

NOVEMBER 2016

**W**

*inside willo*

**HISTORIC PRESERVATION**  
**MAKING YOUR**  
**HISTORIC**  
**HOME**  
**FIT YOUR NEEDS**

**HELP WANTED**  
**VOLUNTEERS**  
**NEEDED FOR**  
**LUMINARIAS**  
**AND HOME**  
**TOUR**

**FAA**  
**FLIGHT**  
**PATH UPDATE**

**AROUND TOWN**  
**TWO NEW**  
**PROJECTS**  
**FOR MIDTOWN**  
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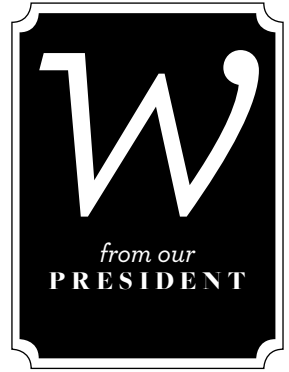


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# IT'S HAPPENING AROUND WILLO

## BY NOW WE ARE GETTING

ready to honor our veterans and celebrate Thanksgiving. There will be many things for us to do with our winter visitors, some of which you will find in this issue.

### PHOENIX ART MUSEUM

"Kehinde Wiley, A New Republic," is a show that I have been told over and over that it is not to be missed. It is a once-in-a-lifetime event, as if Edgar Degas were coming to town. I hope that you can find the time to go.

### ORPHEUM THEATER TOURS

Behind-the-scenes tours are held periodically.

### LUMINARIAS

Please sign up to help with your block for the luminarias. Many blocks get together and make a party of it. It's a good chance to meet people from your street. Contact Jerry Coash at [jerrycoash@gmail.com](mailto:jerrycoash@gmail.com).

### ENHANCED PATROLS CRIME PREVENTION

Your Willo Board is continuing to work on finding the best way to determine if there is sufficient interest and if so the best implementation strategies for having extra patrols throughout the neighborhood on a regular basis.

### HISTORIC PRESERVATION

This month we would like to draw your attention to alterations and additions to historic homes.



From Left, Tami Hibbert (Windsor), Eric Sells (Monte Vista) and Ed Hibbert (Windsor) at the Home Tour Meeting

### FAA UPDATE

City Councilwoman Laura Pastor, Jim Bennett and Jordan Feld of Sky Harbor Airport recently hosted a meeting to update people interested in an update on the flight issues affecting the area. They presented legislative, judicial, and legal aspects pertaining to our efforts at mitigation.

### CALENDAR OF THINGS TO DO

We are introducing you to a new section of activities that may be of interest to you and more on the Willo website.

### 2017 ELECTIONS

It is required by the bylaws of our association that I call together an election committee in the month of October, so I want to inform you that the process is complete and our Election Committee members

are Joe Kanefield, Chair (Almeria), Ann Bommersbach (Windsor), Gary Restano (Granada), Joe Zahora (Virginia), Opal Wagner, Board Contact (Coronado), and Tim Holtz (Almeria). Thank you for volunteering.

### PROPOSED APS SUBSTATION

We are cautiously optimistic that we will have good news for you soon.

Life is short, aren't you glad you're living in Willo?

*I hope to see you and talk with you soon,  
Marilyn*

### ABOUT THE COVER

This beautiful home will be on the Willo Home Tour February 12, 2017.

PHOTO BY DIANA HERMAN MONTE VISTA

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ANN BOMMERSBACH	<i>bommer1948@cox.net</i>	



### Willo Website

Join the Willo email list to receive important neighborhood notifications and updates. To subscribe, please visit: <http://willohistoricdistrict.com/sign-up/>. The Willo website, [www.willohistoricdistrict.com](http://www.willohistoricdistrict.com), contains information on neighborhood activities, committee and board meetings. Webmaster Heather Locke can be contacted at [webmaster@willohistoricdistrict.com](mailto:webmaster@willohistoricdistrict.com).

### Willo Historic Neighborhood Association Board

The Willo Historic Neighborhood Association Board was established in the early 1980s. The members are volunteers and are elected every two years in March. The association does not collect dues and does not act like a Home Owners' Association (HOA). Rather, its function is to serve the collective well being of the neighborhood. Meetings are typically held the second Thursday of each month at 6:30 pm at the Fairfield Inn and Suites Hotel. All residents of Willo are invited to attend. Agendas are available online prior to the meeting at [www.willohistoricdistrict.com](http://www.willohistoricdistrict.com).

### Inside Willo newsletter

This free newsletter is published monthly (excluding July & August) by a committee headed by Willo volunteers. Willo neighbors are encouraged to submit neighborhood news, tidbits, photos and articles (between 250-350 words) by the 10<sup>th</sup> of each month. We reserve the right to: edit as needed, attribute to the submitting neighbor (with the street they live on where appropriate), determine which issue the information may be printed and use content on our website and in neighborhood promotional materials. The Willo Neighborhood Association is not responsible for nor endorses the editorial content in *Inside Willo*. A copy of *Inside Willo* is also posted to the Willo website each month.

### City Preservation

*Historic@phoenix.gov* 602-261-8699  
Walk-in hours are 12:30 pm to 5:00 pm, Monday through Friday at the main office, located at 200 W. Washington Street, 3rd Floor (City Hall). The field office is The Ellis-Shackelford House at 1242 N. Central Avenue (by appointment only)

### Exterior Rehabilitation Program

<http://phoenix.gov/HISTORIC/hprehab.html>

### Historic Designation

<http://phoenix.gov/HISTORIC/faqs.html>

### City Neighborhood Services

General Information	602-262-6011
Fight Back Program	602-495-3738
Graffiti Busters Hotline	602-495-7014
KEEP IT CLEAN!	602-534-4444
Landlord/Tenant Counseling	602-262-7210
Property Maintenance Violations	602-262-7844
Grants Administration	602-262-7158

### Phoenix Police (also to report speeding)

Officer Ben Harris/Willo Representative  
*benjamin.harris@phoenix.gov* 602-361-4501

### Crimestop

602-262-6151

### City Councilmember/District 4

Hon. Laura Pastor  
*council.district.4@phoenix.gov* 602-262-7447

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QUESTIONS ABOUT HISTORIC PROJECTS

# HISTORIC PRESERVATION ALTERATIONS & ADDITIONS

BY OPAL WAGNER (CORONADO)

WITH INPUT FROM THE CITY OF PHOENIX HISTORIC PRESERVATION OFFICE



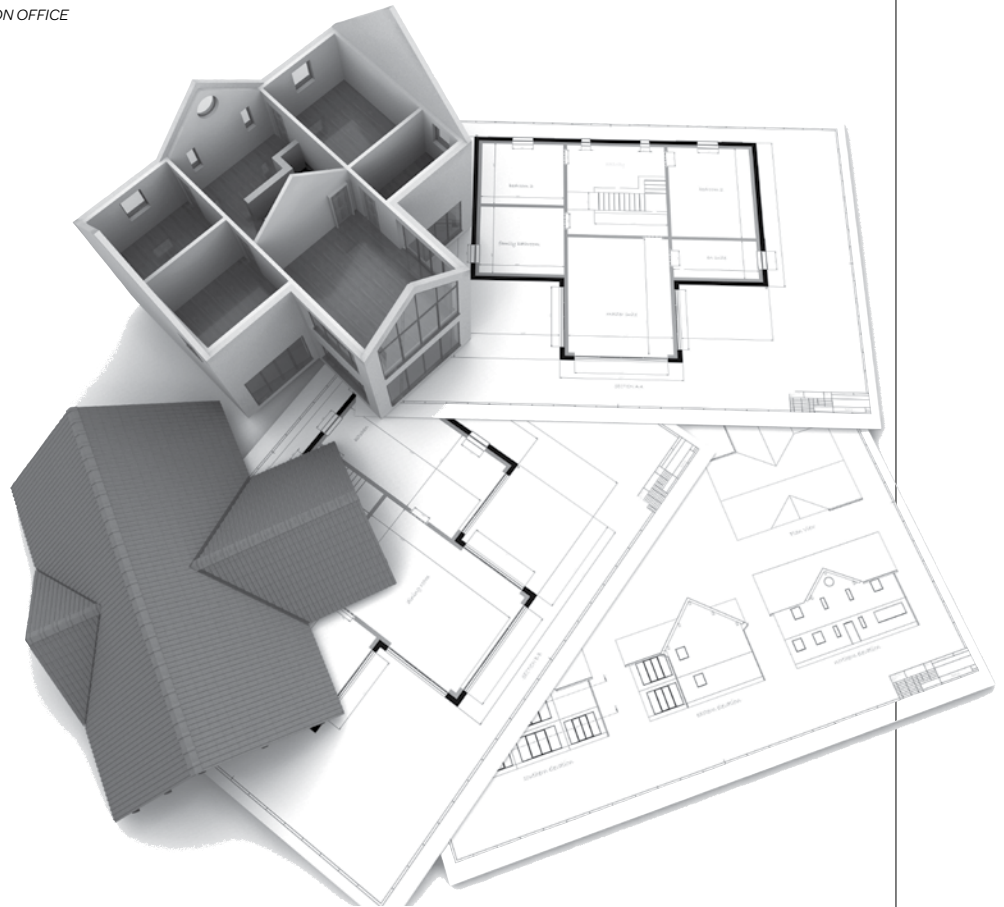
## ALTERATIONS AND/OR ADDITIONS TO HISTORIC BUILDINGS:

While many historic homeowners cherish the cozy charm of their home's original layout and embrace the concept of living well in a smaller space, others find that alterations or additions are necessary to provide the level of comfort and modern functionality they desire. When alterations or additions to a historic building are undertaken, they should be designed in ways that do not substantively alter, hide, damage or destroy historical, character-defining spaces or features, and care should be taken to utilize original or matching materials and finishes in any new construction.

The National Park Service's Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings provides that exterior additions should be considered "only after it is determined that (essential) needs cannot be met by altering secondary, i.e., non-character-defining interior spaces." In other words, best practices for historic preservation would

encourage rearranging the home's internal floor plan to provide for a larger master suite, for example, rather than constructing a new addition. In cases where an addition is the only viable alternative, its design should be both compatible with the existing build-

ing architecturally, but also "clearly differentiated from the historic building... so that character-defining features are not radically changed, obscured, damaged or destroyed." A rear addition with a lower roofline than the original **CONTINUED ON PAGE 9**



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## QUESTIONS ABOUT HISTORIC PROJECTS

CONTINUED FROM PAGE 7

building that does not affect the appearance of the front elevation of the home is generally considered an acceptable solution.

### **RETROFITTING FOR HEALTH AND SAFETY CODE REQUIREMENTS AND/OR IMPROVING ENERGY EFFICIENCY:**

When installing retrofitted improvements such as ADA access ramps, solar collectors, etc., consideration should be given in design and placement so as not to substantively change, obscure, damage or destroy the historic home's appearance or character-defining features.

### **REVERSING ADVERSE ALTERATIONS:**

Many historic homes in Phoenix have undergone some alterations at some point in their history – in many cases before historic designation was obtained. While some alterations were done properly to preserve and maintain the building's historic features, others constitute “adverse alterations,” such as removing, obscuring or substantively altering original features. When considering correcting or reversing adverse alterations, best practices require using documentation such as old photographs or blueprints to guide decisions about recapturing and restoring the home's original appearance.

### **OVER-IMPROVING AND MODERNIZING:**

Within the context of historic preservation, “over-improving” refers to efforts intended to improve a building's appearance by making it more decorative or changing its style. These types of efforts are discouraged. Historic buildings are no more or less significant because they are bigger or “fancier”. In the lessons they provide about Phoenix's history, small homes are as important as larger ones, and historic ranches and bungalows have as much historical and architectural significance as their Tudor and Victorian cousins. Each of our homes is an integral part of the fabric of Phoenix's history. Best practices in

historic preservation encourage each of us to embrace, maintain and preserve our home's unique historic character. **W**

*For questions on improvements to your historic home and to obtain the necessary certificates/permits for your project, please contact the City of Phoenix Historic Preservation Office at (602) 261-8699. Sources: City of Phoenix Historic Preservation Office, Historic Homes of Phoenix: An Architectural and Preservation Guide, U.S. National Park Service's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.*



# Many historic homes in Phoenix have undergone some alterations at some point in their history — in many cases before historic designation was obtained.



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- ◆ 2017 N. 3rd Ave.
- ◆ 151 W. Palm
- ◆ 321 W. Monte Vista
- ◆ 305 W. Palm
- ◆ 506 W. Cypress
- ◆ 337 W. Vernon
- ◆ 342 W. Vernon
- ◆ 40 W. Cambridge
- ◆ 324 W. Monte Vista
- ◆ 61 W. Virginia
- ◆ 515 W. Cambridge
- ◆ 338 W. Vernon
- ◆ 53 W. Encanto
- ◆ 81 W. Lewis
- ◆ 78 W. Virginia
- ◆ 99 W. Holly
- ◆ 140 W. Coronado
- ◆ 518 W. Almeria
- ◆ 62 W. Edgemont
- ◆ 57 W. Edgemont
- ◆ 313 W. Wilshire
- ◆ 133 W. Palm
- ◆ 51 W. Cambridge
- ◆ 77 W. Edgemont
- ◆ 34 W. Vernon
- ◆ 302 W. Wilshire
- ◆ 46 W. Vernon
- ◆ 537 W. Monte Vista
- ◆ 102 W. Granada

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HOME TOUR 2017

# WILLO HOME TOUR & STREET FAIR

Sunday, February 12, 2017



## Do YOU want to be a part of another GREAT year?

**N**OW IS YOUR chance to become involved in Willo Historic District's annual fundraising event of the year. Committees are being formed now for all aspects of the annual Home Tour. We invite you to think cool thoughts and come join us as we prepare for this fantastic event.

Do you want to show people the wonderful things you have done with your home? Want to join a group who makes the home tour happen?

Want to be a vendor in the street fair? Contact Bob Herman at [bob.herman47@gmail.com](mailto:bob.herman47@gmail.com).

Want to help out the day of the event, meet your neighbors, and be a part of this exciting event? No matter what kind of

time you'd like to share with your neighborhood, we appreciate your help. Contact Allison Powers to volunteer at [Allipower78@gmail.com](mailto:Allipower78@gmail.com)

Contact the home tour co-chairs Darryl Collins and Don Vallejo at [Wht2017@gmail.com](mailto:Wht2017@gmail.com) with questions.

Mark your calendars for Willo Home Tour 2017—the 29th year! Purchase tickets online for all events at <https://2017willohometour.eventbrite.com>

### WILLO HOME TOUR, 2/12 (SUNDAY)

10:00am-4:00pm

Tickets - \$18.00 online, \$20.00 day of tour

### WINE AND BEER TENT AND BEVERAGE BAR FEATURING BLOODY MARYS, MI-

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### TWILIGHT TOUR, 2/11 (SATURDAY)


4:00pm-7pm

Tickets - \$15.00

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6:30pm-10:00pm

\$42.00 per ticket, \$320.00 per table for 8, \$380.00 per table for 10

Visit Willo Historic District on Facebook and access all Willo information on our website—[willohistoricdistrict.com](http://willohistoricdistrict.com), and join us on Saturday and Sunday, February 11th and 12th for a fun filled weekend. 

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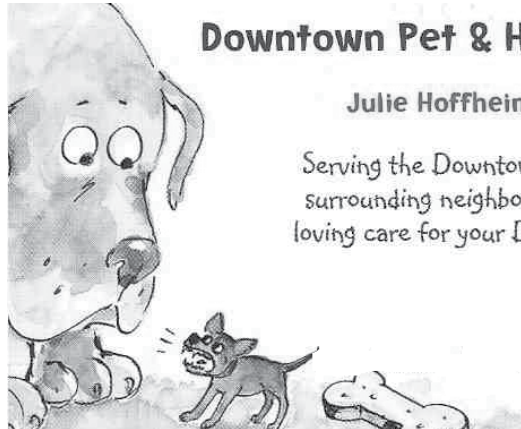
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SOCIAL COMMITTEE



# HAPPY HOUR FOR DECEMBER

BY THERESA HALE (CYPRESS)

## FALL IS UPON US. THE

weather is cooling; the leaves are showing their beautiful autumn colors; football season is in full swing. All of this change has inspired the social committee to change up this month's happy hour. We have changed from one set of amazing hosts to another set of amazing hosts. John and Heather will be hosting at their beautiful home at 96 W Holly on Friday November 4th from 5-7pm. Normal happy hour instructions will still apply. Our holiday tradition will be continuing on Friday, December 2nd with another festive holiday happy hour at Jason and Mara's gorgeous house at 305 W Palm from 5-7pm. Please bring a drink to share and any festive holiday snacks your neighbors might enjoy. Since it's the holidays and Mara loves all things both naughty and nice, feel free to celebrate in your best holiday headgear, ugly sweater or reindeer pants. If you are worried about missing out on all the social fun, please like us on facebook (Willo Social Committee). We still have openings for happy hour hosts for 2017. Please send an email to [theresa\\_lococo@aol.com](mailto:theresa_lococo@aol.com) if you are interested. Enjoy the perfect weather, our great neighborhood and the wonder of a very social fall season. 

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HAPPY  
THANKSGIVING  
TO ALL!



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## ARTS




# KEHINDE WILEY

at the  
Phoenix Art  
Museum

**K**EHINDE WILEY IS ONE of the leading American artists of our time. He has been working in the grand portraiture traditions. His works are in major museum collections around the world.

Wiley's portraits are highly stylized and staged, and draw attention to the debate between a history of aristocratic representation and the portrait as a statement of power and empowerment.

Now we have a rare opportunity to see sixty paintings and sculptures created over the past fourteen years of Wiley's career right in our own neighborhood.

The works presented in Kehinde Wiley: A New Republic at The Phoenix Art Museum (1625 N. Central Avenue) raise questions about race, gender, and the politics of representation by portraying contemporary African American men and women using the conventions of traditional European grand portraiture. 

*The exhibit runs through January 8, 2017. Regular admission to the museum is \$18 Adults / \$15 Seniors 65+ / \$13 Students w/ID / \$9 Youth 6-17 / Free for youth under 6 and Museum Members. Admission to the museum is free on Wednesday evenings from 3 to 9 PM. There is a \$5 admission to the Kehinde Wiley exhibit. Members of the museum are always free to see this special exhibit.*

MEETING UPDATE

# FAA FLIGHT PATH UPDATE

BY OPAL WAGNER (CORONADO)

## COUNCILWOMAN LAURA

Pastor hosted a meeting at Encanto Park Clubhouse on October 4, 2016 at 6:00 p.m. to give District 4 residents an update on the City's ongoing efforts to oppose and/or mitigate the FAA flight path changes that brought aircraft noise to previously unaffected areas of Phoenix more than two years ago without any notice to the public. City of Phoenix Aviation Director Jim Bennett gave an update as follows:

**LEGISLATIVE:** Arizona's congressional delegation has been very helpful and supportive in trying to resolve the flight path issue. While the temporary FAA funding bill passed by Congress did not include any amendments, there will be another chance to pass legislation requiring the FAA to review the Phoenix flight path changes before the current authorization expires in December.


**ADMINISTRATIVE:** The City of Phoenix and the Phoenix Aviation Department have asked the Department of Transportation Office of the Inspector General to open an investigation of the FAA's NextGen program, accusing the FAA of misrepresenting the benefits of NextGen. Mr. Bennett and Assistant Aviation Director Jordan Feld also said that data collected by Sky Harbor revealed that a significant number of planes are not actually flying the FAA's Sept. 18, 2014 flight paths as published, and that no environ-

mental studies had been done on possible impacts to areas that are now being overflowed. The investigation is in the fact-finding stage. Additionally, both the Arizona State Historic Preservation Office and the City of Phoenix Historic Preservation Office have requested that the FAA reopen consultation on the NextGen flight paths

changes due to unforeseen noise impacts on historic areas of Phoenix.

**JUDICIAL:** The U.S. Court of Appeals, D.C. Circuit, must now order oral arguments or make a ruling. No date has been announced for oral arguments.

**AIRLINES:** Mr. Bennett and Mr. Feld revealed that, despite outreach from the City of Phoenix and Sky Harbor's management team, the airlines (including Sky Harbor's major carriers, American Airlines and Southwest Airlines) have refused to honor Sky Harbor's request that they fly the legacy (Salt River) routes at night as a noise-relief measure, even though those routes are still active.

Councilwoman Pastor and Mr. t reiterated the City of Phoenix's commitment to continuing to pursue a solution to the flight path issue and resulting noise impacts. The best way residents can assist in this effort is to continue registering noise complaints whenever we are affected by aircraft noise. Noise complaints can be filed by visiting [skyharbor.com](http://skyharbor.com), by using Sky Harbor's noise complaint phone app available at <http://www.planenoise.com/mobile/phoenix/jr3wcQ2/> or by calling Sky Harbor's Noise Office at (844) 244-7430. 

**From Top, Phoenix Aviation Director Jim Bennett provides an update to District 4 residents regarding Sky Harbor's ongoing FAA flight path efforts; Assistant Aviation Director Jordan Feld explains noise complaint data to a resident.**



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*Featured in October's Issue*



DECEMBER LIGHTS



# HOLIDAY LUMINARIAS FOR WILLO

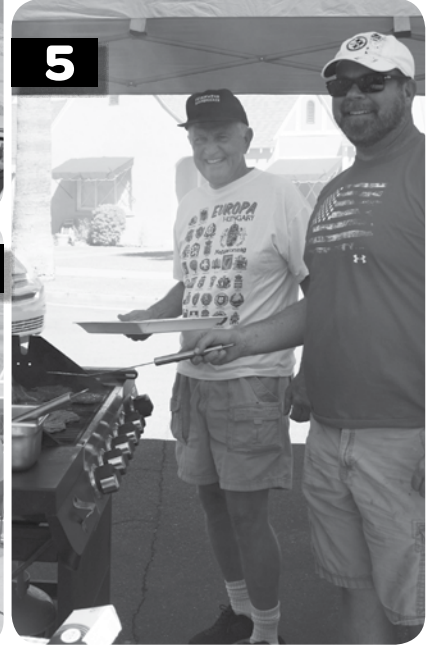
BY JERRY AND CRISTINA COASH (WILSHIRE)

**T**HE HOLIDAY SEASON is filled with wonderful traditions that gather families and friends together every year. One of Willo's great traditions is its holiday luminaries. First, the activity of assembling the paper bags filled with candles and sand brings friends and neighbors together. Then not only do we get to enjoy the sight of our streets lined with lights, but we get to share that with visitors from around the Valley who come to Willo to see our beautiful luminary display.

We need at least one volunteer from EACH BLOCK to get your neighbors together to assemble the luminaries and set them out on the sidewalks by December 22. All of the supplies and instructions will be provided to the block captains, paid for with proceeds from our annual Home Tour. If you haven't volunteered before, you're going to love how much fun it is for neighbors to bring out their wagons, hot cocoa, and holiday spirit to make this festive project happen.

The luminaries will be lit by volunteers on the evenings of December 22, 23, and 24, and will need to be cleaned up by December 26. **W**

*If you would like to volunteer, please contact Jerry Coash at [jerrycoash@gmail.com](mailto:jerrycoash@gmail.com).*





(1) Lynda and Tony on Monte Vista; (2) Mary Helen and Doug Robb and friends on Wilshire; (3) Don Vallejo Serving; (4) Mayor Greg Stanton and GAIN event co-chair Jon Whitcomb; (5) Decker Williams and Bob Cannon—grillmasters. (6) Deeann Cook and Bryan Lemon on Lewis; (7) Mayor Greg Stanton and Community Action Officer Ben Harris and friends;

NEIGHBORHOOD PICS

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WILLO KIDS CLUB



# CYCLING PARADE

BY ANDREA LIBEY, WILLO KIDS CLUB CHAIR

## IN OCTOBER, THE WILLO

Kids Club continued with the fall fun with our Haunted Movie in the Park and Spookfest on October 22. Willo kids dressed as their favorite scary movie star and the featured film was *Monsters, Inc.* A fright-fully good time was had by all!

Coming up soon! Please join us for our first inaugural "Tour De Willo Bike Parade and Party" on Sunday, November 6 at 4:30 PM at Walton Park. Costumes and bicycle decorations are **HIGHLY** encouraged! All ages are welcome. Pizza and drinks provided.

Make sure you get your bike all decked out, because we will have three decoration contests with prizes including Most Original Decoration, Best Family Decorations and Most Decorated. Scooters or really anything with wheels is permitted. You must decorate before you arrive.


The parade will leave Walton Park (3rd Avenue and Holly) at 4:30 PM, travel northbound to Edgemont and then head south to culminate with a party at our Lewis Park. You can do as much or as little of the route as you like. As always, safety first so make



sure to bring your helmets. Ride on! RSVP to the Evite or [kidsclub@willohistoricdistrict.com](mailto:kidsclub@willohistoricdistrict.com).

A final note, as Thanksgiving approaches, a quick thank you to all of the Kids Club volunteers (this year and over the years)

who have worked so hard to put on many wonderful events and promote Willo as a fun, safe and exciting place for families to live. You have been a blessing!

Gobble, gobble! Wishing happiness and health to all Willo families! 

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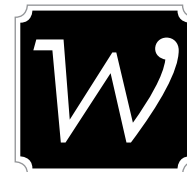
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# ENCANTO VILLAGE

## COMMITTEE NEWS

### Two New Projects for Midtown Phoenix

**DAN WILHELM OF DOXA**

Central, LLC presented plans for the development of its property east of Central Ave. between the Heard and Phoenix Art Museums. Plans include expansion of the existing building now leased by the Arizona Attorney General's Office, along with construction of a 4-story parking garage on the NE corner of Central Ave. and Palm Lane. Mr. Wilhelm said he plans to work with the Phoenix Office of Arts and Culture to incorporate an "art walk" between the Heard Museum and the Phoenix Art Museum. Mr. Wilhelm stated, "We're not looking to do a 4-story cement garage. We're looking at building something that fits the neighborhood." Several residents of the area expressed concerns about how the traffic flow from the parking garage would impact their neighborhoods. Others expressed concerns about the visual impact of a parking garage in their area. The Encanto Village Planning Committee voted to approve the zoning change necessary for construction of the parking garage. On October 6, 2016, the City of Phoenix Planning Commission

also voted to approve the zoning change request.

Jason Morris of Trammell-Crow presented conceptual plans for a proposed mixed-use development on the SW corner of 7th Ave. and Osborn. The development would strive to repurpose the original Bashas' building as a possible retail space, with a 200-360 unit residential complex to be constructed to the west. Mr. Morris said the goal was to have a small-village concept incorporating integration of the existing retail building with residential, with the possible addition of a coffee shop on the corner. Mr. Morris indicated he envisioned hidden parking with walkable covered and uncovered areas with inviting landscaping. Mr. Morris likened the proposed project to "The Colony" – a mixed-use development on



7th Ave. and Missouri. He assured the attendees that the proposed project would highlight and incorporate materials original to the existing brick building, stating, "This will not be a stucco box." He further stated, "The idea is to take this diamond in the rough and turn it into something the entire community can be proud of." The plans were presented for discussion only. Mr. Morris indicated the purchase of the site is contingent on approval of the necessary zoning changes. He said there will be opportunity for additional public input as the process moves forward. **W**

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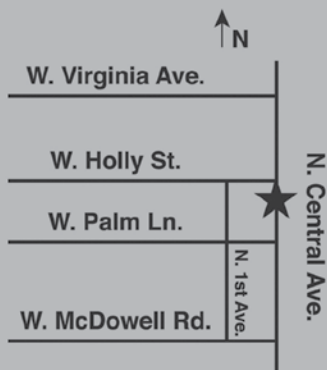
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We wish all of our Willo friends and neighbors a happy and safe holiday season!



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## HOME SALES

**SOLD!**



**SOLD!**

Real estate information provided by Bobbi Ryals & Tricia Amato, HomeSmart Elite Group.

Address	Status	Price
99 W. Holly St.	ACTIVE	\$378,000
314 W. Windsor Ave.	ACTIVE	\$429,900
59 W. Encanto Blvd.	ACTIVE	\$449,000
517 W. Almeria Rd.	ACTIVE	\$459,900
542 W. Holly St.	ACTIVE	\$499,200
514 W. Palm Ln.	ACTIVE	\$509,000
84 W. Cypress St.	ACTIVE	\$595,000
333 W. Encanto Blvd.	ACTIVE	\$710,000
521 W. Holly St.	ACTIVE	\$725,000
326 W. Cypress St.	ACTIVE	\$824,900
93 W. Lewis Ave.	PENDING	\$315,000
542 W. Palm Ln.	PENDING	\$399,000
549 W. Lewis Ave.	PENDING	\$449,900
518 W. Cypress St.	PENDING	\$489,000
329 W. Coronado Rd.	PENDING	\$625,000
59 W. Cypress St.	PENDING	\$945,000
91 W. Virginia Ave.	CLOSED	\$415,000
530 W. Holly St.	CLOSED	\$440,000
536 W. Virginia Ave.	CLOSED	\$460,000
320 W. Cypress St.	CLOSED	\$576,000
54 W. Holly St.	CLOSED	\$625,000

**AVERAGE DAYS ON MARKET  
FOR SOLD LISTINGS: 86.4**

All figures as of 10/15/2016. Information provided by Arizona Regional Multiple Listing Service and is listed by individual brokers. For more information, please contact the listing agent, one of our advertising realtors or your real estate professional.

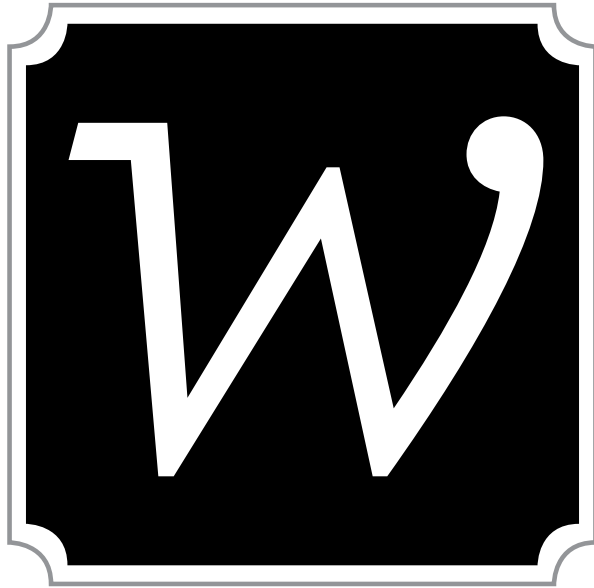


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