

# The Sentinel

A NEWSLETTER FOR THE RESIDENTS OF ROYAL CANYON, GREENBRIAR, AND ADJACENT AREAS



## PRESIDENT'S MESSAGE

December/January 2008

As I write this message it is nearing Christmas and the city of Glendale has come bearing gifts in the form of street lighting for a portion of our neighborhood. The GWP is in the process of installing street lighting for some portions of Rossmoyne and Mountain. Night lighting has been absent from certain locations on these streets and the city is finally getting around to completing these missing lights which helps with both safety and security. This project should be completed by March 13, 2009. For more information you can contact the Street Light Section of GWP at 818-548-4877.

RCPOA is interested in following up on issues and projects that affect our neighborhood, such as the above mentioned street lighting project. With this in mind we have created a new committee on our Board of Directors appropriately titled: Neighborhood Issues and Projects. It will be headed up by RCPOA directors Leanne Reynolds and Mary Ann Prelock. Residents can send us Emails regarding issues of interest or concern to the neighborhood, and this committee can research and follow up with the city or other appropriate parties. RCPOA members can send an Email to [board@rcpoa.net](mailto:board@rcpoa.net) and we will have our new committee look into the issues. Example projects are getting street lights installed for Moreno Drive and traffic calming measures on Royal and Greenbriar.



John R. Wolff  
*President, RCPOA*

### *RCPOA 2009 Annual Meeting & Brunch*

*Join your neighbors  
for our annual  
meeting & brunch  
on Saturday,  
February 21st.*

*RSVP form  
provided inside.*

Winter 2008

Royal Canyon News is published quarterly.

RCPOA website:  
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Our neighborhood proudly made Glendale history on October 21st by getting final approval from the City Council for the first historic district in the city, the Royal Boulevard Historic District. This covers 30 homes between 1400 and 1520 Royal Boulevard. The new historic district becomes official 30 days after the city council approval. Look for the placement of Historic District signage to officially designate the new zone.

Because 2009 is a city wide election year we can again look forward to several candidates running for 3 of the 5 seats on the City Council. Your Association has its annual member business meeting and brunch at the Oakmont Country Club on Saturday, February 21, 2009 where the city council candidates will appear in a question and answer forum. Because our Association meets first amongst the various Property Owners Associations in Glendale, we essentially kick-off the political season with our popular forum; you won't want to miss this opportunity to raise questions on the issues facing our city and to meet the candidates. More details about joining the Association and the meeting can be found elsewhere in this newsletter and on our web site at: <http://www.rcpoa.net>.

Happy New Year.

John R. Wolff  
President, RCPOA

# Royal Boulevard Is Designated the City's First Historic District



A 30-home section of Royal Boulevard, defined by its grand, palm-lined street and its celebrated period revival homes, became Glendale's first historic district

after the City Council unanimously approved the neighborhood's application for the designation on October 21.

Most of the homes in the new historic district, between 1400 and 1520 Royal Boulevard, were built from 1926 to 1948 as part of one of the first housing tracts in north Glendale. The houses range from 1920's revival styles to mid-century Minimal Traditional.

The historic district designation creates an "overlay zone" that protects these homes with guidelines that, while suggestive in nature, are aimed at preserving their architectural integrity. The historic district guidelines supplement general zoning rules and take precedence over existing design guidelines. The guidelines apply only to alterations that are visible from the street and cover such things as: siding and exterior finishes; doors and windows; roofs and porches; garages and outbuildings; and streetscapes.

Royal Boulevard qualifies as a historic district due to its "unique location ... representing an established and familiar visual feature of a neighborhood community," and as "a distinctive example of community planning."

This article was reprinted from an article by Greg Grammer in The Glendale Historical Society's Winter 2008 newsletter. To learn more about historic districts or The Glendale Historical Society, visit their website at [www.glendalehistorical.org](http://www.glendalehistorical.org).

## Neighborhood Real Estate News

Royal Canyon, Greenbriar & Adjacent Area Streets  
By Leanne Reynolds

Six homes have sold in the last four months of 2008 in our neighborhood association area of homes (see our website for map) while another eight homes are currently for sale. The housing chart (right) includes added information on how long homes have been for sale and which homes are being sold as a "short sale", whereby the owner received permission by their lender to sell their homes for less than what they owe. A short sale preempts the foreclosure process.

The trends in our housing chart parallels the larger picture in the housing market. Homes are taking longer to sell and at lower prices than in the past and a high percentage of homes being sold are distressed sales.

Future home sale pricing will be impacted by the ongoing downward pressure from distressed sales. According to the California Association of Realtors, sales of distressed properties should peak in early 2009. Further, C.A.R.'s President William Brown states, "We need to move through the current financial crisis and restore the flow of credit so that qualified buyers are able

to take advantage of improved affordability and successfully purchase homes." Therefore, a return to rising prices will be based on the uncertainty about the financial system and the economy.

Future home buying will be impacted by more than pricing. Job loss or uncertainty, losses in the stock market that might have been used for down payments, poor credit scores or lack of funds required for higher down payments all factor into a buyer's ability to purchase a home. Favorable interest rates in 2009 combined with improved home affordability will result in sales of existing homes continuing to rise.

The homes located in the RCPOA zone are still very desirable to Glendale buyers. We are part of the city's first historic district, feature numerous restored older homes, as well as homes situated with views or on larger lots.

### RCPOA NEIGHBORHOOD HOMES FOR SALE AS OF 12/31/2008

	BED ROOMS	BATH ROOMS	SQ FT HOME	SQ FT LOT	CURRENT PRICE	ASKING PRICE	DAYS ON * MARKET
1628 Lamego Dr		4	4	2,700	7,490	1,329,000	319
1857 Las Flores Dr+		3	2	2,242	11,915	877,000	145
1944 Las Flores Dr		4	4	2,593	48,352	1,995,000	151
1515 Moreno Dr		5	3	4,200	21,864	1,595,000	28
1433 E. Mountain St		4	3	3,345	10,800	998,000	288
1659 Puebla Dr		3	2	2,210	23,267	1,175,000	151
1625 Royal Blvd+		2	2	1,449	10,790	799,000	54
1714 Royal Blvd +		3	3	2,266	12,537	715,000	17

\* This is the total number of days the home has been for sale, not just for sale at the current price.  
Short Sale+

### RCPOA NEIGHBORHOOD HOMES SOLD SINCE 8/15/2008

	BED ROOMS	BATH ROOMS	SQ FT HOME	SQ FT LOT	SOLD PRICE	DAYS ON * MARKET	
1135 Esmeralda Dr		3	2	2,173	13,848	606,000	227
1714 Heather Ridge Dr+		5	4	2,977	12,347	900,000	0
1800 Las Flores Dr+		4	3	2,190	23,627	801,900	119
1920 Melwood Dr		3	3	2,303	12,347	990,000	83
1528 Moreno Dr		3	2	1,506	10,546	700,000	55
1329 E Mountain St		3	2	2,049	12,425	1,200,000	0

*Italics - Homes in escrow, pending sale*

Short Sale+

\* This is the total number of days the home has been for sale, not just for sale at the current price.

# Meet Stan & Jane Phillips

by Leanne Reynolds

Ever wonder how Old Phillips Road got its name? The road is named after a couple who has lived in the Royal Canyon neighborhood since 1954 and still live in the same house today! Meet Stan & Jane Phillips.

Stan Phillips is a second generation Californian while Jane



moved to the state at the ripe age of two from Missouri. Stan's family moved to Glendale when he was under a year and they lived in many houses throughout the city. The Phillips both attended GCC and met at a zoolo-

gy class. Stan went on to USC Dental School and Jane attended Occidental. They were married September 12, 1941, and Stan had plans to start his career in Glendale. But history had other plans. Three months later Pearl Harbor was bombed and the US entered World War II. The army needed doctors and recruited Stan.

Against orders, Jane followed Stan throughout his career during the war. They drove in a Chevrolet across the country. Their first stop was Little Rock, Arkansas for Stan's basic training, then Walter Reed Hospital in Washington D.C. for additional training in dentistry. His next post was Woodrow Wilson Army Hospital in Virginia where he performed facial surgery on wounded veterans. "I was floating on a cloud," said Stan about his important work in his field for five years.

Stan was to spend the next 40 years in private practice specializing in oral surgery in Glendale. The couple returned to Glendale in the same Chevrolet, which they sold for more than they originally paid for it! But housing was hard to come by during and after the war. Stan & Jane lived in 14 different homes, mostly renting homes of active servicemen. They bought two lots in the Verdugo Woodlands area for \$3,500 and a built a 1,200 square foot home. Before long the Phillips had three children and had clearly outgrown the home.

In 1954, Jane was searching for a new home for their family and saw an ad for a home on three acres in the middle of Glendale. It was located in what the locals called Dead Horse Canyon, now the top part of Greenbriar Road. Stan explained, "Dead Horse Canyon got its name because ranch forman Joe Pagliuso took the dead horses up here for Judge Ross, original owner of what is Rossmoyne."

When they toured the home Stan didn't say a word until he ended the tour and got in the car. He turned to Jane and said, "I've got to have that house!" Stan added, "It was like falling in love. When something is right you don't have to talk it over you just do it."

At that time, to reach the property you drove up Royal Blvd and went on a dirt road for half a mile across the mountain going west. It was more of a single story cabin than a home. But the Phillips saw the potential of the three acre property. The home had a large master suite with views of the property, and they greatly enlarged the home with a grand living room and dining room. The kitchen has been modernized a bit, but still has the same footprint and original wallpaper! Today the home is over 4,000 square feet on a total of six acres.



They also built a two story utility barn for their horses – yes horses! The Phillips' hobby was raising and riding Tennessee Walking Horses and they owned as many as 12 horses on the property over the years. C.J. Paradis owned 32 acres above the

Phillips' property where C.J.'s son kept cattle then Arabian horses. Today that land is owned by the city and is maintained as open green space.

During 1962 Greenbriar's first development was underway, and a new connecting road from Royal Blvd to Greenbriar Road was named Old Phillips Road.

The Phillips were active in the RCPOA and were often the hosts for the annual summer party at their home. Stan helped form our organization, and RCPOA became the first home owner organization in Glendale in 1961. He also served as the third President of our home owners association for several terms. One year our association rented horses and held a horse back riding event in our hills for the area residents!

After 55 years living in the Royal Canyon, Stan commented how glad he is that our organization has remained vital for area homeowners.

## RCPOA ANNUAL MEETING & BRUNCH

Join your friends and neighbors for brunch at the beautiful Oakmont Country Club on Saturday, February 21st. This year we present Glendale City Council Candidates Forum.

We are pleased to have Will Rogers, a well-known freelance journalist and newspaper columnist in Southern California, moderate our Candidates Forum. Candidates for the Glendale City Council running for 3 of the 5 council seats will be introduced, make position statements and answer questions.