



# WINDSOR SQUARE

## Home & Garden Tour 2022

November 6, 2022 ■ 11AM – 4PM





We are so excited to welcome the Windsor Square Home Tour back for another amazing year! My wife, Carly, and I have been longtime residents of this beloved community and could not imagine living anywhere else.

**We encourage you to stop by our booth this year and say hi! Myself, (Steve Caniglia) along with my colleagues, will be located on Orange Dr. (near 2nd Street).**

Just as we have been longtime residents of Windsor Square, The Caniglia Group has been a staple in the North Central Phoenix real estate community since 1983.

If you or anyone you know is interested in buying or selling their home, we'd be happy to assist. Contact us today at 602-903-7220. We look forward to visiting with you!

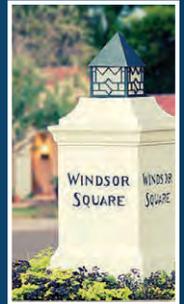
## Welcome to the 2022 Windsor Square Home Tour!



FOUND UPON our state quarter, our license plates, and more, the Saguaro cactus, our state tree, has become a symbol of our state's strength and beauty.

Windsor Square is more than just a historic subdivision. Born of the depression, it is a Phoenix community which likewise embodies tenacity, beauty, and strength in what can sometimes be seen as a harsh urban climate.

In 1929, the development of Windsor Square was planned with great fanfare and grand expectations. The subdivision was first announced on February 5, 1929, with a banner newspaper headline: "Home Project to Involve Millions." The Owens-Dinmore Company had purchased the Bennitt property on the northeast corner of Central Ave. and Camelback Rd. for approximately \$150,000. Improvements were to include curbs, sidewalks, ornamental lights, landscaping, and a high-pressure water system. More than 5,000 visitors attended the pre-opening inspection of 25 miniature model homes, representing the Spanish, English, Italian, and Norman architecture. A May 4th, 1929 ad announced that lots could be purchased for as low as \$1,100.



As the 1920's came to a close, Owens-Dinmore suffered financial setbacks, along with the rest of the country. By July 1929, the company announced the closure of its downtown office and discontinuance of its brokerage business so that the officials "could devote all their time to Windsor Square." A small story in the Sunday Arizona Republican on March 10, 1930, announced that an auction sale of lots had begun, with prices on lots varying from \$3,100 for large lots on Central to \$500 for small lots facing Seventh. Years of litigation followed until 1939, when Mrs. Margaret Barringer was granted clear title to 181 undeveloped lots.

Classified ads for lots appeared with regularity during 1939, and news stories began to describe the rapid development of the subdivision. However, construction in Windsor Square once again came to a standstill during World War II. But at the close of the war, developers and builders competed to build houses for returning GIs. A considerable number of homes in the neighborhood were constructed by William Rasmussen in the 1940's and early 1950's.

In August 1955, Uptown Plaza was developed, and in 1959 Windsor Square was annexed into the City of Phoenix. During the 1970's and 1980's, the neighborhood rallied together to create the Windsor Square Special Conservation District, established in 1984. Ten years later, Windsor Square became a historic neighborhood in July 1996.

A saguaro bloom amidst the desert dust, Windsor Square welcomes you to our community and hopes you will experience a taste of what its neighbors get to feel each day.

For more information, visit [windsorsquarephoenix.org](http://windsorsquarephoenix.org).



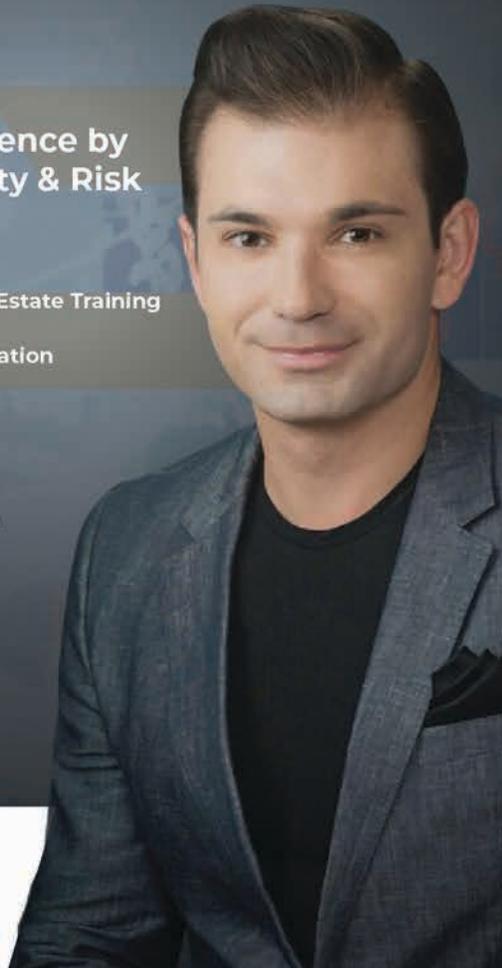
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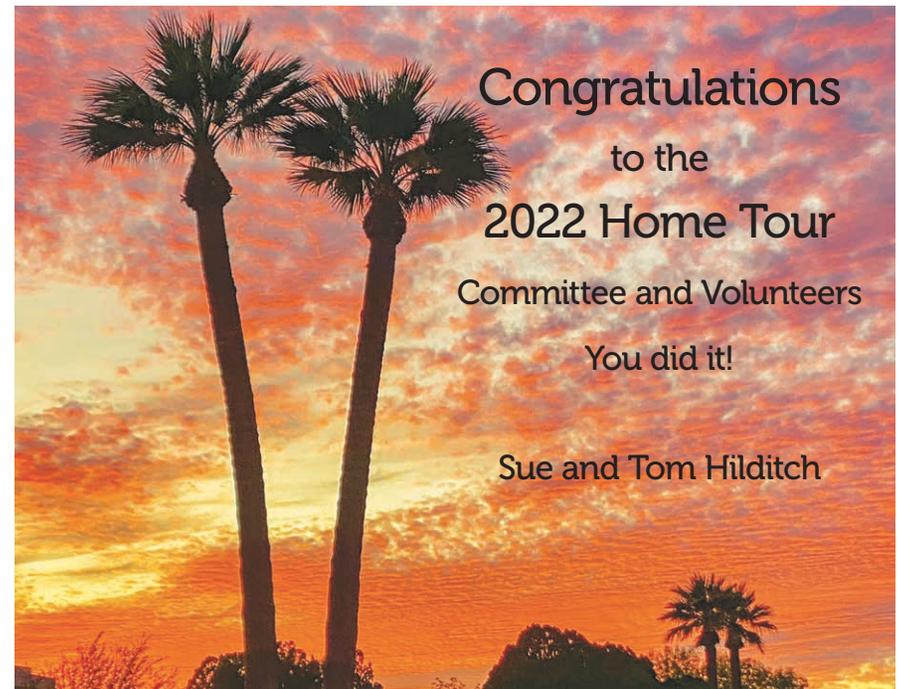
## Letter from Councilwoman Laura Pastor

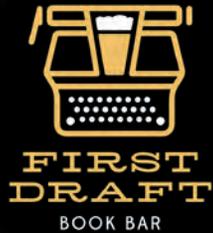


**Laura Pastor**  
Councilwoman,  
District 4

I AM PROUD to represent the Windsor Square neighborhood on the Phoenix City Council and am very excited that you are attending this signature event. Windsor Square has a rich and colorful history which spans many decades. This legacy is demonstrated by its many noteworthy homes.

My sincerest thanks go out to the Windsor Square Special Planning District and this year's organizing committee. Thanks also go out to the residents of this significant Uptown district who have opened their homes to everyone along with the many volunteers who make this biennial gathering such a success. Finally, I would like to express my gratitude to all the Phoenix citizens who visit the tour to appreciate, discover, and promote our city's beloved historic neighborhoods.





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## 251 E. PASADENA



**BUILT IN 1946**, this home underwent a full renovation in the height of Covid to accommodate its new owners, a family of four. The 1,400 square foot space was converted from a 2 bedroom to a 3 bedroom home, the front yard landscaped with new trees and sod, and the covered back patio expanded and rebuilt.

While spending the greater part of a year remodeling, they intentionally attempted to mimic the rest of the neighborhood in their design. Whether flowers from across the street, mid century decor from generous neighbors, or oxidized planters like the oxidized fences up the street, they felt that if they could mimic what was already around them, they'd capture the magic of Windsor Square.

More than historic architecture and beautiful homes, it is a group of people as committed to preserving the friendly neighborhood trope as they are to preserving the brick and mortar of their homes. A clique which believes you can live both close to work and close to home.

They knew this was the place they wanted to call home. Using a local contractor, they designed an open kitchen with reclaimed barn wood from Porter Barn. Decorated with exotic plants from Pueblo, mid century furniture from West Elm, and curious art from Curious by Nature. Featured in their home is a historic photo of Uptown Plaza. The bedrooms are filled with toys from Bricks and Mini Figs, Samurai comics, and other stores nearby. Additional details include a climbing wall in their son's room, zipline in the backyard, and collection of terrariums with reptiles.

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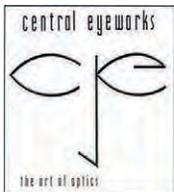
# 317 E. PASADENA



**THIS 1948 RANCH-STYLE HOME** with its red tile roof and inviting covered front porch recently gained a stunning guest house with pool, both modern in design and warm in their welcome. The 2020 casita and pool were completed by Modern Building and Design and became the perfect passion project to distract the homeowners during the height of the pandemic.

The one bedroom studio features polished concrete floors, natural pine trim, and an impressive floor to ceiling vertical window that appears to meet the water's edge. The bathroom has a double shower topped by a skylight, lending additional warmth to the space. A clever partial wall and vertical pine planks serve as a privacy screen between the bedroom and lounge areas.

The pool includes a kid-friendly extended second step, simple water features, and waterline tile with a geometric design for an added modern touch. Overall, the homeowners were inspired by the simplicity of Scandinavian design and warmth of their historic home. The smooth stucco finish and modern architectural style of the casita serve to mark old from new, while a saltillo tile band around the top of the exterior is reminiscent of the red tile roof on the original home.



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*The first homes to be built in Windsor Square were 234, 314 and 350 E. Pasadena; 693 E. Colter; and 520 E. Orange.*



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## 5031 N. 6TH ST.



**BUILT IN 1981 AS THE IN-LAW HOME** for the property immediately to the north, this approximately 2,000 square foot home recently underwent a full renovation to emerge from the shadow of “The Manor”, previously known as the Montague House, and be reinvented to its current identity in a true reflection of its current homeowners.

The pandemic pace of life brought forth abundant time to assess and evaluate the style and design of the home with an eye on functionality. Baking was the catalyst for the heart of this home, the kitchen. With custom cabinetry, appliances chosen specifically for their function, and an oversized island for preparation and entertaining, the homeowners realized they wanted to upgrade all aspects of the home. In addition to the kitchen, the renovation grew to include all three bathrooms, new French oak hardwood floors throughout, and beyond.

The outdoor space also saw major changes, new sitting areas were added in the front and back yards, a dual-sided fireplace, and a covered and defined front yard entertainment space. Through these improvements, this home is ready for the next forty years.

*The development of Windsor Square was first announced on Feb. 5, 1929 on the front page of the Phoenix Evening Gazette with a banner that read “Home Project to Involve Millions.”*

# 5033 N. 6TH ST.



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**WINDSOR SQUARE'S LANDMARK** example of Modernism, this home was built in 1938, and designed by famed architects Lescher & Mahoney (Brophy Chapel, the Orpheum, and Phoenix City Hall, etc.). A major restoration was completed in 2017 to preserve much of its original design and architecture and make updates for life in the 21st century. Now, in 2022, the current homeowners have added an additional 1,000 square feet on the north side of the property.

The new addition includes a secondary primary suite, spa bath, and home gym. The bedroom boasts two sets of French doors that open onto a newly created courtyard that connects the new wing to the original great room. The bathroom is complete with a large walk-in shower, separate soaking tub, and private water closet. To round it off, the bedroom also features a large walk-in closet.

Previously, the current owners added a pool, inviting coffee/wine bar and made other landscape and hardscape improvements, including a raised sundeck and outdoor kitchen. The once Montague House is now fondly referred to as "Manor RG", for the homeowners' last names.

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## 247 E. ORANGE



**THIS 1945 MODIFIED RANCH** was restored from the ground up in 2010. The owners opened the house up to the rafters and completely replaced all of the sewer, water, electric, and gas lines. They also removed one interior wall and added a complete primary suite, increasing the square footage from 1,800 to 2,300. The home features all brand new fixtures, appliances, and hardwood floors.

The homeowners say they wanted to invest in the next 65 years of the home's history. A few original features do remain, including a nook in the entryway for a bud vase, two archways in the entrance and piano room, plus a very specific plastering pattern on the walls and ceiling.

The front yard was landscaped in 2005 and updated in 2019. The backyard underwent a complete remodel in 2019. All of the utilities, pool equipment, hardscape surfaces and existing pool were completely updated, and a comprehensive landscape plan was implemented.

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*In 1940, Phoenix had just over 65,000 residents; now ranked the 5th largest city in the nation and second fastest growing city in the US, Phoenix's population has climbed to over 1.66 million.*

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# 248 E. ORANGE



**THIS 1929 HOME** is among the first built in Windsor Square. It served as the model home and sales office for the Windsor Square development. Designed by Lescher & Mahoney, the architectural style reflects Tudor and Norman revival influences. Exterior finishes include a unique uneven brick pattern using clinker bricks to enhance the design with concrete quoins as accents on the corners and around the front door and windows with a steep-pitch wood-shake roof. The 32 original wood casement windows were all painstakingly restored under the direction of the current homeowners. Also removed was the saltillo tile which had been installed throughout the house, uncovering beautiful and original stamped colored concrete flooring. The two bedrooms originally had a wood floor that was badly damaged, so the same floor was duplicated and installed. The front door, as well as doors which can be seen when entering the living room are all original solid mahogany with original hardware. Remaining light fixtures that were restored are located in the entry, living and dining rooms. The wood beam ceiling in the living room is also original, as well as the fireplace mantel and the Humphrey 'Radiant fire' gas burning stove. The plaster walls have been restored to a smooth finish.

Originally 1,600 square feet, the home is now 1,800 square feet with the addition of a primary bedroom. When the current owners purchased this home, they felt a significant responsibility to resurrect and restore as much of the original design intent as possible of this very special residence. Their goal was to remodel the home with an eye for modern comforts but in a style upholding the original character.



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## 240 E. ORANGE



**ORIGINALLY OWNED** by Leon and Florence Mehagian and built by Dan Mardian, this 1947 French Provincial ranch style home has undergone several careful renovations by its keen homeowners over the years. The brick home features a low-pitched hip roof, inviting front porch, and most recently received several energy-efficient upgrades, including new windows, exterior paint, and solar panels.

The central part of the house towards the rear that joins the two wings may have been added in the 1950's. The front door with inset frosted glass invites you in to discover salttillo tile and hardwood floors throughout. The current homeowners completed a full kitchen remodel in 2008 to open the wall between the dining room and what used to be a galley kitchen. The bathrooms were remodeled, including extending a wall and adding a doorway to create a primary bedroom en suite. And most recently, the washer and dryer were relocated to the opposite wall to create room for a secondary entryway.

Vintage rugs and antiques adorn the home in combination with modern furnishings that highlight the homeowners' creative use of space. It is perfectly appointed for modern family life, all within the original footprint from the 1950's.



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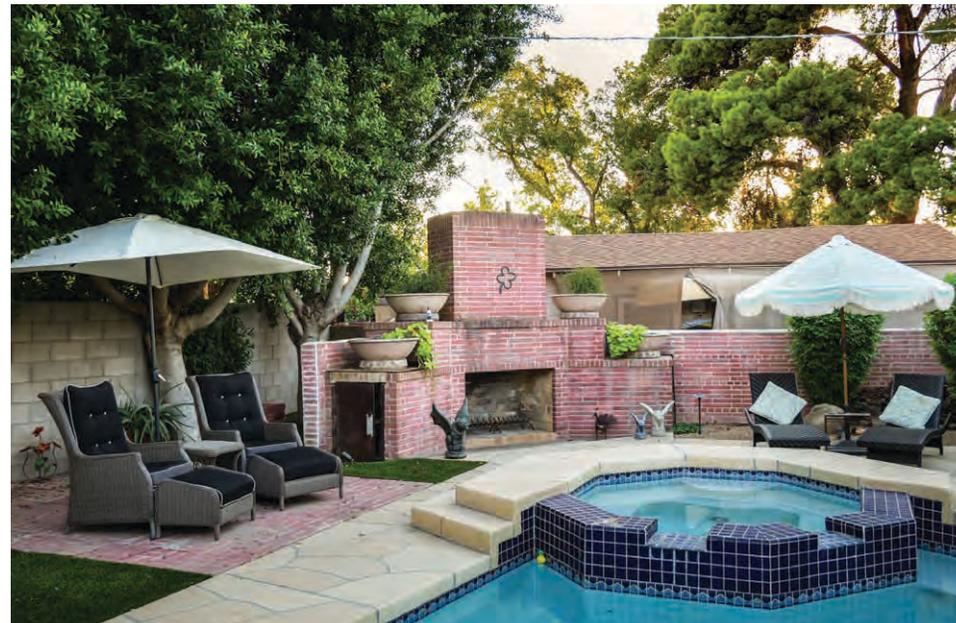
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New Addition & Garden

217 E. COLTER

8



**THIS HOME** was built and owned from 1945 to 1955 by Paul “Coach” Thomas, who founded Builders Supply and introduced super-lite blocks to Phoenix, which revolutionized construction in the Valley. The Transitional Ranch style architecture features original glass block on both ends of the front porch and a milk door in the back. The interior of the home has been kept in its original state with the addition of wood floors, stained concrete and tile, with an updated kitchen. A middle wall was removed in order to provide an open view from the front door to the backyard. The house features built-in linen cabinets, with 2 bedrooms which share a jack-n-jill bathroom, a powder room and a primary ensuite added in 1980. A pool was added in 2005 and an updated primary bath in 2012.

In 2020, the carport, single car garage, and guest house were added replacing a detached single car garage. The inviting backyard features mature trees supplying a natural privacy barrier encouraging visitors to linger and relax in the shaded sitting area. The original “brick” facade fence in the backyard is made of super-lite blocks as is the original 11 foot tall fireplace and smoker. The fireplace is the focal point along with the pool, spa, and sitting areas of the cozy and private backyard, making it perfect for relaxing in the evenings with family, friends and fur babies by the pool. Don’t miss the mosaic installations that adorn the block wall that surrounds the pool equipment.

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## 208 E. COLTER



**CONSTRUCTED IN 1949**, this French Provincial ranch style home features the original low-pitched hip roof and inset front porch. Although the red brick home has undergone several remodels, it retains original Flemish Bond brickwork, steel casement windows and tile coping at the eave line. Inside, the original plaster walls and cove ceilings still grace the living room and dining room. In 2002, an extensive addition was completed, adding a 1,000 square foot primary bedroom with a massive closet and bath. Included in the remodel, the owners searched to find the exact type of brick used in the original home to preserve the historic style and appearance. At this same time, pecan flooring was installed throughout the entire home.

In 2012, the kitchen was completely remodeled and, at that time, the original 1931 O’Keefe and Merritt gas stove was removed. A former two-car garage was converted into a guest house accessible by a side walkway. The backyard features a spacious patio, beautifully groomed lawn and a wooden bridge marking the entrance to a ramada and outdoor entertainment area. The master bedroom opens through west facing French doors to a separate paved patio. The current homeowners joined Windsor Square in 2021 and embraced the neighborhood immediately.

*The original owner of the land that was sold and developed as Windsor Square was Margaret Barringer. Her great nephew would go on to redevelop Uptown Plaza as a member of Vintage Partners. His elderly mother described that plot as “Aunt Margaret’s cotton field”.*

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# 219 E. OREGON



**THIS 1945 RANCH STYLE HOME** underwent a major renovation in 2016 by architect Greg Schouten and general contractor Creative Renovations. The original home was about 1,400 square feet, and nearly doubled in size in the 2016 reno to include a new primary suite, kitchen with butler's pantry, detached garage, and studio.

While the street-facing elevation was preserved in the renovation, the rest of the house was completely demolished. The new living room, family room, and kitchen flow openly from one to the other, while polished concrete floors and high ceilings run throughout. It now comprises 3 bedrooms, 3.5 baths, a detached garage, plus the studio.

The current homeowners joined Windsor Square in late 2020 with a blank slate in the backyard and completed an entire remodel in early 2022, adding a pool, spa, travertine decking, seating and dining areas, water features, outdoor shower and comprehensive landscaping throughout. The backyard is the star of the house and where the homeowners enjoy throwing the ball for their little dog, Disco.

*The first home to be purchased in Windsor Square was 350 E. Pasadena by cowboy artist Jack Van Ryder. Jack and his wife were reported as the first residents of Windsor Square.*



Earnhardt Lexus is proud to support the Windsor Square Home Tour and their beautiful historic homes.

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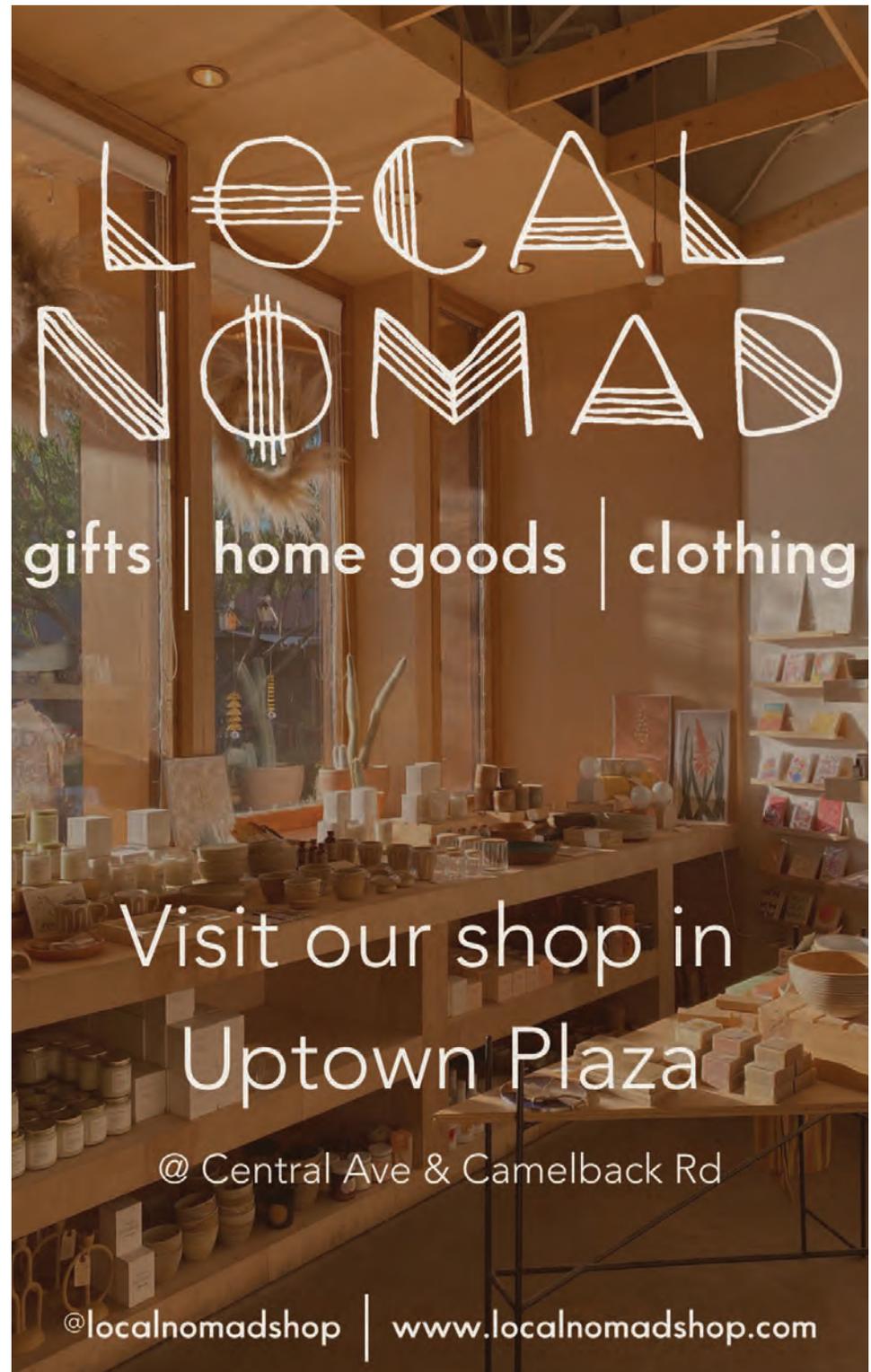
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## Thank you!

### A NOTE FROM MARY STOFFEL AND TOM HILDITCH

This tour today represents many hours of hard work and planning. It all began with a quiet meeting eight months ago and subsequently grew in size and complexity as more and more volunteers became involved. It has been impressive to watch this group evolve and coalesce around a common goal – make our 2022 Tour the best one ever in its 20-year history.

We are so thankful to our Co-committee Chairs. Thankful for coming to all the evening meetings; thankful for adding their time and talent; thankful for their perseverance in solving problems and nailing down all the details in this complex endeavor. This event would not have been possible without you and the many volunteers you have enlisted.

We have some wonderful homes and gardens this year! Those residents who have opened their homes for the tour are the real stars of the day. We are hugely grateful for your willingness to showcase your home in the unique setting of the Windsor Square neighborhood. Thank you so much.

We are an urban neighborhood closely integrated with the surrounding business community. Local enterprises have been supportive of our neighborhood as demonstrated by the advertising which appears in this guidebook. We encourage our residents to reciprocate and “buy local” supporting our business neighbors.

Finally, we are thankful to all the Phoenix citizens who have come out here today. They appreciate the City’s historic neighborhoods and we are proud to open our community as one of the top ten big city neighborhoods in the country. We welcome you.

**MARY & TOM**

**CO-CHAIRS, 2022 WINDSOR SQUARE HOME AND GARDEN TOUR**

*A big thank you to Artisan Colour for sponsoring the printing.*

## A History of Windsor Square



**THE PHOENIX SUBDIVISION** which would eventually become Windsor Square was first announced on Feb. 5, 1929, with a banner headline on the front page of the Phoenix Evening Gazette that read “Home Project to Involve Millions.” Originally owned by Mrs. Margaret Barringer and E. J. Bennett, it was purchased by the Owens-Dinmore Company for approximately \$150,000. The property extended from Camelback Road to Colter Street and from Central Avenue to 7th Street, with the exclusion of the lot at Central and Camelback. Its location was touted for proximity to the Westward Ho Hotel and the “new” Arizona Biltmore as well as to Brophy College, “Arizona’s newest educational institution.”

Windsor Square is a neighborhood whose development was interrupted by the forces of history. The subdivision was conceived during a burst of building activity in the 1920s, only to be brought to a halt by the Crash of 1929 and the subsequent depression into which the country plunged. As FHA financing became available to help bring back the nation’s economy, Windsor Square emerged from a long legal battle to begin a new round of building. Once again, history intervened, and World War II stopped all building in Phoenix. Windsor Square languished until returning GIs created another building boom in Phoenix, and Windsor Square at last became a completed subdivision.

## 2022 Home & Garden Tour Committee

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**MARY STOFFEL &**  
**TOM HILDITCH**

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