

Willo Historic District



Oldies but Goodies

*And
Street
Fair*

2025 HOME TOUR



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As a Realtor since 2000, a Willo resident since 2004, a Willo Board member, VP, past and now current President of Willo.

No one knows Willo like Brad.



**For more Willo History,
check out my website at
www.B3RE.com**



*Welcome
to the 36th
Annual
Willo Home
Tour!*

THIS NEIGHBORHOOD WITH HOMES DATING BACK TO THE early 20th century was created in 1986 as the Willo Conservation District. This district put 22 subdivisions together under The Willo Conservation Plan by the city of Phoenix. In 1990, the district was designated as Historic.

We thank you for attending our home tour. The proceeds we take from this event are all put back into the neighborhood and used for neighborhood beautification, block watch, holiday luminarias, movie nights, parks, kid's club and more. We do not have an HOA, so all of our income is derived from this event. Thank you for your support, thank you to the homeowners who so graciously open up their homes and thank you to the home tour committee who began working on this immediately after finishing the 2024 tour.

Sincerely,

Brad Brauer, President

Willo Neighborhood Association



Laura Pastor

COUNCILWOMAN DISTRICT 4
CITY OF PHOENIX

WELCOME BACK TO THE WILLO

Historic District Home Tour & Street Fair! As a fifth-generation Phoenician, I take great pride in showcasing the Willo Historic Neighborhood, one of central Phoenix's oldest and most cherished communities. The homes in this area date back to the early 1900s and have been meticulously restored to their original splendor.

During the annual Willo Home Tour, homeowners open their doors to visitors, allowing them to experience Phoenix's architectural history firsthand. From Tudor and Spanish Revival styles to Ranch-style houses, each home on the tour reflects the pride of ownership that the residents of Willo have for their neighborhood. This event celebrates the unique character of the Willo Historic District and provides an opportunity to support its preservation.

The success of the Willo Home Tour is due to the generosity of the homeowners who welcome visitors into their homes and the dedication of residents who take pride in their community.

I am proud to see District 4 continue to be one of the most vibrant and culturally rich areas in Phoenix, and I look forward to seeing you at the Willo Home Tour & Street Fair!

DEAR FRIENDS,

Welcome to the 36th Annual Willo Historic District Home Tour!

We are so fortunate to have dedicated residents in this community who consistently open their homes to showcase the neighborhood's unique historic architecture and character. From bungalow-style houses to inspiring Greek Revival-style homes, there is something to impress everyone in Willo!

As one of Phoenix's original suburbs, Willo is more than just a beautiful place to live—it's a treasured part of our city's past. During this year's festivities, you'll get to walk the palm-lined streets, witness and learn about incredible preservation efforts throughout the neighborhood, and get to know friendly residents, all while enjoying great street food, live performances, and local art.

I am so grateful to the Willo Neighborhood Association and volunteers who help make the Home Tour possible and to the many residents who graciously open their doors to curious visitors and architecture enthusiasts year after year. Together, we're helping preserve and honor a diverse, cherished area of our city that reflects why we love to live here.

Thank you for attending today's tour and supporting a beloved Phoenix neighborhood!

Kate Gallego
MAYOR OF PHOENIX





Thank YOU 2025 Willo Home Tour & Street Fair Vendors

WE EXTEND OUR DEEPEST gratitude for your generous sponsorship of the 36th Willo Home Tour & Street Fair. Your commitment to preserving our cultural heritage is truly commendable, and we are honored to have your support.

Sincerely,

Courtney + Crawford

Willo Home Tour & Street Fair Co-Chairs

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Jack Hamblet

602-442-1144



Thank YOU 2025 Willo Home Tour Homeowners!

Special thanks to OUR Willo homeowners who have opened their homes for the 36th Annual Willo Home Tour.

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WYLIE & LAUREN CARHARTT
GREGG & LISA CARRINGTON
KATHERINE GUFFY
CEIL KLINGER
TIM KOVACS
AMANDA MALCOLM
LINDSAY NAAS
NICHOLAS YALE



THANK YOU 2025 HOME TOUR COMMITTEE CHAIRS + VOLUNTEERS + HOMEOWNERS!

A HEARTFELT THANK YOU TO THE dedicated committee members, volunteers, and homeowners who brought our Willo Home Tour to life. Your passion and commitment illuminated the past, creating an unforgettable journey for all. Your efforts have left an indelible mark on our community. Thank you for preserving and sharing the stories within these walls.

You all have worked so hard and have done such an amazing job! We extend our gratitude to every person listed below!

Courtney + Crawford

2025 Willo Home Tour Co-Chairs
COURTNEY SUTHERLAND & CRAWFORD BREEDLOVE

Committee Chairs
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NICOLE ARMSTRONG (HISTORICAL WRITER)
AARON MONTANO SEARLES (BOARD MEMBER VP & HOME TOUR LIAISON)

Committee Partners
LISA CARRINGTON, TRENT LITCHY
JAMES JUDGE

Graphic Designers
RALPH GROOM & TRICIA AMATO

Historic Home Researcher & Writer
NIKKI ARMSTRONG

Photography
ADDISON DENT
LARA CERRI
CHRISTOPHER INNES

Willo Board Members

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NIKKI ARMSTRONG	SANDRA LEFCOVICH
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EVENTS PHOTOGRAPHY AND VIDEO DISCLAIMER

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Message from the Willo Street Fair



Home Tour Committee

ON BEHALF OF THE WILLO

Home Tour Committee, we are thrilled to invite you to experience the charm and history of one of Phoenix's most beloved neighborhoods. As co-chairs of the event, we hope you find inspiration and enjoyment as you explore these stunning homes, each offering a unique glimpse into the architectural beauty and vibrant character that defines Willo.

The Willo Historic District is renowned for its carefully preserved early-to-mid-20th century homes, and this year's tour is a testament to the dedication of our residents and volunteers who work tirelessly to maintain the neighborhood's distinctive charm. Whether you're an architecture enthusiast, a design lover, or someone simply interested in the story of Phoenix's history, there is something for everyone to appreciate.

Take your time as you visit the homes on the tour—each one tells a story, from the historic features to the modern renovations that make them truly special. We encourage you to talk to the homeowners, ask questions, and enjoy the creative designs and beautiful landscapes that make Willo such a sought-after community.

Thank you for your support of the Willo Home Tour, and for joining us in celebrating the spirit and history of this wonderful neighborhood. We hope you leave inspired, enriched, and eager to come back for years to come!

Please reach out to us via email if you have any questions or comments: Willohometours@gmail.com

**BEST,
COURTNEY + CRAWFORD
(CO-CHAIRS)**

Thank YOU for Joining Us!

HEARTFELT THANKS FOR JOINING us on a journey through history at the 36th Willo Home Tour and Street Fair! Your presence added warmth to the grandeur of the homes and vibrancy to the charming street fair. We appreciate your curiosity and enthusiasm for our community's rich heritage.

SINCERELY,
The Willo Home Tour & Street Fair Committee

TIPS TO ENJOY YOUR DAY IN WILLO

- ◆ **TOUR HOURS:** 10:00am-5:00pm
- ◆ **Wristbands MUST** be worn to enter all homes
- ◆ Tickets are not necessary to enjoy the Street fair. Color coded wristbands will be necessary for alcohol purchases + consumption. (Must be 21 and over. IDs will be checked)
- ◆ All Alcoholic beverages must be consumed within the Street Fair fencing.
- ◆ Please reference the map within this brochure. The map will include the homes, bike racks, restrooms and more features of this Home Tour & street fair.
- ◆ No pets allowed inside the homes.
- ◆ **Photography Etiquette:** Please refrain from taking photographs & videos of the interiors of tour homes.
- ◆ Please leave strollers outside of the tour homes.
- ◆ **Comfortable Attire:** Wear comfortable shoes and weather-appropriate clothing for walking through homes and exploring the street fair.
- ◆ **Map and Schedule:** Grab a map and schedule to efficiently navigate both the historic homes and street fair. Mark must-see locations.
- ◆ **Ask Questions:** Engage with the homeowners. Ask questions about the history and unique features of the homes.
- ◆ **Support Local:** Explore the street fair to support local artisans and businesses. Unique finds often await!
- ◆ **Enjoy the Atmosphere:** Immerse yourself in the charm and history of the homes and savor the lively atmosphere of the street fair.
- ◆ **Every Home Tour patron** is here to enjoy the homes on tour. Please be respectful, friendly, and courteous to all other patrons, volunteers, and homeowners.

The History

OF THE WILLO HISTORIC DISTRICT IN PHOENIX ARIZONA



The Willo Historic Home Tour

WILLO WAS ONCE THE epitome of suburbia – a collection of subdivisions on the outskirts of the small but thriving

Phoenix metropolis. This charming neighborhood sits between 1st and 7th Avenues, north of McDowell Road and South of Thomas Road. It features a variety of architectural styles, including Bungalow, Tudor Revival, Greek Revival, American Colonial,

Pueblo Revival, and Ranches. Twenty-two separate subdivisions were platted and developed in Willo by various entrepreneurs from the turn of the century up to the beginning of World War II. The city's tremendous growth resulted in the encroachment

Development Timeline

1920s

In the early 1920s, most of the Willo area was undeveloped agricultural land on the outskirts of the city. It was difficult to attract families to build their homes in Willo because of its somewhat isolated nature. Home Builders, a speculative residential construction firm, saw great opportunity in this new area.



fully lobbied for status as a special conservation district, earning historic status and assuring that this beautiful part of Phoenix's history will be preserved for the enjoyment of future generations.

Now in its 36th year, the Willo Home Tour is an annual event organized by the Willo Neighborhood Association. It has a nationwide presence, with visitors traveling from several states to enjoy the historic charm and preservation efforts of the Willo Neighborhood in Downtown Phoenix, Arizona.

Initially planned in the 1920s, Willo is one of Phoenix's first historic neighborhoods and is now part of the core of Central Phoenix with all the amenities, culture, and community the area has to offer. Visit us to wander through our palm-lined streets and glimpse Phoenix's past with historic architectural styles – Tudors, Bungalows, Spanish Colonials, and later Ranch styles.

The Willo neighbors are a tight-knit, supportive community that takes advantage of living in the urban core of Phoenix.

borhood Services Department 200 West Washington Street Phoenix, Arizona 85003; 602-261-8699.

The historic development of Willo was the result of deliberate actions that shaped and controlled the neighborhood's visual and social characteristics. Many parties, including the local and national real estate trade, prominent civic leaders and the federal government, were responsible for these actions.

Over 700 homes were constructed in Willo, making it one of Phoenix' largest historic neighborhoods. Seventeen subdivisions were platted in Willo, each indicative of the land development and architectural trends of their time. This brochure describes how the resources of public agencies, private firms and organizations were used to create the Willo community.

of commercial development on what were once quiet suburbs. Eventually, with the growth of Phoenix over the last century, the individual subdivisions were bypassed, and the area blended into one cohesive whole. In the 1980s, residents of Willo success-

Development Influences

INFORMATION, MAPS AND photographs provided courtesy: Historic Preservation Office of the City of Phoenix Neigh-

Architectural Styles

HOME BUILDERS

In the early 1920s, most of the Willo area was undeveloped agricultural land on the outskirts of the city. It was difficult to attract families to build their homes in Willo because of its somewhat isolated nature. Home Builders, a speculative residential construc-

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Late 1920's

Late 1920's- Most of the building activity in the late 1920s occurred in the large North Kenilworth and Broadmoor subdivisions. Both were platted in 1928.

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tion firm, saw great opportunity in this new area.

Through the large-scale construction of homes, the company had the opportunity to create a new community, an atmosphere that encouraged people to purchase a house. Home Builders constructed 41 residences in Willo between 1920 and 1925, each in the same architectural style. The company was also responsible for the marketing of these residences, offering an affordable time payment plan, which appealed to middle class homebuyers. Home Builders thus set the standard for the appearance of the neighborhood, the quality of buildings to be located there and the economic and social characteristics of the area's residents.

BUNGALOW STYLE

Home Builders, like other builders of that time [1920-1925], constructed homes in the Bungalow style. Bungalows have large porches and broad roof overhangs and are usually one story. Wood clapboard, wood shingles, and stucco or brick masonry form exterior walls. The Bungalow style easily accepts simple plan variations and emphasizes the use of common building materials such as brick and wood, making the Bungalow simple and inexpensive to construct.

SPANISH RANCHO HOME

The "Spanish Rancho Home," the first building constructed in the Broadmoor Subdivision, was an "exhibition house." The house received wide publicity during its construction and opening. The interior was decorated, and the latest electrical, plumbing and heating systems installed and brought to the attention of the visiting public. After the house had successfully attracted prospective lot buyers to the subdivision and had set the architectural standard for the area, the building was sold to a private buyer.

Most of the building activity in the late 1920s occurred in the large North Kenilworth and Broadmoor subdivisions. Both were platted in 1928. By purchasing lots in large subdivisions, prospective homeowners were assured of neighbors who would meet the same deed requirements as they did, thereby guaranteeing social homogeneity in the area. The large size of the subdivisions offered the opportunity for a creative layout of lots and streets. The curvilinear street pattern of Broadmoor was touted for its design along 11 artistic lines" in keeping with the city beautification and planning movement of the period.

PERIOD REVIVAL ARCHITECTURE

Period Revival was the dominant

style in California at the time, a factor that influenced design trends in Phoenix. The Spanish Colonial Revival style was first exhibited before the American public at the 1915 Pan-American Exposition in San Diego. Characteristics of these low, horizontal one or two story buildings include simple stucco or plaster walls and chimneys, lowpitched red tile gable roofs, arched window and door openings and modest detailing from several earlier eras of Spanish and Mexican architecture.

TUDOR REVIVAL

Tudor/Elizabethan Revival buildings have their origins in medieval England. The style, which was often described as picturesque and romantic, is characterized by its irregular shape; steep roof with sharp gables accented with halftimbering details; large chimney; cast concrete or stone-framed doors and various combinations of sheathing materials such as rough stone, stucco and brick. An interesting variation of the Tudor/ Elizabethan Revival found in Willo is the Cotswold Cottage. The style's most distinguishing feature is its curved wood shingle roof, which suggests the appearance of a historic English thatched roof.

AMERICAN COLONIAL REVIVAL

Also found in Willo are examples

INFORMATION, MAPS AND PHOTOGRAPHS PROVIDED COURTESY HISTORIC PRESERVATION OFFICE OF THE CITY OF PHOENIX NEIGHBORHOOD SERVICES DEPARTMENT, 200 WEST WASHINGTON STREET PHOENIX, ARIZONA 85003, 602-261-8699

Early 1930s

The "Spanish Rancho Home's" design reflects the influence and popularity of the Spanish Colonial style through the mid and late 1920s. By the early 1930s, the Period Revival movement introduced a range of historical styles reflecting picturesque images of early American or European domestic architecture.



Willo 1910 - 1942



Willo

HISTORIC DISTRICT

Phoenix Historic Property Register

November 2006



of the American Colonial Revival style. Although American Colonial is the nation's most popular revival style, it is not extensively represented in Phoenix. Characteristics of the style include Greek Revival door and window surrounds; shuttered, multi-paned windows; low-to-medium pitched gabled roofs, usually with the broadside facing the street

and wood clapboard or brick out-er walls.

THE IMPACT OF THE FHA

The purpose of the Act was to “improve nationwide housing standards, provide employment and stimulate industry, improve conditions with respect to home mortgage financing, and to realize a greater degree of stability

in residential construction.” The Act created the Federal Housing Administration (FHA) that stimulated new construction by insuring residential mortgages, thus making them easier to obtain. In return, the FHA required that housing built with insured loans meet certain design and construction standards.

The development of Willo during this period was a direct consequence of Phoenix' zoning regulations converging with the policies of the FHA. The City's zoning regulations established types of land uses in Phoenix. The FHA policies mandated a specific palette of building materials and designs, which could be used to qualify for financing programs. The program also encouraged speculative development in large subdivisions by limiting the risk of mortgage foreclosure and by increasing demand for houses based on the FHA's low interest rates. As a result of these influences, like no other time in Phoenix history, there was a uniform, coordinated and controlled vision for developing new residential areas of the city.

The FHA's directives gave developers a blueprint for the most cost efficient and marketable designs. The FHA sought uniformity in their subdivisions in hopes of creating stable, secure and attractive communities.

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Late 1930s

The worst years of the local economic depression, 1931 through 1935, are illustrated by the virtual standstill of real estate development and construction activity in the Willo neighborhood. The National Housing Act of 1934 rejuvenated residential growth in Willo.

continued from page xxx

Building components and styles were mass-produced, thereby cutting costs. Developers were able to plat and subdivide property confidently, for they were assured of financial backing from the banks.

In an effort to boost the public's awareness of their mortgage financing and to show future homeowners the advantages of the program, the FHA, with local lending institutions and building contractors, sponsored the construction of two "demonstration houses" in the Willo neighborhood. The houses, built in the summer and fall of 1936, were constructed for private owners but were opened for public inspection to demonstrate the ultra modern dwellings achieved through FHA financing." The prominent and prolific Phoenix architectural firm of Lescher and Mahoney designed both of these homes. The P.W. West-erlund House, designated the "House of Romance," was the first of three houses to be built. Economy of construction and convenience were billed as the main features of the house. The "Home of Happiness" was the second FHA sponsored demonstration home in Willo. The Arizona State Fireman's Association sponsored the "Miracle" demonstration home in Willo. This home, which was endorsed by the FHA, promoted the use of fireproof construction materials such as adobe, cement, steel and asbestos.

Unlike the architecturally di-

verse subdivisions developed during the 1920s, the subdivisions developed in Willo during the New Deal years are more uniform in appearance. This uniformity was a response of local developers to federal housing initiatives.

FHA era houses were constructed in two basic styles: French Provincial and Monterey. The FHA borrowed the general shape of their homes from the Period Revival styles but stripped the houses of elaborate exterior details, ornamentation and finishes. Built when the private automobile had become the dominant mode of transportation, these buildings incorporate garages or carports into their design.

FRENCH PROVINCIAL STYLE

The most distinctive feature of the Phoenix-FHA interpretation of the French Provincial style is its steeply pitched, hipped roof. These one-story buildings are asymmetrical in plan and have interlocking wings, giving the appearance of a rambling farmhouse. The Phoenix version of the FHA Monterey style is a forerunner of the modern Ranch style house. These are one-story structures with a low, horizontal orientation and an asymmetrical front facade. Exterior walls are covered by stucco or plaster. They have low-pitched gabled roofs usually sheathed in Spanish tile, and have adjoining garages.

PRESERVING NEIGHBORHOOD CHARACTER

The effort to maintain the

Willo neighborhood's character still continues. In 1986, Willo residents and city officials prepared the Willo Neighborhood Conservation plan, addressing such quality-of life issues as the development of high-rise office buildings in the area. In 1990, a neighborhood coalition successfully promoted designation of Willo as a local historic district. With the continuing commitment of its residents, the Willo neighborhood will remain proud of its past and preserving the neighborhood's unique qualities for the future.

WILLO AT A GLANCE

- *Also known as:* Willo Historic District (Boundary Increase)
- Roughly bounded by Central Ave., McDowell Rd., 7th Ave. and Thomas Rd., Phoenix
- *Historic Significance:* Event, Architecture/Engineering
Architect, builder, or engineer: Unknown
- *Architectural Style:* Bungalow/Craftsman, Tudor Revival, Mission/Spanish Revival
- *Area of Significance:* Community Planning And Development, Politics/Government, Architecture
- *Period of Significance:* 1900-1924, 1925-1949
- *Historic Function:* Commerce/Trade, Domestic
- *Historic Sub-function:* Business, Department Store, Multiple Dwelling, Single Dwelling
- *Current Function:* Commerce/Trade, Domestic
- *Current Sub-function:* Business, Department Store, Multiple Dwelling, Single Dwelling



SEE MAP
ON PAGES
22-23 TO
FIND THIS
HOME



518 W. Cypress

EDWARD V. O'MALLEY HOME
YEAR BUILT: 1929
BUILDER: S.W. WILCOX

The current owners of this Tudor Revival home were won over by the kitchen's breakfast nook, with its large windows overlooking the front yard, providing abundant natural lighting. Visitors will find other original features such as doors, hardware, coved ceilings in the main living areas, and matchstick hardwood floors. The backyard features a large covered patio, pool area, and inviting nooks for children's play.

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SEE MAP
ON PAGES
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FIND THIS
HOME



70 W. Encanto

YEAR BUILT: 1949

When you arrive at this Monterey style ranch home, check out the improved driveway, front yard landscaping, and patio. Note the original mail slot, then step inside to an open floor plan with exposed brick walls. You will also find exposed brick walls in three of the four bedrooms. Interior remodeling includes updated bathroom and laundry spaces and an additional exterior door leading to a private courtyard. The backyard showcases a new casita, patio, and an outdoor kitchen with both a barbeque grill and a pizza oven, plus a pool. The owners continue to find ways to improve the outdoor spaces, their favorite parts of their home.

ENTERTAINMENT: ELECTRIC SOL

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26 W. Vernon

GLEN H. FOSTER HOUSE
YEAR BUILT: 1925
BUILDER: A.F. WASIELEWSKI

This 1925 Spanish revival style home celebrates its 100th birthday in 2025. The home was crafted during the height of the Roaring Twenties and Prohibition. Originally a modest 1,250 square feet with two bedrooms, one bath, and a sun porch, the home's double-brick construction provided excellent insulation and soundproofing. Today, the house stands at 2,650 square feet, with carefully considered additions, including a Spanish-style courtyard and private guest quarters. A hidden speakeasy, a nod to its Prohibition-era origins, was recently added as a playful tribute to the home's storied past. Visitors will witness a century of history - from its humble beginnings on a dirt road to its transformation into a beloved neighborhood treasure.

ENTERTAINMENT: LARRY NITTLER

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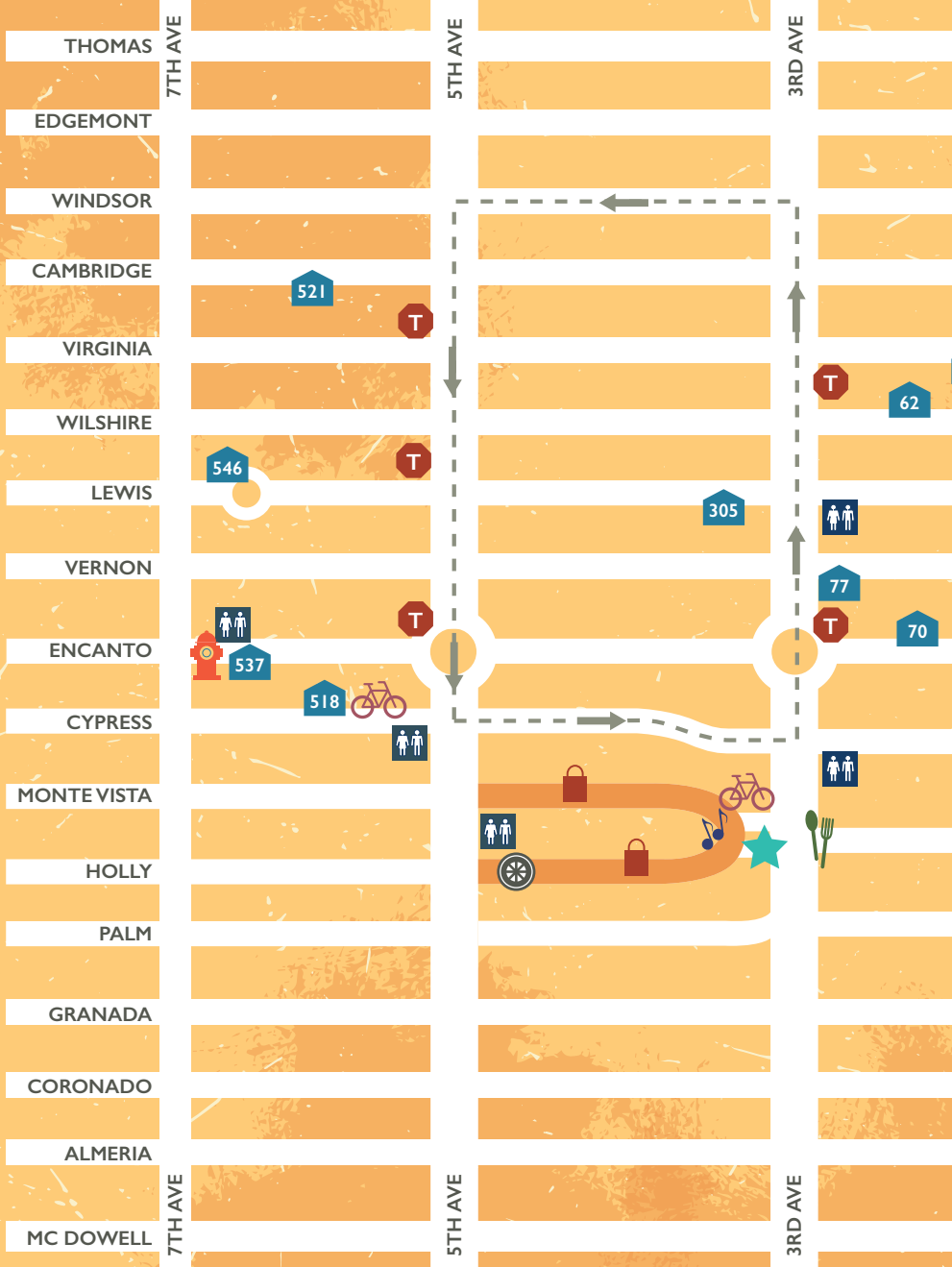
SEE MAP
ON PAGES
22-23 TO
FIND THIS
HOME

77 W. Vernon

ELIAS ABRAHAM HOUSE
YEAR BUILT: 1928
BUILDER: MANUEL ORTA

This Spanish Mission Revival home combines elements of Spanish Colonial style (note the gabled portico with Tuscan columns and a tri-arched entry) and Pueblo Revival style (note the stepped parapet roofline and side outcroppings.) Its unique layout and many original features appealed to the current owner. Inside you will find original hand-cranked arch windows, chandeliers, tile fireplace, and built-in cabinetry. The formal rooms have skip-trowel texturing on the walls and coved ceilings. Wood floors are found throughout, along with the original hexagonal porcelain tile uncovered during recent makeovers of the kitchen and bath. The owner added a raised courtyard with mesquite trees, an oleander border, and planted over one hundred Barbara Karst bougainvillea bushes throughout the front yard to provide a dazzling display of year-round color. Not on the tour is a loft that served as the original sleeping porch and a basement that held a coal-fired furnace.

ENTERTAINMENT: DJ LATE NITE BOOGIE



TICKETS



TROLLEY ROUTE



TROLLEY STOP



TOUR HOME



FIRE HOUSE



BAND



PARKING



BIKE RACKS



REST ROOM



CAR SHOW



Willo Historic District

Oldies but Goodies

2025 HOME TOUR MAP



541 W. Encanto Blvd. (Fire House)

26

26 W. Vernon Avenue

62

62 W. Wilshire Drive

65

65 W. Virginia Avenue

70

70 W. Encanto Blvd.

77

77 W. Vernon Avenue

305

305 W. Lewis Avenue

518

518 W. Cypress Street

521

521 W. Cambridge Avenue

537

537 W. Encanto Blvd.

546

546 W. Lewis Avenue

Please Keep in Mind:

- Attendees tour at their own risk
- No still or video photography without the express permission of the homeowners
- No food or drink inside the tour homes
- Public restrooms are available at the Street Fair, fire house, 3rd Ave. & Virginia and 5th Ave. & Granada

Thank you for your cooperation!

HOLLY

P

STREET FAIR FOOD VENDORS





Take a Bite BACK IN TIME

Willo Neighborhood's FAVORITE Burger Shop!

Step back in time and savor the flavor at your neighborhood Lennys, where the grill's always hot, the shakes are hand-spun, and the memories are made one bite at a time. From juicy, charbroiled burgers to thick, creamy treats, we are here to bring flavor, nostalgia, and neighbors together.



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SEE MAP
ON PAGES
22-23 TO
FIND THIS
HOME



65 W. Virginia

C.J. LINDRELL HOUSE
YEAR BUILT: 1930

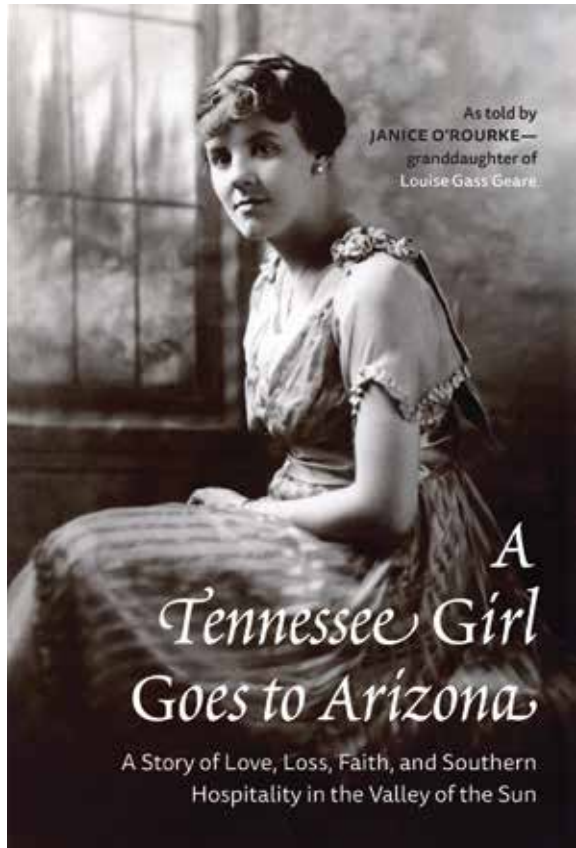
This cozy Spanish Mission style bungalow has a classic floor plan with unique updates that hold true to its original design. While home shopping, the first thing that caught the current owner's attention was the little window in the front door, so visitors should be on the lookout for that detail after they admire the inviting front patio. Inside are beautiful wood floors, high ceilings, many large windows, and a snug basement. The backyard has multiple shaded patio areas for relaxing and enjoying the outdoors.

ENTERTAINMENT: DAN SELL

New Book About Prominent Willo Neighbor Available Now!

A young woman travels from Tennessee arriving in the Arizona territory in the early 1900s...this is her story, and includes:

- Daily life in Willo from the 1920's to 1960's
- First-person account taken from extensive diaries found in Palm Lane closet
- Single mother—seven children from Bungalow to Spanish Mission
- Heart-warming story of early Phoenix family life



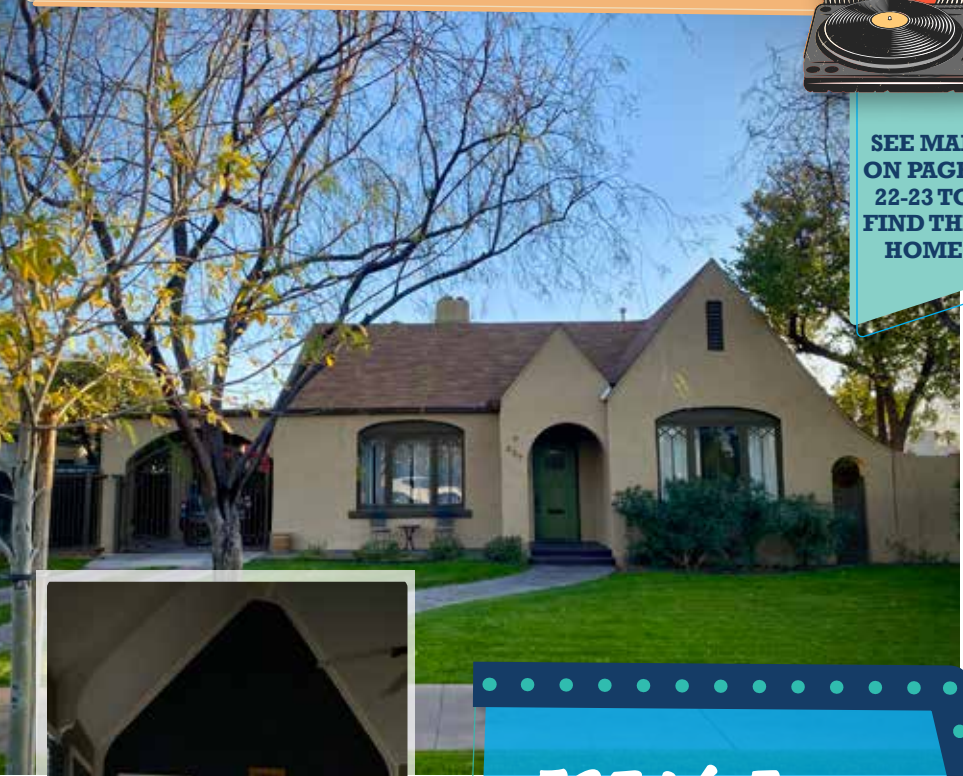
A Tennessee Girl Goes to Arizona: A Story of Love, Loss, Faith, and Southern Hospitality in the Valley of the Sun

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HOME



537 W. Encanto

THOMAS E.
HAWTHORNE HOUSE
YEAR BUILT: 1930-31

J.M. Gedney & Sons began building this Tudor Revival home in November 1930 and completed construction in early 1931. The home displays a high-pitched roof and arches over the entry, plus an arched garden gate on the west side. Inside, visitors will find a living room with a barrel-vaulted ceiling as well as soaring groin-vaulted ceilings in both the kitchen and primary bedroom. The home has been modified over the years in a respectful way that blends old and new. The backyard contains a detached casita/garage.



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305 W. Lewis

PHOENIX T&T
SPECULATIVE HOUSE
YEAR BUILT: 1936
BUILDER: S. W. WILCOX

This simplified Tudor Revival home was built by Frank B. Wallace, a local architect who also built much of the nearby Villa Verde Historic District. The home maintains its original footprint and floorplan. Visitors will see that the kitchen has been modified, but much of the interior retains numerous original features, including hardwood floors, fireplace, and doors. Be on the look-out for the original bathroom, which is in excellent condition – a rarity in a house built in the 1930s. The home also offers a very large covered patio off the back that is great for outdoor living.

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541 W. Encanto

FIREHOUSE
YEAR BUILT: 1942

The design of Historic Fire Station # 8 was intended to fit into the neighborhood. Builder William Pepper constructed the Spanish Mission Eclectic style station in 1942. The structure is on the National Register of Historic Places and is the oldest fire station in Phoenix. Originally a working fire station until 1978, the building took on other roles once firefighting equipment became too large to fit into the building's bay. It has been a safety office, a fire department fitness center, a uniform shop, and an Assistant Fire Chief's office. Today the building serves as a museum and meeting facility. You might find an antique fire truck or the Chief's car parked outside when you visit today.



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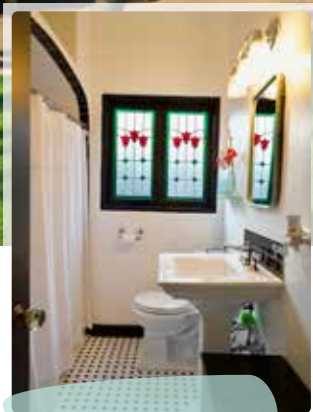
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62 W. Wilshire

R. M. PATEMAN HOUSE
YEAR BUILT: 1925

The current owner was at a horse show in California when her son, who lives in Willo, texted the listing for this home with the note, "I think this is the house for you." Her son then contacted the realtor to see the house, and Mom joined via video. Mom liked it and asked if she could see the house the next day upon returning to Phoenix. "No, if you want to make an offer, it has to be today, by 5:00." It was 4:00 on a Saturday. Long story short, the seller chose her offer from multiple others and it was meant to be! The previous owner did a wonderful job keeping improvements to the house historically accurate. Visitors will find a renovated kitchen and bathroom plus a beautiful backyard, which the owner says is like her own private park. **ENTERTAINMENT: DARYL CHRYST**



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521 W. Cambridge

YEAR BUILT: 1942

Choosing this home in Willo was a dream come true for this homeowner. The family had always envisioned living in this charming, vibrant neighborhood, and this house exceeded their expectations. Completely remodeled with meticulous care, it seamlessly blends the timeless beauty of history with modern design. The soaring ceilings in the main living area, coved ceilings in the bedrooms, and preserved historic fixtures and windows honor the home's past, while the stunning herringbone floors and airy spaces add elegance and warmth. Sunlight pours into every room, enhancing the cozy, intimate atmosphere the family had always imagined. The addition of a private casita makes it even more perfect—a true sanctuary in the heart of Willo.

ENTERTAINMENT: DJ ORBIT CORBETT

CAR SHOW HIGHLIGHT



*Classic
Car
Show*

REP UP YOUR excitement and step back in time at our Car Show! Get ready to marvel at classic beauties, each vehicle telling its own story of bygone eras. Join us for a day of automotive nostalgia, where the gleam of polished chrome meets the echoes of a bygone horsepower. Buckle up, and let the past roll into the present! A SPECIAL THANK YOU to Ron for organizing this year's Car Show!



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546 W. Lewis

FRANCIS KAPANKE HOUSE
YEAR BUILT: 1939-41

This home is located on a cul de sac across from Broadmoor Park, giving it a polygon-shaped lot and large backyard. The house is a good example of a late-1930s house design based on the Provincial Period Revival style, popular in Phoenix at the time of construction, with its oriel window and multiple hip roof. Indoors, visitors will find extensive renovations that reflect historic character, such as the updated hardwood floors throughout and vintage-style tiles in the bathrooms. The backyard is landscaped with native plants, plus a “sangria of fruit trees.”

ENTERTAINMENT: JOE FELDMAN



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Rock on to all of the musicians performing!

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Joey Gutos



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Blaine Long

Lee Perreira

D.J. Late Nite
Boogie



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Our 2025 Willo Home
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