3 PCC <[council.district.3@phoenix.gov](mailto:council.district.3@phoenix.gov)>  
**Subject:** William F. McElroy home at 7019 N. Central Avenue

I AM STRONGLY IN SUPPORT of a historic overlay and OPPOSE the demolition of this home.

I have lived on 3<sup>rd</sup> Avenue north of Glendale Avenue over 54 years and seen many changes in the area. Glendale Avenue has now become a main through way with 5 lanes of traffic. Two large lots at Central and Frier that were single family ranch style homes are now divided into six, two story homes with zero lot left on each lot. An old home at 3<sup>rd</sup> Ave. and Frier has been torn down and 2 large homes are going in. These are not good changes and I wonder how these homes have gotten past the zoning commission! They are clearly not doing a good job for the residents.

There are several homes that have been demolished and new homes built by young families that want to be in a neighborhood that has preserved the area. These homes have been in keeping with the neighborhood of single story homes.

The McElroy home deserves to be restored and lived in by a family that loves this area and wants to raise their children here, not to be torn down. That would not be progress for the neighborhood or the city.

Thank you,

Judith F. Parker

**From:** [Helana Ruter](#)  
**To:** [Don Karner](#)  
**Cc:** [Michelle Dodds](#)  
**Subject:** RE: William F. McElroy home, 7019 N Central Avenue  
**Date:** Monday, May 13, 2019 8:24:03 AM

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Thank you for your comment. All comments are being compiled and will be sent to the members of the Historic Preservation Commission in advance of the commission meeting on May 20th.

Helana Ruter  
Preservation Planner II  
City of Phoenix Historic Preservation Office  
200 W Washington St. 3<sup>rd</sup> Floor  
Phoenix, AZ 85003  
602-256-4155 (phone)

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**From:** Don Karner <[karner@aol.com](mailto:karner@aol.com)>  
**Sent:** Sunday, May 12, 2019 9:42 AM  
**To:** Historic <[historic@phoenix.gov](mailto:historic@phoenix.gov)>; Mayor Gallego <[mayor.gallego@phoenix.gov](mailto:mayor.gallego@phoenix.gov)>; Council District 6 PCC <[District6@phoenix.gov](mailto:District6@phoenix.gov)>; Council District 3 PCC <[council.district.3@phoenix.gov](mailto:council.district.3@phoenix.gov)>  
**Subject:** William F. McElroy home, 7019 N Central Avenue

I am writing in opposition to the issuance of a demolition permit for the subject property. As a resident of North Central Phoenix, I believe it is important to retain the historic character of North Central Avenue as envisioned with passage of the North Central Avenue Special Planning District in 2004. With over 90% of the Central Avenue residents approving the Special Planning District, it is clear that the residents of this area are united in their desire to maintain the character of Central Avenue.

The McElroy home plays a significant part in establishing this character. Its age and prominence on Central Avenue make it a historic landmark worth saving. Owner and developer greed should not be allowed to rob the

residents of Central Avenue, and indeed the residents of Phoenix, of the little bit of Phoenix history remaining.

We residents of North Central Phoenix are very untied in our opposition of this demolition permit. Your support in opposing its issuance is requested and will be duly noted.

Donald Karner  
105 East San Miguel Avenue  
Phoenix, AZ 85012  
602-697-4395



**From:** [Helana Ruter](#)  
**To:** [Pamela Fitzgerald](#)  
**Cc:** [Michelle Dodds](#)  
**Subject:** RE: William McElroy, 7019 North Central  
**Date:** Thursday, May 9, 2019 10:16:13 AM

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Thank you for your comment. All comments are being compiled and will be submitted to the members of the Historic Preservation Commission in advance of the Historic Preservation Commission Meeting on May 20th.

Helana Ruter  
Preservation Planner II  
City of Phoenix Historic Preservation Office  
200 W. Washington St. 3<sup>rd</sup> Floor  
Phoenix, AZ 85003  
602-256-4155 phone

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**From:** [pftz1@cox.net](mailto:pftz1@cox.net) <[pftz1@cox.net](mailto:pftz1@cox.net)>  
**Sent:** Wednesday, May 8, 2019 10:41 PM  
**To:** Historic <[historic@phoenix.gov](mailto:historic@phoenix.gov)>; Mayor Gallego <[mayor.gallego@phoenix.gov](mailto:mayor.gallego@phoenix.gov)>; Council District 3 PCC <[council.district.3@phoenix.gov](mailto:council.district.3@phoenix.gov)>; Council District 6 PCC <[District6@phoenix.gov](mailto:District6@phoenix.gov)>  
**Subject:** FW: William McElroy, 7019 North Central

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**Subject:** William McElroy, 7019 North Central

I support the Historic Overlay for the property at 7019 North Central. I oppose demolition of this historic home.

Phoenix has destroyed so much of its history over the years and it would be a sin to let this happen on Central. Central is a very special area of Phoenix. It can't be duplicated anywhere and we should never allow Central Avenue to lose that very unique character that it has.

PLEASE SUPPORT HISTORIC OVERLAY AND OPPOSE DEMOLITION

**From:** [Helana Ruter](#)  
**To:** [Barbara.Willis@securitytitle.com](mailto:Barbara.Willis@securitytitle.com)  
**Cc:** [Michelle Dodds](#)  
**Subject:** RE: William R. McElroy Home, 7019 North Central Avenue  
**Date:** Thursday, May 9, 2019 11:08:42 AM

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Thank you for your comment. All comments are being compiled and will be submitted to the members of the Historic Preservation Commission in advance of the Historic Preservation Commission Meeting on May 20th.

Helana Ruter  
Preservation Planner II  
City of Phoenix Historic Preservation Office  
200 W. Washington St. 3<sup>rd</sup> Floor  
Phoenix, AZ 85003  
602-256-4155 phone

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**From:** Willis, Barbara McDugald <[Barbara.Willis@securitytitle.com](mailto:Barbara.Willis@securitytitle.com)>  
**Sent:** Thursday, May 9, 2019 10:51 AM  
**To:** Historic <[historic@phoenix.gov](mailto:historic@phoenix.gov)>; Mayor Gallego <[mayor.gallego@phoenix.gov](mailto:mayor.gallego@phoenix.gov)>; Council District 6 PCC <[District6@phoenix.gov](mailto:District6@phoenix.gov)>; Council District 3 PCC <[council.district.3@phoenix.gov](mailto:council.district.3@phoenix.gov)>  
**Cc:** Barbara McDugald <[barbara.mcdugald@gmail.com](mailto:barbara.mcdugald@gmail.com)>; Willis, Barbara McDugald <[Barbara.Willis@securitytitle.com](mailto:Barbara.Willis@securitytitle.com)>  
**Subject:** William R. McElroy Home, 7019 North Central Avenue

Dear Mayor Gallego, Councilman DiCiccio, Councilwoman Stark, and Historic Preservation Officer,

I am writing to urge you to support an historic overlay on this significant part of Phoenix' heritage and oppose the proposed demolition. I've been driving by the home on a daily basis for almost 40 years and always turn my head to look at it. The rural estate homes along Central Avenue are one of the most distinctive aspects of our City's heritage and character. We have too few of them left and need to preserve every last one of them. The fact that the current out-of-state owners have purposefully allowed the home to fall into disrepair so that they can claim economic hardship in its preservation should not allow them to prevail. The property can be developed without tearing down this home.

I live in the Eric Astlett house at 300 East Northern. It once stood on 5 acres. In 1966, the acreage around the house was subdivided and 12 townhomes or patio homes were built around my historic home. My historic home was preserved and remains a permanent and gracious example of the rural estate homes that are an important part of Phoenix' history. We are currently preparing paperwork to place our home on the National Historic Register. My point is—the property at 7019 North Central can be developed without demolishing this home that adds so much to the character of our City and plays such an important part in its history.

Please support the historic overlay and oppose demolition of the William R. McElroy Home.

Respectfully,  
Barbara Willis

**Barbara Willis**  
Vice President and State Counsel

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**Fidelity National Title Group, Inc.**  
3900 East Camelback Road, Suite 250  
Phoenix, AZ 85018  
Direct: 602.308.5511  
Fax: 602.391.2591  
[Barbara.Willis@FNTG.com](mailto:Barbara.Willis@FNTG.com)

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## Kevin Weight

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**From:** Historic  
**Sent:** Tuesday, April 30, 2019 8:34 AM  
**To:** Michelle Dodds; Kevin Weight; Elizabeth S Wilson; Jodey Elsner; Helana Ruter  
**Subject:** FW: Demolition

FYI...

**From:** cal lash <coper1658@gmail.com>  
**Sent:** Monday, April 29, 2019 2:08 PM  
**To:** Historic <historic@phoenix.gov>  
**Subject:** Demolition

I am opposed to the Demolition of the current structures at 7019 N Central Avenue, Phoenix, AZ