

MIDTOWN MUSE



*Have You
Seen
What
is
Growing
in
Midtown?*

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What is your Midtown Neighborhood Association Doing This Quarter?

by Margaret Wright

We held our annual **Sunday Off Central** Block Party on March 13. The weather was beautiful. We had a record 70-plus vendors signed up. The entertainment featured several award-winning bands. Thanks to Dylan and Michelle at Oven+Vine for sponsoring the kids bounce house again this year. Everyone had a great time in the expanded KidZone. Check out the pictures on this page. If you were unable to join of this year, keep this event in mind for March 12, 2017.

Sunday Off Central had great energy as a result of our wonderful Midtown residents, our supportive business community and government representatives, and our new and energetic Midtown Neighborhood Association.

In December the MNA elected new board members, implementing staggered three-year terms under our revised bylaws. The list of board members is below. This dynamic group of people is planning lots of activities that Midtown residents can enjoy in the months ahead.

For example, on April 30 we will participate in a **Shred-a-Thon** in the parking lot at Park Central Mall. (See the ad in this issue for details.) This is a first for us. And, of course, we have already begun planning for the **4th Annual Midtown Urban Living Tour** on November 5, 2016. Save the date!

As you probably know, there's a lot to look forward to given the wide array of businesses that are moving in to or expanding in Midtown. On March 23 at our regular quarterly meeting we heard from Christine Mackay, City of Phoenix Development Officer, about these exciting developments. We were also honored to receive a Phoenix 500 award from former MMDNA President and local political activist Dan Carroll. (Thank you, Dan!)

There are lots of other activities under way from your MNA Board, and we'll share more details as they develop. Also, we welcome you to attend our regular board of directors meetings on the first Wednesday of each month (unless announced otherwise), beginning at 6:00pm in the Tapestry on Central clubhouse. Happy Spring, Midtowners! #thisismidtown

The MNA Board:

Margaret Wright	President
Michael Chesworth	Vice President
Constance Combs	Secretary
Jay Russet	Treasurer

Scott Driscoll
April Hadaway
Jason Mazanek
Jean Moricki

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Photos from Sunday Off Central Block Party



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What is Growing in Midtown – Besides Buildings?

By Constance Combs

Beyond the aesthetics of green spaces in our urban neighborhood, community gardens provide a livelihood for some, therapy for veterans and survivors of war and persecution, the opportunity for all to share cultural traditions and good will - AND healthy, organically grown vegetables!

Refugee gardeners sponsored by The International Rescue Committee of Phoenix grow enough food via *PHX Renews* to sustain 80-100 refugee families. Gardeners also learn marketing techniques to sell their wares at local farmer's markets.



PHX Renews Helps Keep Phoenix Beautiful

By Cindy Moss

In the heart of Phoenix at the northeast corner of Central Avenue and Indian School Road, you'll find a little piece of paradise! If you've driven by this area, you probably have seen some beautiful art murals, maybe a garden plot or two, and wondered what this is all about. It's all about an exciting project called PHX Renews and the community response has been inspiring!



PHX Renews is an initiative launched by Keep Phoenix Beautiful, a 501(c)3 nonprofit and Phoenix Mayor Greg Stanton. Vacant lots occupy more than 40 percent of the land in the City of Phoenix. Mayor Stanton's vision to combat this issue was to reduce the number of empty lots by finding temporary uses for these spaces that will beautify the city, promote sustainability, and engage a sense of community.

The PHX Renews groundbreaking was in November of 2012, and it is considered the largest transformation of vacant land in the country. The 15-acre site boasts more than 150 garden plots, 16 partners, the ASU SHADE Home, and had the distinction of hosting more than 600 volunteers from around the world for the Clinton Global Initiative University Day of Service in March of 2014.

Volunteers turn out in great numbers for monthly events called Second Saturdays. Just about everything at the site is volunteer driven and created: from the community garden plots to the shade structures to signage. There are also urban farming workshops, special events, a pop-up dog park, and our latest addition – a walking path.

The site is open from 8 a.m. to 8 p.m., and visitors are welcome to stop by. For more information about PHX Renews, or to obtain a community garden plot, please check out this link at <http://phxrenews.org/contact>. To volunteer, please visit www.kpbvolunteers.org.

Agave Farms Aims to Help Urban Dwellers Reconnect with Food, Plants

By Tony Acosta, Director of client relations at Agave Environmental Contracting, Inc.



If you have been a part of the Midtown area, you have probably seen the unsightly lot on Central and Glenrosa Avenues, just west of the Light Rail. The owners of Agave Environmental Contracting, Inc., a local landscape company saw

more; they saw an opportunity for both Agave and the community. In early 2015, we began to research the possibilities of turning the unused space into an urban community/plant nursery.

Agave's dream is becoming a reality. Agave Farms began developing an urban garden last summer, and has developed the land to grow seasonably rotating vegetables using sustainable farming practices and materials. In July of 2015 we began growing 12 different types of pumpkins, using a low-pressure drip tape irrigation system to directly and efficiently water the plants.

In October, we invited our neighbors to celebrate our first Harvest Festival featuring food, music, hayrides and, of course, pumpkins. We gave out a few thousand pumpkins that evening and also donated pumpkins to the Boys and Girls Clubs of Metro Phoenix, SABIS International School, the Phoenix Zoo, and Wildlife World Zoo, as well as approximately nine tons worth of pumpkins to St. Mary's and other local food banks.

In November, we planted our winter seeds for an array of vegetables that grow well in our Sonoran environment. We also have two tree growing plots, one with boxed specimen trees and the other where we propagate trees in bags, which are low water using native and/or arid zone plant material.

Perhaps our most exciting endeavor yet is our four separate demonstration gardens. Our goal for these gardens is to create an environment in which the community can experience a variety of sustainable growing techniques, as well as the use of materials and products such as metal trellises, shade structures, innovative growing containers, a cantara stone yard and more.

These gardens consist of a rose garden with our partner, Ludwig's Roses. All of Ludwig's products are 100 percent sustainable and 100 percent local. Ludwig's will also be testing new rose hybrids specifically suited for the Arizona climate from its international rose-hybridizing partners.

(continued in next column)

Additionally, there will be a cactus garden, flower and bedding plants garden, and an herb garden (for local culinary fans). We hope to have all four of these gardens in place before the end of the spring.

So what does this mean to you in the community? Hopefully this will help all of us urban dwellers reconnect with our food source as well as native plants on a small scale. Eventually you will be able to visit the farm, which will have a park-like setting with walking trails throughout the demonstration gardens. We would like to begin educational seminars, host community events and have you, the community, get involved with the farm. We hope to inspire you to take some of these ideas and recreate your home landscapes.

Look for us to launch our new website in the near future at www.agave-farms.com. We are looking forward to seeing you soon.

Everything's Coming Up Roses (Or, One More Beautiful Reason to Visit Agave Farms)

By Anja Taschner



Ludwig's Roses is excited to partner with Agave Farms in their new garden space at Central Avenue and Glenrosa. We were looking for a space in Phoenix when we saw some activity on the previously vacant lot; a chat and a handshake later we were partners!

Ludwig's Roses, established in 1971, is a container-grown rose nursery. Our strength lies in our plant quality and vast variety of plants that easily acclimatize and can be purchased and planted year round. We feature many types of roses, including Antico Moderno, Hybrid Teas, Floribundas, Charmer, Miniatures, Colorscapes, Midinettes, Spires, Panarosas, Climbers, Ramblers, Shrub & Pillar roses, Heritage and Standards.

You can grow organic with Ludwig's fungus resistant Eco-Chic collection or purchase a White Ribbon Rose in support of your favorite charity. We also feature Ludwig's Radiant Rose products for the body and home and the popular Ludwig's Gourmet Rose range.

We look forward to being a colorful space in this community. Come by and feel free to wander around among the roses and the vast rose garden that we are busy planting just for you. We will be open to the public Monday - Sunday 8 am - 5 pm.

Midtown Rising: Building Project Update

Cedar Crossing

Location: 333 E Virginia Ave

Downtown Phoenix continues to grow with new and expanding businesses, resulting in the need for more rooftops and diverse housing options.

In the midst of all the construction, a non-profit recently opened an apartment complex with 74 affordable units consisting of studio, one-, two- and three-bedroom apartments. Cedar Crossing is Native American Connections' eighth affordable housing community. Although it just opened in February, Native American Connections CEO Diana Yazzie Devine anticipates it will reach full occupancy by early April.

Cedar Crossing is currently one of the only downtown housing communities for working families. At Cedar Crossing, rents are based upon household income and generally range from \$425 to \$825 per month for families earning \$18,000 to \$38,000 per year depending on family size. There are close to 4,000 housing units planned, newly constructed, or currently in construction in the downtown area that are market rate. Native American Connections wants to ensure that people working in the downtown area can live close to their jobs and enjoy downtown amenities regardless of their income.

Cedar Crossing is a LEED Platinum certified community, which means utility costs will be significantly lower to residents. It's also a smoke-free complex. Amenities include a fitness center, playground and BBQ area, a dog run, and a game room with a covered patio and an indoor/outdoor fireplace. Cedar Crossing is conveniently located just three blocks east of the light rail.

The need for more affordable housing is evident.

"We currently have 700 families on our wait list for affordable housing," says Devine. "We want to ensure that families don't miss out on the opportunity to live in quality housing located near jobs and good schools, with the added benefit of easy access to the light rail and other public transportation."

"Creating new affordable housing communities like Cedar Crossing and Urban Living Two (UL2), located at the NW corner of Second Avenue and McKinley, helps families create stable living environments that also contribute to the stability of our community," Devine adds.

(continued in next column)

Improving community health and wellness along with increasing housing stability is part of the organization's mission. Since 1972, NAC has been recognized as an innovative Native American multiservice organization offering a wide array of behavioral health services for individuals, families, and children.

In addition to offering affordable housing, Native American Connections' housing program includes permanent supportive housing for homeless adults and transitional housing homeless youth and women. NAC is also a partner in the redevelopment of the historic Music Building at the Phoenix Indian School located at Steele Indian School Park.

For more information about the agency's services and how you can get involved, visit

www.nativeamericanconnections.org.



Cedar Crossing rendering

Alta Midtown

Location: 2943 N 2nd St (NW corner of Thomas and 3rd Street)

Alta Midtown, a 225 unit state-of-the-art apartment community, will offer easy walkable access to light rail, entertainment, dining, retail, arts, culture and festivals. Alta Midtown will offer residents highly refined and smartly appointed living space, combined with the cutting-edge amenities and functional and interactive common areas that facilitate a sense of place and community in Midtown Phoenix.

Status: Under construction – Leasing to begin Fall of 2016

Website: www.AltaMidtownPhoenix.com

Developer: Wood Partners – www.woodpartners.com

(continued on next page)

Midtown Rising: Building Project Update continued

artHAUS

Location: 1717 N 1st Ave (just north of McDowell)
Sales Office: 1425 N 1st St (W-F Noon-5pm, Sa-Su
10am-2pm or by appointment)

A model transit-oriented urban infill residential development, artHAUS was created for those who desire to live, work, and play in the Midtown Phoenix arts and culture community. Dwellings consist of seven three-story townhomes, fifteen two-story lofts and three single-story flats ranging in size from 561-1,905 square feet.

Status: Under construction – Accepting reservations – May 2016 delivery

Website: www.arthausphx.com

Broadstone Arts District

Location: McDowell & Alvarado (2nd Street)

An urban infill redevelopment of 280 studio, one, and two bedroom residences located adjacent to major downtown employment and the light rail, within the Central Arts District of Downtown Phoenix. This unique residential property will offer residents the opportunity to live among some of central Phoenix's finest cultural amenities and destinations. Residents will enjoy a gourmet demonstration kitchen, mezzanine library, art gallery, resort style pool & spa, a two-story fitness center and yoga lawn.

Status: Under construction – First residences open for occupancy September 2016 with final completion in May 2017 For information please call Alliance Residential 602-778-2800

Circa on Central

Location: 2346 N Central Avenue, Phoenix, AZ 85004

Seven-story residential development Circa on Central is set to take the place of the former ChildHelp building in the heart of Midtown Phoenix, offering 94 contemporary urban units.

Status: Construction Beginning 2016

Edison Midtown

Location: 3131 N Central Ave
Sales Center: 46 E Monterey Way - (open seven days a week from 10am-6pm)

The seven-story property will consist of 110 residences— one and two bedroom units with balconies showcasing urban views—ranging from 808-1,374 square feet. Each unit offers residents premier stainless steel appliances, real wood and tile flooring, European-style cabinetry, and quartz countertops. From technology and security to convenience and leisure, the amenities at Edison Midtown make the community as smart as it is stylish.

(continued in next column)

Edison Midtown *continued*

Status: Under Construction - Accepting Reservations – Spring 2017 delivery
Visit www.liveatedison.com, call 602-441-4669, or email info@liveatedison.com

The Muse

Location: Central and McDowell

Lennar Multifamily Communities is building 367 apartments with approximately 11,000 SF of retail/commercial, with the first apartment homes available for move-in March 2017 and final completion October 2017. Retail leases have been confirmed with Salon D'Shawn (*see ad*) and Press Coffee.

Status: Under Construction

Cruz Law Firm 125 E McDowell Rd This project has been approved by the Phoenix Planning Department. The rendering we have seen is very nice.

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COMMUNITY CALENDAR

Arts & Culture

ASU Osher Lifelong Learning Institute

602-543-6440 www.lifelonglearning.asu.edu
See their ad.

ASU Institute for Design & the Arts

www.herberger.ASU.edu/Update
Many and various performances. Check it out.

Arizona Humanities Council

602-257-0335 www.azhumanities.org
Programs and events nearby and around the state

Arizona Opera at Symphony Hall & 1636 N. Central Avenue

602-266-7464 www.azopera.org
4/21 Brown Bag Lunch Recital
check website for other related events

Arizona Theatre Company at the Herberger

602-256-6995 www.arizonatheatre.org
3/31-4/17 Of Mice and Men
5/5-29 The Gospel According to Thomas Jefferson...
6/27-7/29 Summer on Stage learning program

Ballet Arizona

602-381-1096 www.balletaz.org
Classes in Jazz, Belly Dance and Ballet
5/5-8 All Balanchine
5/17-6/4 An evening at the Garden
check website for other events

Burton Barr Public Library - 1221 N Central Ave

602-534-5208 www.plfriends.org
602-262-4636 www.phoenixpubliclibrary.org
check Phoenix Library Friends website for book sales

Cutler-Plotkin Jewish Heritage Center - 122 E Culver

602-241-7870 www.azjhs.org
Genealogy classes, exhibits, films and book discussions
April-June films - see article

Great AZ Puppet Theater - 302 W Latham

602-262-2050 www.azpuppets.org
Great schedule-check the website

Hance Park - north of Roosevelt between 3rd St & 3rd Ave www.hancepark.org for events

Heard Museum - 2301 N Central Ave
602-252-8840 www.heard.org

Exhibit: Personal Journeys: American Indian Landscapes
Exhibit: Over the Edge: Fred Harvey at the Grand Canyon
First Fridays at the Heard 6pm-10pm
4/9 Katsina Doll Marketplace

Irish Cultural Center - 1106 N Central Ave

602-258-0109 www.azirish.org
Classes, dances and special events

Japanese Friendship Garden 1125 N 3rd Ave

602-256-3204 www.japanesefriendshipgarden.org
check website for events and classes.

Phoenix Art Museum - Central and MacDowell

602-257-1222 www.phxart.org
Multitude of films, talks and special exhibits

Phoenix Center for the Arts - 1202 N 3rd St./Hance Park

602-254-3100 www.phoenixcenterforthearts.org
Many forms of art classes for children and adults

Phoenix Symphony

602-495-1999 www.phoenixsymphony.org
Great performances through June..

Phoenix Theatre - 100 E McDowell

602-254-2151 www.phoenixtheatre.com
4/6-5/1 The All Night Strut
5/6-22 Caleb Reese Festival of New Plays & Musicals
5/18-6/12 When You Wish: The Story of Walt Disney
6/8-7/10 Avenue Q

Phoenix Trolley Museum - 25 W Culver St. Hance Park

www.phoenixtrolley.com

Rosie's House

602-252-8475 www.rosieshouse.org
Music classes for kids and events

The Nash - 110 E Roosevelt

602-795-0464 www.thenash.org
Jazz Jam Sessions on Sundays at 6:00, other jazz events

Valley Youth Theatre - 525 N 1st St

602-253-8188 www.vyt.com
4/8-24 Pinkalicious
Summer Camps start in June

(continued on next page)

COMMUNITYCALENDAR

MNA Events

602-758-3129 www.midtownmuseumdistrict.org
Board Meetings - first Wednesdays 6pm at Tapestry on
Central clubhouse
4/30 Shred Event at Park Central Mall - see ad
6/15 Quarterly Neighborhood Meeting-Fairfield Inn

Home Tours and Events in the Area

**First Fridays and Third Fridays every
month**

www.artlinkphoenix.com

4/3 Windsor Square Home Tour

www.windsorsquarephoenix.com

4/2 Phoenix Frontrunners Pride Run

www.phxfr.org

4/2-3 Phoenix Pride Festival at Steele Indian School
Park

4/3 Phoenix Pride Parade, www.phoenixpride.org

4/9 Cruise on Central Car Show - Park Central Mall

www.cruisinarizona.com

4/20 Bike to Work Day & BFIT Event

see Cycling section below

Cycling

Info about cycling in Phoenix

www.phoenix.gov/bicycling

AZ Bicycle Club www.azbikeclub.com

Phoenix Spokes People

www.phoenixspokespeople.com

Ride downtown Fridays from Rollover Doughnuts 7am

The Velo & Bicycle Nomad Café

828 N 2nd St www.thevelo.com 602-759-8169

2nd Saturday casual ride w/Valley Metro - all levels

Every Sunday morning ride up South Mountain for
elites

Bike to Work Day & BFIT Event

4/20 7am group ride from Park Central, breakfast at
CityScape. Pre-registration required for breakfast and
prizes www.maricopa.gov/communications/btw.aspx

Nightlife/Happy Hours

Alexi's Grill - Happy Hour M-F 3-7pm
3550 N Central Ave

602-279-0982 www.alexisgrillphx.com

Clarendon Hotel Skydeck

401 W Clarendon Ave

602-252-7363 www.theclarendon.net/roof

Corduroy - Happy Hour daily 4-6:00 & 10-
close

2601 N Central Ave

602-374-7585 www.corduroyaz.com

Kobalt - Daily events - Park Central

602-264-5307 www.kobaltbarphoenix.com

Macayo's - Happy Hour M-F 4-7pm

4001 N Central Ave

602-264-6141 www.macayo.com

Ocotillo Happy Hour M-S 4-5:30pm

3243 N 3rd St

602-687-9080 www.ocotillophx.com

Oven & Vine - Happy Hour M-F 11-6

14 W Vernon Ave

602-687-7632 www.ovenandvine.com

Pizza People Pub - Happy Hour Daily 3-6

1326 N Central Ave

602-795-7954 www.pizzapeopleaz.com

Switch - Daily Happy Hour 4-6:30

2603 N Central Ave

602-264-2295 www.switchofarizona.com

Wild Thaiger

2631 N Central Ave

602-241-8994 www.wildthaiger.com

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How the Streets Got Their Names: Palm Avenue and Palm Lane

By Derek D. Horn



Most who live and work in Midtown are familiar with Palm Lane, the east/west street about a quarter mile north of McDowell. Palm Lane dates back over 100 years, but it was not the first to bear the name of Palm in Midtown. Another Palm predated it by almost 10 years: Palm Avenue.

In 1895 a group of families led by banker and real estate investor Philip K. Hickey recorded the Buena Vista tract located at the northeast intersection of Thomas Road, known then as Oleander Avenue, and Central Avenue. One of the streets established by this tract was Palm Avenue, which ran east and west a quarter mile north of Thomas/Oleander. A turn of the century photograph of Palm Avenue shows an unpaved road lined with palm trees, some houses, street lights, and irrigation ditches.

In 1907, a group of investors and land owners, led by Dwight B. Heard, established the Los Olivos Subdivision bordered by Central Avenue, Seventh Street, McDowell Road, and Oak Street (Encanto). This plat created Palm Lane, which bisected the tract in the east-west direction.

Heard marketed Los Olivos as the “most desirable” location for a home with electric light and telephone service, a street car line along Third Street, city water, rich land, and streets lined with mature palm trees. Each lot was five acres, perfect for a large estate home surrounded by lush landscape and gardens: the quiet and comfort of the country close to the amenities of the city. Many of the city’s business elite and community leaders would reside in Los Olivos.

Unfortunately, not everyone could afford the type of home envisioned by Heard, so over the years parts of Los Olivos were re-platted to create smaller lots more attractive to a larger swath of buyers. Further subdividing added Coronado, Monte Vista, and Alvarado Roads.

In 1908, Heard established the Homewood Tract just east across Seventh Street from Los Olivos in what was an alfalfa field. Homewood had lots ranging from two and a half to ten acres and amenities similar to Los Olivos.

(continued in next column)

The street that lined up with Palm Lane was named Homewood Road, though it was originally platted as Nogales Avenue in 1888. Because the same corridor had the two names, Palm Lane was also listed as Homewood Road into the mid-1930’s.

In 1910, attorney Louis H. Chalmers and his wife, Laura, who were partners with Heard in Los Olivos, recorded the Las Palmas subdivision that was bounded by Central and Third Avenues, McDowell Road and Encanto Boulevard . The plat created Palm Street west of Central on the same corridor as Palm Lane . It eventually became Palm Avenue.

By the 1935 several streets carried the Palm name in Central Phoenix: Palm Lane and Palm Avenue north of McDowell, and Palm Avenue north of Thomas. There was also another Palm Avenue that was south of Buchanan Street at 24th Street.

In the 1930s and 1940s, as the city grew and annexed county land, street names along the same corridors were usually consolidated into one for consistency. The name of Palm Lane took over the alignment north of McDowell. Palm Avenue north of Thomas took on the name of another street in that corridor: Earll Drive.

**Chalmers’s law firm evolved into Fennemore Craig, P.C.*

Central Avenue and Catalina Drive: A Corner History

By Derek D. Horn



You may have noticed the recent renovation on the 3030 North Central building at the southwest corner of Central and Catalina by Park Central Mall. The most noticeable change is the reflective blue facade that replaced the original bronze. While a Midtown fixture for more than 40 years, 3030 is not the first structure at this location.

Perry Williams, a cotton grower from Maricopa, built his home and lived there until the mid-1930s. Mr. Williams created the La Fayette Place subdivision bordered by Central, Third Avenue, Thomas, and Catalina in 1925. Outside the city limits at the time, its neighbors included the Central Avenue Dairy to the north, where Park Central mall is today.

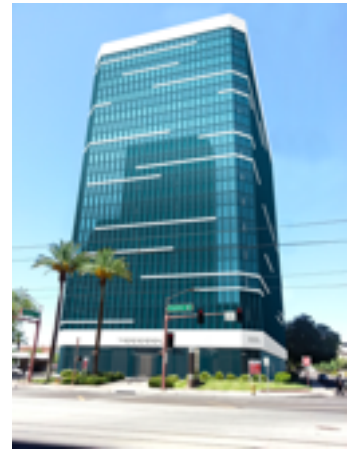
By 1935 the corner was the site of the Redwood Inn, a restaurant and nightclub. Hosted by Al Latour, its slogan was "Your every wish his endeavor." In addition to drinking, dining, and dancing, its other entertainment included illegal gambling. The Redwood Inn lasted through World War II. It closed in 1946 and was torn down.

During the boom years that followed the war, Midtown changed rapidly from a rural-residential enclave to a commercial center, and this corner changed along with it. In 1946 Del Webb Construction built two unique structures there: The Gilded Cage nightclub on the corner and the Village Drive Inn just to its south. Designed by prominent Phoenix architects Gilmore and Varney, each had a unique Mid-Century Modern appearance. A restaurant, bar, and entertainment venue, the Gilded Cage also had a shadier side as the location of high stake card and dice games, as well as illegal liquor storage. Two of its owners had run-ins with the law. The Gilded Cage and Village Drive Inn lasted for only 10 years and were demolished in the mid-1950s.

For a while the parcel at the corner sat vacant. In 1960 Western Savings acquired the site and constructed a new bank building in 1964. Designed by noted Phoenix architect Alfred Newman Beadle, the one-story International Style structure sported a glass and steel facade and cost between \$120-150,000. It earned the 1965 Design and Steel Award from the American Iron and Steel Institute. Considered by Western Savings to be a temporary facility, in 1966 the Arizona Bank (now Bank of America) purchased it for a branch and travel office. Western Savings moved up the street to the new Financial Center at Central and Osborn.

(continued in next column)

In October 1973, ground was broken on yet another building at the corner. This one would be a 14-story tower, designed in the International Style, with more than 160,000 square feet of leasable space. Developed by the McKeon Construction Company of Sacramento, Calif., it cost more than \$9 million and included an Arizona Bank branch on the ground floor and was completed in 1975. 3030 North Central's recent transformation should ensure its viability for another 40 years.



And what of the building designed by Al Beadle that stood at the corner between 1964 and 1973? It still exists. To make way for the new tower, it was moved to another location on south Seventh Avenue. Although altered from its original steel and glass appearance, it is now the office of the Phoenix Urban League.



Need Property Management?

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Located: 1515 W. Osborn

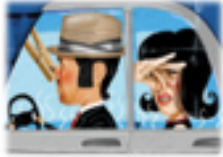
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Car Corner: What's that Smell?

By Roger Cahill



You've cleaned the interior, carpets, seats, and even installed air fresheners in every vent of your vehicle, but you still have odors that you can't seem to get rid of. Hmmm.

Have you checked the cabin air filter? That just might be the source of your pesky problem. If it hasn't been changed in awhile, it may look more like a science project than a filter. Yikes!

Cabin air filters are designed to capture airborne contaminants that enter through a vehicle's heating, ventilation, and air conditioning system (HVAC). They capture pollens, soot, silicate, dirt, and grime. Some specially formulated filters also can reduce allergies and prevent the growth of bacteria, mold, mildew, algae, and yeast. Like any other filter, they must be checked and replaced periodically. Many cabin air filters go unchanged simply because of neglect or unawareness of their existence.

Cabin air filters can last up to one year or 15,000 miles, under ideal conditions. Long idle periods such as in traffic, parking under a tree, or driving in dirty, sooty, sandy, or polluted areas greatly reduce a filter's life.

And plugged or dirty cabin air filters reduce ventilation duct airflow; cause additional load to the interior blower motor, which causes the alternator to work harder; and, if left unattended, create a breeding ground for allergies, mold, and bacteria.

Nearly 80 percent of the cars manufactured today have a cabin air filter. Here's a great tip: Have your filter checked every other time you take in your vehicle for oil service.

How to Save Time & Money When Renting a Vehicle

By Gary Coleman



Getting ready for a trip can be a bit like juggling plates. You need to pack your bags, make plans for Fido to be cared for, buy your plane tickets and rent a car. But what's the most efficient way to rent a car to ensure you have the best customer experience? I can help you with that.

Rule one is to remember that you are renting, not buying. So what you really need is reliable, safe transportation to get from point A to point B.

Use the Southwest Airlines website. All of the major rental car companies are quoted there in a spreadsheet for your comparison convenience. All of the charges for your rental are itemized. Pick the price and car size you want and complete the reservation. If your flight is cancelled or you have to make changes, it is easy to cancel on the Southwest site, but it's not required. That said, cancelling is just being considerate so your car may be released to another renter.

Have you ever had to stand in a long line for a rental car? No need. Join every major rental car frequent renter program for free. Even if you only rent a vehicle a couple times a year, you can put your frequent renter number in the reservation and, in most instances, avoid having to stand in line. Instead, you will be able to go straight to the express booth in the lot.

Reserve a car that is a size lower than you prefer. Smaller cars are always in demand, and it is not unusual for the rental company to bump you to the larger car because it doesn't have the one you reserved. Car rental companies also frequently offer upgrades for a nominal fee, which is often cheaper than it would have been if you had reserved the larger car.

Unless it is required for reimbursement from your employer, use the lesser-known brands for much lower rates. They have reliable, safe, and clean cars that may have more miles than the well-known brands. Remember rule one. I am in a rental car five days a week and use Dollar, Thrifty, Payless, and Fox more than any others, and I save a lot of money.

Beware of the insurance upsell. It is not necessary for you to buy additional insurance. If you still want additional coverage, add some coverage to your own policy. The same is true for roadside assistance. AAA and most other emergency road services cover your rental cars.

If you get to arrive at your destination earlier than the time of day you will be returning your car at the end of your stay, take the hotel shuttle to your hotel and come back later in the day to save a full day of rental car fees.

If you know you are going to need a rental and it is during a holiday or other popular event, reserve the vehicle as far ahead as possible. Rates are adjusted based upon demand. And remember rule one, you are only renting.

Gary is a part-time Midtown resident, the CEO of an Automotive Consulting company and a frequent flier averaging over 220 flights a year.



Cutler-Plotkin Jewish Heritage Center Films

by Mark Sendrow



April 12, 2016 at 7pm - *Journey to Justice* tells the story of Howard Triest, a German Jew who fled Nazi Germany in 1939, when he was 16 years old, and returned as a victorious American soldier in 1945. He then served as an interpreter at the Nuremberg Tribunal, coming face-to-face with Nazis who were co-responsible for

the death of six million Jews, including Howard's parents at Auschwitz.

May 10, 2016 at 7pm - *In Their Own Hands: The Hidden Story of the Jewish Brigade in World War II* -

During the final months of World War II, His Majesty's Jewish Brigade - the only all-Jewish fighting unit in the war - goes into combat against the Nazis...and comes away victorious. After the war the real story of the Brigade begins. Young Jewish soldiers organize secret vengeance squads to assassinate Nazi officers and rescue Holocaust survivors smuggling them into Palestine. In 1948, Brigade veterans help organize and lead the fledgling Israel Defense Forces in Israel's War of Independence.

June 7, 2016 at 7pm - *Deli Man* - Delicatessen food is close to a religious experience: Tender corned beef steeped in its juices, a garlic dill pickle, spicy brown mustard with grain. Recipes and culinary garnishes from Hungary, Poland, Russia, Romania that flowed into late 19th and early 20th century America became part of an American culinary vernacular – Deli. *Deli Man* follows the effusive and charming Ziggy Gruber, a third-generation delicatessen man, owner and maven (as well as a Yiddish-speaking French trained chef) who currently operates one of the country's top delis, Kenny and Ziggy's in Houston. The story of the American deli is the story of Jews – their immigration, migration, upward mobility, and western assimilation.



The Cutler Plotkin Jewish Heritage Center is located at 122 E. Culver Street. For reservations: 602-241-7870 or lbell@azjhs.org

How to Avoid, or Address, the Problem of Noisy Neighbors & Environments

By Tom Simplot, President and CEO, Arizona Multihousing Association and licensed attorney and real estate agent

Many of us see our homes as places of respite and decompression. When we get home, we want to kick back on the couch and relax in the relative peace after a long day at school or work. However, it's not uncommon to find yourself sharing in the loud music of a neighbor or the barking of a dog left home alone. These intrusions can keep us from enjoying our homes, or worse, from being able to go to sleep.



To avoid such an unpleasant situation, here are a few tips.

Check out the community or high-rise before you move.

Doing a bit of homework before you move in can prevent these kinds of intrusions. If you are moving into one of the many new apartment communities along the light rail, be sure to be aware of their construction timelines, and don't be surprised when construction workers are on site.

The same goes for communities that are in the midst of being upgraded. The management company will work with residents to help mitigate noise and to make residents aware of timelines for the improvements. These are temporary noise issues, and you can notify the management if the noise becomes too much, but be aware of construction plans before your sign your lease.

Also check out the community at night and see how busy the streets are in the evening. Your proximity to the road may be a factor in how noisy your apartment is, so ask the management company if there is extra insulation for those units, or if they have extra thick windows. You may find that a street-side apartment is quieter than one elsewhere.

Check out the noise ordinances.

Cities have outlined very clear noise ordinances that limit the hours that you (and your neighbors) can play or make music or other noise. County and city guidelines generally limit noise levels between the hours of 11 pm and 7 am, but as a good neighbor it's best to turn down the music before 10:30 pm.

Most construction noise is limited between the hours of 7 pm and 5 am. The summer heat impacts construction hours, as teams tend to start early in the cooler hours of the morning. In the fall, some crews will wait until the sun is up at around 6 am. Downtown and Midtown residents may experience some nighttime construction activity due to the nature of building a high rise. Ask your management team for a timeline. If the team doesn't have one, it will as soon as you ask!

(continued on next page)

(Simplot article continued)

When and how to address your noisy neighbor.



If your neighbors upstairs are hosting a one-time Friday night party that is disturbing you, it may be best to let it go and let them enjoy their fun.

If your next-door neighbor is an aspiring opera star who likes to practice in the evenings, it's time

to address the issue with your neighbor (if you feel comfortable). A short, clear, and positive note about the noise level and its impact on your enjoyment of your home may do it. Be sure to include your phone number in the note. Try to be polite but direct. If the noise issues continue, it's time to visit with your community manager and log a complaint. The management will keep a record of the issue; this could be important if your noisy neighbor becomes a nuisance. Your community manager can also help to deal with construction noise issues and work with the contractors to limit the hours or impact where possible.

Apartment communities by their very nature are hubs of activity and connections. It's important that you do your part to keep noise levels at an acceptable level and have reasonable expectations about noise in a community. You can use fans inside your home to dull some of the outside noise. Furniture arrangement can help too. If your bed or couch sits close to a window, there may be more noise in that part of the room. Consider a little redecoration to mitigate noise. Sound machines are also great for light sleepers.

And keep your apartment managers up to date on any issues you are having with noisy neighbors. They can help you address the issue in a civil and positive manner.



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