



MAY 25



TOP1%



HOME SMART

THESE FIRST 4 MONTHS OF 2025 HAVE BEEN BUSY WITH 10 WILLO SALES



537 W ENCANTO BLVD **\$1,175,000**
4 BED | 3 BATH | 2,146 SQ FT



108 W ALMERIA RD **\$1,250,000**
3 BED | 3 BATH | 1,671 SQ FT



59 W CYPRESS ST **\$1,750,000**
4 BED | 4 BATH | 3,022 SQ FT



324 W WILSHIRE DRIVE **\$825,000**
3 BED | 1 BATH | 1,422 SQ FT



305 W LEWIS AVE **\$650,000**
2 BED | 1 BATH | 1,293 SQ FT



533 W LEWIS AVE **\$775,000**
3 BED | 2 BATH | 1,951 SQ FT



45 W EDMONT AVE **\$775,000**
2 BED | 1 BATH | 1,466 SQ FT



30 W CAMBRIDGE AVE **\$685,000**
3 BED | 2 BATH | 1,456 SQ FT



525 W CYPRESS ST **\$925,000**
3 BED | 2 BATH | 1,660 SQ FT



325 W PALM LN **\$850,000**
3 BED | 2 BATH | 1,654 SQ FT



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And Suddenly, it's May!

SUMMER IS ON ITS WAY, yet I'm hoping for that reprieve that May often offers, and maybe even some rain? I can hope.

Our April board meeting was the first for the 2025 – 2027 new board of directors. We were missing a secretary as no one ran for the position; thankfully, long-time board member, multiple-term president, and 25-year-plus resident Bob Cannon has stepped up to fill the position.

Granada resident Ed Buckel has joined to replace Bob, concentrating on our digital/social/web presence. Technology is changing fast; Willo needs someone more comfortable with those changes, and I am thankful to add someone to fill that need.

Along with the new board, new committee chairs are being seated. We need new chairs for our Social Committee, and we are grateful to Jonathan Roberts for his success over the past few years. I am still attempting to get him to stay on, but a co-chair for this big challenge is necessary. Our long-time chair for Willo Kid's Club, Valerie Lane, is stepping down, and we're also looking for two co-chairs to replace that position. Please feel free to contact me.

The biggest challenge to our board and neighborhood will be to work with our State Legislature, exempting historic districts from the damage HB2721 can cause, potentially destroying

our neighborhood. Many people have asked why we initially called the committee "Save Willo" when this new law will affect many historic districts across the state. The answer is simple – when we began this effort, we felt rushed to get our Representative Aaron Marquez's support for the bill he was writing. At that time, we reached out to a few other districts for their support, and we didn't receive it. We made a few banners and collected signatures for our petition at the Willo Home Tour. We took those petitions to Coronado's Home Tour, Mid-town Museum District, and Encanto Palmcroft, gaining many more signatures. We have also added an online petition to Willophx.com for residents to sign. Our goal is to collect as many signatures as possible so that our legislators know we do not want to lose our neighborhood and that we're watching. It will take until the next legislative session before we present this again. Many thanks to our Representative, Aaron Marquez, for attempting to exempt historic districts and for the support of our Representative, Sarah Ligouri. We are reviewing the committee's name, adding Save AZ Historic Neighborhoods to get as much support as possible.

I will say we are the neighborhood meeting with our representatives and senator, the

city, and others trying to protect Willo. We also acknowledge that if money needs to be spent, we will do so.

If you ask, "What does the board do?" here's your answer.

Until next time, see you 'round the 'hood. ■

ON THE COVER



PETTIE "THE HOLLYHOCK LADY" PENN HAS DOZENS OF COLORFUL HOLLYHOCKS THAT REACH TO THE SKY IN HER FRONTYARD ON THE 100 BLOCK OF W. VERNON

**PHOTO BY
LARA CERRI (VERNON)**



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WILLO WEBSITE

WWW.WILLOPHX.COM is regularly updated with news, events, & past issues of *Inside Willo*.

WILLO HISTORIC NEIGHBORHOOD ASSOCIATION BOARD OF DIRECTORS

Established in 1986, the WNA Board consists of 13 volunteer positions elected biennially by the membership. WNA is not a Homeowners' Association (HOA); It does not collect dues; Its mission is to preserve Willo's historic designation and community quality. WNA meetings are open, all Willo residents may attend. Bylaws, registration, and agendas are available on WILLOPHX.COM.

INSIDE WILLO MAGAZINE

Inside Willo magazine is a communication instrument of the Willo Neighborhood Association (WNA) to share and highlight Home Tour, Block Watch, Kids Club, Zoning, Historic Preservation, WNA Board business and elections, internal committee news, and any City of Phoenix business affecting Willo.

Inside Willo is published monthly and is free of charge. Residents are encouraged to submit articles (125-500 words) by the 10th of each month. Resident business owners are encouraged to advertise in the magazine. The editor retains the right to edit material as needed, attribute the author, and determine when to print submissions or use on Willo social media, WILLOPHX.COM, and promotional materials. WNA retains the right to perpetually use all photos, media, and articles. *Inside Willo* does not accept political content or ads. *Inside Willo* is posted on WILLOPHX.COM. No copies may be reprinted electronically or otherwise.

WILLO TEXT SERVICE

Sign up for Willo events text messages. Please send us an email with your full name, address, and phone number to confirm your subscription for one-way text updates to: willogtexts@gmail.com (for Willo residents only)

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CAO OFFICER TIM COBB

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From the Editor

HELLO AGAIN!

V. and I are back from our long holiday in South America. We had a delightful time, but are happy to be home for the spring blooms. The Palo Verde trees appear to have synchronized this year!

Willo also feels re-energized with new board members, committees, and challenges ahead - read all about it on page 3, as President Brad Brauer fills in the details and explains how the Willo Neighborhood Association leads and supports efforts to keep our neighborhood historic in the face of impending legislative changes.

Planning for the 2026 Willo

IMPORTANT REMINDER:

It is our responsibility to preserve Willo's unique character and history.

Home Tour is underway; see page 15 for details how to participate.

The success of Home Tour, our neighborhood's annual fundraiser, demonstrates how volunteerism plays a crucial role in supporting Willo events and maintaining our unique character. Pride in our homes and com-

munity spirit reflect our joy in living in this beautiful Phoenix neighborhood, making the tour and street fair possible. The Willo Conservation Plan provides a roadmap for maintaining our historic neighborhood designation and supporting the integrity and value of property ownership.

This year, Home Tour, in tandem with our Save Willo initiative, also exemplifies Willo's commitment to maintaining our historic status. Please join our efforts and learn more about historic Willo and our Conservation Plan by visiting WILLOPHX.COM and signing our petition to Save Willo. ■

Take Action

SAVE WILLO!

SCAN THE QR CODE TO SIGN OUR PETITION. PLEASE NOTE THAT DONATIONS ARE NOT REQUIRED. THANKS! ■





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Block Watch



Block Watch News

Block Watch is moving to Push Notification Texts in June 2025. To opt-in, text the word BLOCKWATCH to 602-560-2616

BY BOBBI RYALS (LEWIS)

YOU SHOULD CURRENTLY

be receiving this information from your Block Watch (BW) captains. Going forward, it will be sent via text service, but you must opt in to receive BW updates. You may opt out at any time. If you do not have the ability to receive texts, please reach out to your captain, and they will make sure you are informed by another method. All relevant BW incidents are reported monthly in *Inside Willo*.

3-18-25 A camera & motion sensor light were stolen by a guy on a bike from the back of a garage on the 300 block of Granada, north alley.

3-27-25 Two reports of an unhoused man in the 300 block alley between Palm Ln and Granada. One captain approached the man to see if he was OK and he became hostile. PHX C.A.R.E.S. was called.

4-2-25 A man was seen on security camera trying to enter a backyard via an alley gate around noon on the 300 block of Windsor, north alley.

4-2-25 A man was seen on a security camera looking into a backyard through an alley gate. He appeared to be unhoused. This was on the 300 block of Edgemont, north alley.

4-3-25 On the 500 block of Holly, someone entered an unlocked vehicle and stole tools.

4-7-25 An Amazon package was stolen from the porch of a home on the 300 block of Holly between 5 pm on 4-7 and 6 am on 4-8.

4-8-25 Someone was caught on security camera stealing a car battery jump box from the porch of a home on the 300 block of Virginia at 1:35 am.

Remember to lock your alley gates, doors, and car doors, don't leave valuables in sight, and make arrangements for package deliveries when you aren't home. If you see something suspicious, please report this to the police and your Block Watch (BW) captain. If you don't know who your captain is, please contact WilloBlockWatch@gmail.com, and I will put you in touch with them.

The annual Willo Block Watch Captain meeting on 4-5-25 was

a success! Willo has been assigned a new Community Action Officer:

Officer Tim Cobb
timothy.cobb@phoenix.gov
602-485-6877

Alley gates were discussed at the BW captains' meeting and also brought up at the April board meeting. Here is a link to further information: <https://www.phoenix.gov/administration/departments/nsd/blight-removal/gated-alley.html>. Alley gates are block-specific and require certain criteria to be met.

If you would like a dusk to dawn light bulb that you just screw in and it comes on automatically when it gets dark and goes off automatically when it's light, please write me at WilloBlockWatch@gmail.com and I will give you a FREE light bulb, courtesy of the Willo Neighborhood Association and City of Phoenix Block Watch grant!

Let's keep Willo safe! ■



EVERYONE IS WELCOME!

Meet our new Community Action Officer — Officer Tim Cobb

Thursday, May 8 at 10:00am
 Bang Bang Coffee
 10 W. Vernon Ave



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Happy Hour Brings the Heat and the Chill

BY JON ROBERTS (GRANADA)

APRIL'S NEIGHBOR

Night was one for the books, thanks to the generous hospitality of Dr. Bob Cannon and Don Vallejo, who opened their beautifully appointed home and backyard to more than 100 neighbors and guests. The evening promised—and delivered—"heat-defeating sangria" and "irresistible tapas," setting the tone for a lively and delicious spring gathering.

The crowd spilled out of the backyard and into the neighboring yard, a testament to both the beautiful weather and the vibrant Willo spirit. Neighbors of all ages mingled under the string lights, enjoying everything from homemade desserts to signature drinks from community members. As always, it was the perfect blend of good food, great company, and shared neighborhood pride.

This month's event also featured a timely appearance by the "Save Willo" committee, which shared important updates about the proposed "Missing Middle" housing law. Volunteers gathered signatures in support of HB 2619, a bill that would exempt Arizona's historic districts from the sweeping zoning changes that could reshape neighborhoods like ours.



Looking ahead, our final Neighbor Night of the season will go out with a tropical bang. Join hosts Lauren and Wylie Carhartt for a tiki-themed soiree to celebrate the end of another great year of connection and community. Break out your floral shirts and leis, and bring tropical-inspired food or drinks to share. Whether you're a longtime resident or a new arrival, it's the perfect chance to say "Aloha!" to neighbors old and new.

Mark your calendars—Willo knows how to party, and you won't want to miss this one!

"Thank You, Willo, for Three Wonderful Years!"

AS MY TIME AS WILLO'S Social Chair comes to an end, I want to express my heartfelt gratitude for the incredible support and enthusiasm you've shown

over the past three years. It has been an absolute joy to plan Happy Hours and Neighbor Nights, bringing our community together in meaningful ways.

Your participation has made these events truly special. You've embraced every gathering enthusiastically, from showing up in themed

outfits to bringing delicious food and drinks to match. Our amazing hosts have treated us to homemade dishes, live music, and warm hospitality, turning each event into a memorable night. What started at my first event of around 60 attendees grew to as many as 180, a testament to the strength of our neighborhood spirit.

Keith and I especially loved opening our home to share our traditional pizza night with you. It's been a privilege to help foster these connections, but it's time for me to focus on family and other priorities.

May Neighbor Night will be my final event as Chair, and I'm looking for someone to carry the torch. If you're interested, I'd love to help you get started for next year.

Thank you for the memories, Willo! ■



Living (in) History
A Regular Column about Historic Preservation

How to Research the History of Your House

BY TRICIA AMATO (LEWIS)

NEIGHBORS OFTEN ASK ME how to find the history of their Willo home, so here are some pointers.

Get your Property Inventory Sheet from the City's Historic Preservation Office (HPO). Write or call them at 602-261-8699 or historic@phoenix.gov and ask them for all the records they have on your home. At the very least, there will be an inven-

tory form for your specific address (see example). These forms were produced in the 1980s when these neighborhoods were surveyed to apply for each district's HP status. The inventory sheet will tell you when the house was built and will have a bad photo of your property. Other info may be included, such as the "historical name" of your home, if it has one. If you don't see a historic

name on the inventory sheet, your house does not have one. In this example, the historic name is the Guy Chisum House, the first owner. But my house, which was built as a speculative house and not for a particular person, does not have a historic name.

Other items of interest the HPO may have are the original building permit, newspaper ads promoting your home for sale,

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HISTORIC BUILDING FORM# SHPO INVENTORY NO.
 ARIZONA STATE HISTORIC PROPERTY INVENTORY
 IDENTIFICATION COUNTY: Maricopa SURVEY SITE: SA-26-8-2
 SURVEY AREA NAME: PQ Story Neighborhood USGS QUAD:
 HISTORIC NAME: Chisum, Guy C. T IN R 3 E S 6/ 1/4 OF THE 1/4
 ADDRESS/LOCATION: 910 W. Moreland UTM
 CITY/TOWN: Phoenix, Arizona Description (contd.)
 TAX PARCEL NUMBER: 111-22-132/133 ROOF TYPE: Flat w/parapets, shed
 OWNER: Mills, Marilyn ROOF SHEATHING: Rolled Asphalt
 OWNER ADDRESS: 910 W. Moreland Spanish tile
 Phoenix, AZ 85007 EAVES TREATMENT: Exposed rafters
 HISTORIC USE: Residence WINDOWS: Wood, casement, 8 & 12 light
 PRESENT USE: Residence ENTRY: Off-center, wood with glass
 BUILDING TYPE: Multi-residential lights, arched
 STYLE: Spanish Colonial Revival PORCHES: Entry
 CONSTRUCTION DATE: 1926 STOREFRONTS: N/A
 ARCHITECT/BUILDER: NOTABLE INTERIOR: Unknown
 INTEGRITY: Unaltered OUTBUILDINGS: Contributing garage
 CONDITION: Good ALTERATIONS: One of two entry
DESCRIPTION porches enclosed with fencing
 DIMENSIONS: (l) 60 (w) 60
 STRUCTURAL MATERIAL: Brick
 FOUNDATION MATERIAL: Concrete
 WALL SHEATHING: Stucco
 APPLIED ORNAMENT: Ceramic tile over central window
 SKETCH MAP:
 See base map.
 PHOTOGRAPH
 PHOTOGRAPHER: Tayerle
 : 1-19-87 VIEW: To N. E.
 NEGATIVE NO.: C20



Top: Example of a historic property inventory sheet.
 Bottom: Example of an NRHP plaque



and maybe even some photos or a floor plan. However, if HPO does not have everything you want, there are other resources available to you, which are outlined

in detail in a document on the HPO website called the Guide to Historic Property Research. Your first stop should be the Arizona Room at the Burton-Barr Li-

brary. This is a special collection of maps, photos, books, newspapers, etc. Research librarians are on staff to help you make use of their materials.

Additional resources include the Arizona Historical Society, the Arizona State Library Archives and Public Records, ASU Hayden Library Arizona Collection, and Maricopa County Assessor, to name a few. Also available is the Arizona Memory Project, an online archive of images, articles, oral histories, etc. created by the Arizona State Library. It can be found at azmemory.azlibrary.gov/.

Finally, I get asked about plaques a lot. If your home is in a designated historic district, like Willo, you can install a plaque on your house. Having a plaque does not mean that a home is itself on the National Register of Historic Places. In fact, there are no individually listed properties in any of Phoenix's historic districts. More accurately, it means your home is a contributor to a historic district. ■

Tricia is a City of Phoenix Historic Preservation Commissioner.

Visit phoenix.gov/pdd/historic-preservation for information regarding historic guidelines and approvals. Reach Tricia at amatotricia@gmail.com.

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JOIN THE 2026 WILLO HOME TOUR COMMITTEE!

FROM OUR CO-CHAIRS, COURTNEY + CRAWFORD

LOOKING TOGETHER MORE INVOLVED

in your neighborhood, meet amazing people, and put your talents to good use? The 2026 Willo Home Tour Committee is forming now – and we'd love to have you on board! Whether you're a pro at planning events, great with graphics, love history, or just want to pitch in and connect with neighbors, there's a place for you. It's a fun, rewarding way to contribute to one of Willo's most beloved traditions while making new friends and building community pride. Let's make the next tour the best one yet – together! ■



**WE'RE KICKING
THINGS OFF!
JOIN US FOR THE
FIRST PLANNING
SESSION ON
THURSDAY, MAY
22ND.**

The Home Tour committee plans the Willo Historic Home Tour held in February every year. We have an ongoing committee that gets together and plans throughout the year. This is a great way to meet neighbors and get involved.

WHEN: MAY 22nd
TIME: 6-7pm
WHERE: 541 W Palm Lane

Email us if you have any questions: Willohometours@gmail.com



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REMINDER TO FOLLOW US ON INSTAGRAM!



@Willophxhistoric
#CommunityConnection

Our Instagram is such an amazing platform to highlight our neighborhood and spotlight neighbors + local businesses! Instagram: @Willophxhistoric ♦ If you would like to be highlighted + involved, please email Willohometours@gmail.com ■



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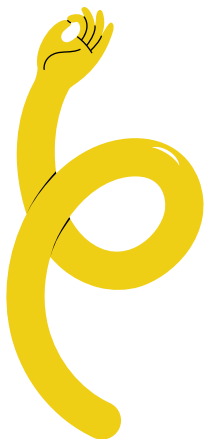
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CALENDAR



**WEDNESDAYS,
MAY 7, 21, &
28th (no class
on May 14)**

■ **Hooray Namaste
Yoga with Lara Cerri,
RYT-200 (Donation-
based)**

WHEN: 9:00 to 10:00
am

LOCATION: Tapestry
on Central Clubhouse,
17 West Vernon
Avenue.

NOTE: On east
end of pool in center
courtyard; enter from
east side glass doors.

**THURSDAY,
MAY 8th**

■ **Willo Neighborhood
Association Board
Meeting**

WHEN: 6:30 pm - 8 pm

LOCATION: Arizona
Opera - 1636 N Central
Ave, Phoenix, AZ 85004.

*Please check
WILLOPHX.COM
and The Official Willo
Historic Neighborhood
Facebook Page for more
details*

**FRIDAY,
MAY 9th**

■ **Neighbor's Night**

WHEN: 5:30 pm to
7:30 pm

LOCATION: 518 W.
Cypress.

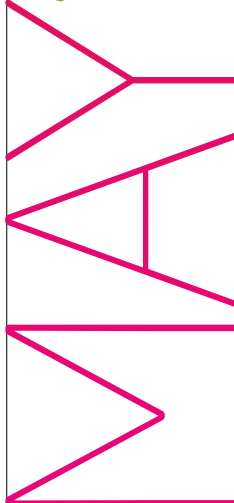
THEME: Tropical Tiki

HOSTS: Lauren &
Wylie Carhartt

BRING: Tropical/Tiki-
themed food and drink

AGES: All are welcome

NOTE: Pool available
for swimming



**THURSDAY,
MAY 22nd**

■ **2026 Willo Home
Tour Committee
Planning Meeting**

WHEN: 6:00 pm to
7:00 pm

LOCATION: 541 W
Palm Lane

HOSTS: Courtney
Sutherland & Reid
Mertens (see page 15)

**LOOKING
AHEAD TO
JUNE**

**THURSDAY,
JUNE 12th**

■ **Willo Neighborhood
Association Board
Meeting**

WHEN: 6:30 pm - 8 pm

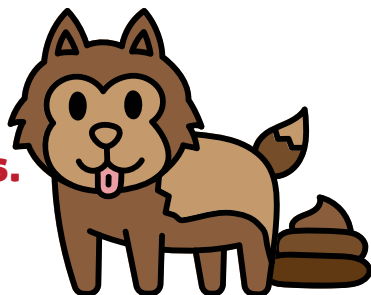
LOCATION: Arizona
Opera - 1636 N Central
Ave, Phoenix, AZ 85004.
Please check

WILLOPHX.COM
and The Official Willo
Historic Neighborhood
Facebook Page for more
details. ■

**Willo Residents —
PLEASE!**

PICK UP AFTER YOUR DOGS.

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💩 OUT THERE.**



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Real Estate



ACTIVE!

PENDING!

Active Pending, & Sold Listings

SOLD!

ADDRESS	STATUS	PRICE
5 541 W Edgemont	ACTIVE	\$685,000
545 W Windsor	ACTIVE	\$799,990
536 W Windsor	ACTIVE	\$799,990
325 W Cambridge	ACTIVE	\$949,000
521 W Granada	ACTIVE	\$950,000
541 W Palm	ACTIVE	\$975,000
345 W Wilshire	ACTIVE	\$1,025,000
56 W Windsor	ACTIVE	\$1,099,000
73 W Lewis	ACTIVE	\$1,190,000
34 W Vernon	ACTIVE	\$1,250,000
102 W Almeria	ACTIVE	\$1,625,000
305 W Lewis	PENDING	\$650,000
521 W Cambridge	PENDING	\$1,195,000
58 W Wilshire	PENDING	\$1,350,000
101 W Cypress	PENDING	\$1,750,000
533 W Coronado	SOLD	\$623,000
30 W Cambridge	SOLD	\$685,000
45 W Edgemont	SOLD	\$775,000
542 W Vernon	SOLD	\$808,000
325 W Palm	SOLD	\$850,000
525 W Cypress	SOLD	\$925,000
320 W Cypress	SOLD	\$950,000
537 W Encanto	SOLD	\$1,175,000
118 W Palm	SOLD	\$1,249,000
130 W Palm	SOLD	\$1,650,000
59 W Cypress	SOLD	\$1,750,000

Real estate information provided by
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or your real estate professional.



Thank You Everyone!

STORY AND PHOTO BY VALERIE LANE (PALM)



THANK YOU TO EVERYONE

who helped with the Spring Celebration. We had another excellent egg hunt with a special guest, The Easter Bunny. Thank you, V, for being such a lovable Easter Bunny!

Also, I want to extend a spe-

cial thank you to Clare Cahill for your help with the event. FQ Story Mom's group was a great help with providing games, decorations, crafts, tents, and mom power.

Thank you for reading these articles and allowing me to be

a part of WKC for the last 7 years. The Easter event was my last as Chair of the Willo Kids Club Committee. I have had a death in the family and will be spending most of my free time traveling to Tennessee, where I am from. I thank the Willo board for supporting WKC and allowing my children to have such wonderful memories of growing up in a downtown neighborhood. They know what it means to be a part of a community. I know this will carry with them throughout their lives when they grow up to be our future leaders.

I want to say goodbye to Marie Hullander, as your help has been greatly appreciated for the past few years. Unfortunately, she is moving from the neighborhood.

I believe WKC can find new leaders with new ideas and keep the tradition going. Thank you for all the fun we have had in the last 7 years! ■

Maximize your Phoenix area home sale with a systematic process and expert guidance...

As a homeowner in Phoenix, particularly this historic and central corridor, you've likely put life, love, and funds into your home, but when you find yourself desiring extra space or amenities in your home, you may decide it's time to sell. That's when the question then becomes, how do you ensure you're doing everything possible to maximize your home's value?

If you're not prepared with a strategic plan and expert guidance, you can easily find yourself walking away with less than you deserve..

I can help.

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It's Been a Strong Start to 2025!

Just Reduced!



56 West Windsor

\$1,099,000

2,343' 3br+office/2ba/pool

Just Sold!



101 West Cypress

\$1,700,000

3,460' 4br/4.5ba/2CG/ pool

Just Sold!



320 West Cypress

\$950,000

2,548' 3br/3ba/ pool

Brought the Buyer!



33 West Lynwood

\$830,000

2,454' 3br/2.5ba/2CG



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