Inside Willo



SEPTEMBER 26

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Welcome Back Everyone!

HI ALL, AND WELCOME BACK FROM *Inside Willo*'s summer break. I'd like to take this moment to thank Courtney Sutherland for all of her work with *Inside Willo* and the Willo Communications Committee. Unfortunately, she is leaving us to focus more on Home Tour. We wish her all the best and want to extend our sincere thanks for all the work she has done. ◆ With that said, I'd just like to mention that we're always looking for contributors and volunteers to help with Inside Willo - if that's something you're interested in, please feel free to reach out. ◆ We have a great issue for you this month and lots of things shaping up as we enter the fall season in Willo. ■

— Inside Willo Editor, Ed Buckel
buckeled@gmail.com

DR. ROBERT CANNON

President's Report



Welcome Back ... I'm Back

***INSIDE WILLO* IS BACK IN** production and I am also back as the Willo President at least until March of 2027. I have lived in Willo almost 30 years now, and have been involved as Board President and Board Member for nearly 20 years of my time in our neighborhood.

When I first moved here, drug houses lined McDowell and 7th Avenue, speeding traffic from Central to 7th Avenue crossed our neighborhood streets, home prices were not increasing, and young families were not part of Willo.

Over the years, Willo was able to support the Light Rail Project and stop the 1st Avenue expansion from Holly to Thomas, saving 12 houses that were scheduled to be demolished. Gated closures were added along 1st Avenue for the safety of residents. We negotiated with the City to keep the entrance/exit of the Willo Walk building (now Tapestry on Central) off of 3rd Avenue at Vernon and Encanto Blvds, in addition to working with multiple new apartment complexes bordering Willo. Our neighborhood stopped the FAA from allowing planes from flying overhead. We installed the first 5G network towers in a Historic Neighborhood. Willo has been awarded Block Watch Grants to pay for Kids Club, Block Watch, and Holiday Luminarias. Home Tour is growing into a major event with the addition of a Saturday evening Tour/Beverage Tent. We have an active Willo Kids Club and Willo Block Watch. Food Truck Wednesdays provided our neighborhood with delicious food during COVID. We've been persistent in never giving up the goal of 3rd/5th Avenue redesign, and we continue to collaborate with all stakeholders to support Phoenix's largest Historic Neighborhood in one of America's fastest growing cities.

Today, Willo remains one of the strongest neighborhoods in our City, and has built a reputation of community, pride, and activism to protect and more importantly uphold the Willo Conservation Plan, the founding document written by the City of Phoenix.

All of the above could not have been accomplished without many volunteers dedicated to our Willo Community.

We all worked hard to support the Willo Conservation Plan.

Now.....here we are in 2026... our neighborhood has changed and is in high demand. Developers want in Willo. Legislation has been passed to attempt to eliminate the "guardrails" of development and Middle Housing is staring Willo and some other Historic Districts directly in our faces.

We made a valiant effort (many volunteer hours and financial investments) at the State Legislature to protect Willo and other Historic Districts, but we failed. We will not forget our own State Legislature, which voted against us, and those elected officials who called Willo "privileged."

We are at a crossroads now. What will Willo look like in the next decade? Are you prepared for a 4-plex built next to you with no parking restrictions? Where are the utility foundations? Water? What is the point of the Willo Conservation Plan since the State has limited the City's authority?

Some of our State Legislators and opponents criticized Willo for overreacting, and my answer to that is: If you support Middle Housing, then open it to all neighborhoods and share in the solution and not penalize Willo for following the Willo Conservation Plan and being an active community. We followed the rules.

I am not sure what is next.

I look forward to our September Board Meeting. ■

— Dr. Robert L. Cannon, WNA President

WNA Meeting Agenda

Willo Neighborhood Association Board Meeting

September 10, 2026 (Thursday)

6:00 p.m. to 8:00 p.m.

1636 N. CENTRAL AVENUE, PHX, AZ

WELCOME & INTRODUCTIONS
Bob Cannon, President
PRESENTATION OF MINUTES
Michelle Kopp, Secretary
PRESENTATION OF FINANCIALS
Scott Ferreira, Treasurer
BLOCK WATCH
Bobbi Ryals, Chair
INSIDE WILLO
Ed Buckel, Chair
HOME TOUR, 2027
Courtney and Crawford, Chairs
WILLOPHX.COM/APP/ETC
Bob Cannon, President
WILLO ART WALK 2027
Tricia Amato, Organizer
SOCIAL COMMITTEE/WELCOME
Michelle and Heidi, Chairs
SOCIAL MEDIA COMMITTEE/FACEBOOK
Jeremy Schachter, Chair

3.5 TRAFFIC SAFETY ACTION
Bob Cannon, Chair
KIDS CLUB
Lora/Ashley, Co-Chairs
FAA
Bob Cannon/Opal Wagner
ZONING
Eric Gilmore, Chair
GOVERNANCE/ELECTION
Jennifer Cannon, Chair
CITY COUNCIL CANDIDATE FORUM
Bob Cannon, President
PARKS COMMITTEE
Rebecca Masterson, Chair
MEMORIAL FOR BRAD BRAUER
Jeremy Schachter, Board Member
OLD BUSINESS
NEW BUSINESS/PUBLIC COMMENT

AGENDA IS SUBJECT TO CHANGE

NEXT MEETING IS ON THURSDAY, OCTOBER 15, 2026

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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, internal committee news, Historic Preservation, WNA Board business and elections, and any legislative and City of Phoenix business that impacts Willo.

Inside Willo is published monthly from September to June 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 reserves the right to edit material as needed, attribute authorship, and determine when to publish submissions in the magazine or on Willo's social media platforms, WILLOPHX.COM, and promotional materials. The WNA retains the right to use all photos, media, and articles indefinitely.

Inside Willo does not accept political content or advertisements. The magazine is posted on WILLOPHX.COM, where back issues can be accessed. No copies may be reprinted electronically or otherwise.

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Mark Your Calendar

Inside Willo

2026

SEPTEMBER
10th
- Willo Neighborhood Board Meeting

11th
- Willo Happy Hour

23rd
- City Council Candidates Forum (see below)

SAVE THE DATE
OCTOBER
17th
- GAIN Event

NOVEMBER
TBA
- Willo Art Walk

As always, stay up to date on all upcoming events at: willophx.com/events



JAMIE STANLEY,
CONTRIBUTOR







Discover Local Creativity at the Second Annual Art Walk

SAVE THE DATE!!!!! OUR historic neighborhood opens its doors for the second annual Willo Art Walk on Saturday, November 7, from 10:00am to 4:00pm. Visitors can meet local makers, view working spaces, participate in interactive experiences, and buy unique handmade items. This free community event celebrates local creativity and brings neighbors together.

The Story Behind the Art Walk

The Willo Art Walk began as a grassroots initiative by resident artists who wanted to share their passion with the community. Following the massive success of our inaugural event last year, this year's walk has expanded to feature even more talent. The historic backdrop of the Willo neighborhood with its Midtown Phoenix location, charming architecture and tree-lined streets, provides the perfect open-air gallery setting. By connecting creators directly with art enthusiasts, we continue to foster a vibrant cultural hub right in our backyards.

What You Will See on the Studio Tour

Attendees can leisurely walk from house to house with a guided map to see how artists work and purchase one-of-a-kind art, gifts and decor just in time for the upcoming holidays. Some of the featured stops you'll encounter throughout the studio tour include a Tiki Bar, Lemonade Stand, Brunch & Mimosa Stop, and a Craft Swap Table. The Willo Art Walk features a rich tapestry of creative styles and diverse materials:

- **FINE ART PAINTINGS:** Beautiful canvas works in oil and acrylic
- **CERAMICS**: Hand-thrown pottery, functional and sculptural clay pieces
- **GLASS ART**: Bright fused







glass and traditional stained glass windows

◆ **POLYMER CLAY JEWELRY**: Colorful, lightweight,and modern wearable art

◆ **ORNAMENTS**: Custom 3D-printed and laser-cut Willo themed wooden ornaments

◆ **VINTAGE DISHES**: Food safe, witty Conversational plates

◆ **HANDMADE CANDLES**: Natural soy wax candles sustainably poured into found vessels

◆ Handsewn Goodies, Pet accessories and handmade greeting cards

◆ **CUSTOM FABRICATED METALWORK**: Contemporary rusted steel botanical sculptures

Visit our new website at www.willoartwalk.com to view full artist biographies and preview pictures of their work before you arrive!

Join Us as an Artist or Sponsor

We would love more local talent to join the Willo Art Walk this November. If you're a Willo artist or live in Willo and have artistic friends that create handmade goods or fine art, there is still time to sign up! We are also seeking additional sponsors for this event. Sponsors get their logo/business names on our event guides and promotional posts. This is a great way to support local culture and show community pride. For additional information on artist submission and sponsorship pertaining to the fall Willo Art Walk, please contact the committee at willoartwalk@gmail.com and become part of this growing neighborhood tradition. ■



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Willo Window



Willo Fall Yard Sale October 10 from 7 AM to 1 PM

After a Short Break, We're Back!

WILLO SALUTES OUR HOMETOWN HEROES

AFTER A SHORT SUMMER break, the Willo Social Committee is excited to kick off another season of neighborhood gatherings!

Join us September 11th from 5:30–7:30 PM, hosted by our neighbors Bryan, Ashley and Ellie Tomlinson at 537 W. Encanto, as we reconnect with neighbors and give a special nod to the heroes who serve our community.

All are welcome! We'd especially like to invite our first responders, firefighters, police officers, EMTs, paramedics, nurses, doctors and emergency personnel to join us as we recognize and thank them for all they do.

Bring your favorite dish to share and drink of choice to enjoy, and come raise a glass with your Willo neighbors.

In the spirit of the evening, we'll also be collecting donations to support our first responder community. More details and a QR code to follow.

We're looking forward to seeing everyone and kicking off another great season together! ■

SAVE THE DATES:

SEPTEMBER 11
Willo Salutes Our Hometown Heroes

OCTOBER 9
NOVEMBER 13
DECEMBER 11
More details to come. Mark your calendars and join us!



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Block Watch News

SEPTEMBER 2026

BLOCK WATCH HOPES YOU all had a safe and fun summer. Typically, Block Watch is slow during the summer but unfortunately, we did have a number of incidents this year:

4-13-26 500 block of Monte Vista: prowler caught on camera at 5:18am snooping around the front of the house.
4-18-26 300 block of Granada: garage break-in.
4-29-26 100 block of Encanto: garage break-in; padlock was cut off.
6-7-26 500 block of Palm: garage break-in; multiple valuables stolen.
6-7-26 100 block of Virginia: car window smashed and car was ransacked.
6-29-26 100 block of Wilshire: investigation is ongoing regarding a possible arson.
7-20-26 100 block of Encanto: multiple reports of drug use, domestic violence and weapons observed at a particular residence.

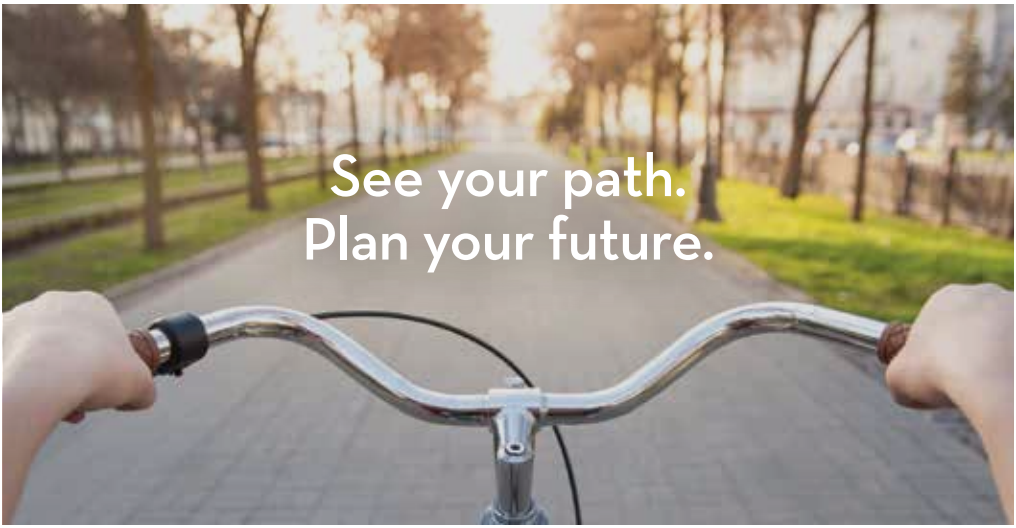
Block Watch Captains are needed for the following blocks:

- 100 block of Encanto
- 100 and 300 blocks of Edgemont
- 300 block of Cypress
- 3 00 block of Holly

Please email willoblockwatch@gmail.com for more information on how you can be instrumental as a captain with very little time required. It's really all about forwarding information so you don't even have to be here year round. ■

Let's keep Willo safe,
Bobbi Ryals
Willoblockwatch@gmail.com





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TRICIA AMATO,
CONTRIBUTOR

Preservation Pulse



Exterior Rehab Grants Deadline is Early this Year!!!

DON'T MISS OUT! HISTORIC PRESERVATION REHAB GRANT APPLICATIONS ARE DUE IN OCTOBER!

THE HISTORIC PRESERVATION Exterior Rehab grant program is designed to assist homeowners with the preservation of their historic properties through "sensitive rehabilitation" of exterior features. Successful applicants can receive between $5,000 and $20,000 in matching funds to complete their projects, which is significant. This year the total amount available for rehab grants is approximately $300,000.

Information is available on the City of Phoenix Historic Preservation (HP) website that explains the process. Visit phoenix.gov/pdd/historic-preservation/exterior-rehab-assistance

In order to submit an application, contact Historic Preservation by October 9th to receive a link to upload your application. The deadline to submit applications is October 14th at 5pm.

These grants are a great way to get assistance with projects you may otherwise delay, like foundation stabilization. In fact, foundation repair is the most commonly

(*Continued on page 22*)

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542 W Lewis	ACTIVE	$649,000
530 W Vernon	ACTIVE	$825,000
37 W Virginia	ACTIVE	$825,000
322 W Coronado	ACTIVE	$889,000
301 W Cypress	ACTIVE	$1,440,000
518 W Holly	ACTIVE	$1,449,000
71 W Cypress	ACTIVE	$1,519,000
531 W Vernon	PENDING	$795,000
314 W Windsor	PENDING	$799,000
115 W Granada	PENDING	$800,000
526 W Windsor	PENDING	$923,000
310 W Lewis	PENDING	$999,000
517 W Holly	PENDING	$1,299,999
61 W Wilshire	PENDING	$1,750,000
522 W Encanto	SOLD	$515,000
136 W Granada	SOLD	$675,000
537 W Virginia	SOLD	$705,000
521 W Wilshire	SOLD	$737,500
313 W Wilshire	SOLD	$740,000
536 W Virginia	SOLD	$771,860
30 W Edgemont	SOLD	$868,000
541 W Palm	SOLD	$899,999
326 W Cypress	SOLD	$1,499,000

Real estate information provided by **JAMES JUDGE,** HomeSmart. All figures as of 08/11/2026. 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.

TRICIA AMATO, CONTRIBUTOR

Preservation Pulse

(*Continued from page 19*)

awarded project, largely because it's expensive and can cause a world of problems if not fixed. However, many other types of projects qualify.

The application process requires homeowners to fully document the proposed project in writing and photos, and to provide a comprehensive estimate for the repairs. It is also helpful to detail how this project fits into the long-term plans for the rehab of the home, and how the proposed repairs align with the city's Preservation Philosophy.

A committee consisting of HP staff and community members evaluates the applications based on the importance of the project to the long-term survival of the home and the extent to which the proposed repair respects the original architectural elements of the home.

These grants are a great way to get assistance with projects you may otherwise delay.

The best advice I can probably give is to be very detailed in your application. Take your time to adequately document your project both in writing and in photos. In this case, more is better! Make your case strong through your narrative and photos. Remember, your project is competing against 30-40 other projects and usually only about 12 projects get funded before the funds run out.

And if you are asking for funds toward window replacement, the panel needs to see exactly what the new windows will look like. Often applications only include the diagrams that the window company provides, and this is just not enough information. If possible, include a photo of the replacement window. If that is not possible, be specific in your narrative: Do the windows actually match the existing ones in style and detail? Are the windows wood or vinyl? Do the grids that separate panes of glass truly match the original historic windows?

The HP office will advise you and provide great information if you contact them. Good luck!

Tricia is a City of Phoenix Historic Preservation Commissioner. Visit phoenix.gov/pdd/historic-preservation for information regarding historic guidelines and approvals. Tricia can be reached at amatotricia@gmail.com.

PROJECTS ELIGIBLE FOR GRANT FUNDING

INTERIOR WORK MAY BE ELIGIBLE ONLY IF NECESSARY TO STABILIZE OR STRUCTURALLY SUPPORT THE BUILDING'S HISTORIC EXTERIORS

ELIGIBLE EXTERIOR WORK MAY INCLUDE:

- Roof repairs/replacement
- Foundation repairs
- Structural rehabilitation/ reinforcement
- Exterior wall repairs
- Masonry/stucco repairs
- Exterior window and door repairs
- Porch and step rehabilitation
- Cornice and parapet repairs historic exteriors
- Re-painting (if a part of an eligible repair)
- Historic garage, guest house or carport rehabilitation
- Reversal of previous inappropriate alterations
- Demolition of non-historic additions
- Reconstruction of original architectural elements based on documentation/evidence

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Great Opportunity in Willo!

301 West Holly Street | $885,000

3br/2.5ba + 2CG | 2,511 sq ft







Charming 1930's home with lots of character just across from Walton Park! Spacious 2,511 sq ft with split floor plan and large primary suite. Formal living and dining room with french doors to lush side courtyard. Cozy family room with gorgeous wood burning fireplace and sliders to backyard. Updated kitchen with white cabinetry and stainless appliances. Office and 2 car garage! Move right in or update to your liking, can't find this much home in a single level in Willo!



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