

# Inside The Colony



## 501 N. Clementine St., Anaheim Colony

Beautiful, large, executive, Adams Colonial family home in the heart of Southern California. Located in Anaheim Colony's one-of-a-kind Historic District, adjacent to Pearson Park, this 5 bedroom, 4 bath, entertainer's dream affords spectacular views from the front yard and porch, the movable screen-covered second-story deck, the custom-paved sideyard outdoor kitchen-patio, and the rear yard garden that features a Humming Bird-lover's fountain and an enormous fruit-bearing Avocado tree which shades a private, bench-lined wooden deck. Gorgeous hardwood floors, extensive oak kitchen cabinets, water softener, dual HVAC and water heaters, central vacuum, Jacuzzi-tub master bath, cellar and attic storage are just some of the numerous features in this truly unique abode, but be sure to check out the highly functional laundry chute. With a substantially reduced price to generate a prompt sale in buyer's market, special value is available now for the decisive purchaser of this 1923-built 3,033 square-foot stunner on a 9,150 square foot corner lot.

Offered at \$699,900



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"Specializing in  
custom & vintage homes"



## HOT TOPIC

### Should historic homes participating in the Mills Act be allowed to install synthetic lawns?

Do you have a better idea? I would love to hear your thoughts! Please go to [www.MeghansHomes.com](http://www.MeghansHomes.com) and click on "Blog" to chime in.

## Anaheim Beautiful needs to know who has taken pride in their home

Anaheim Beautiful is on the lookout for homes that are obviously loved and cared for. They also offer awards for historic preservation! Do you know a neighbor that has gone "above the call of duty"? Do they really take pride in their home? I would love to know about it! Please call me or email me with their name and address. To learn more about Anaheim Beautiful please visit [anaheimbeautiful.org/](http://anaheimbeautiful.org/)

## You certainly can't beat living next to Project Alpha! (Anaheim Colony, that is)

At the July 22nd Neighborhood Council meeting city staff revealed a proposal that the city take

out a section 108 loan for about \$20,000,000 for the following projects:

1) **Anaheim Family Justice Center building purchase:** The Anaheim Family Justice Center is a safe, confidential and friendly place where assistance is provided to Survivors of Domestic Violence, Child Abuse, Sexual Assault and Elder/Dependent Adult Abuse. The Anaheim Family Justice Center works together to make a difference by restoring hope through the fierce dedication of trained advocates, on site partner and support staff.

[anaheimfamilyjusticecenter.org](http://anaheimfamilyjusticecenter.org)

*“Every House in the Colony is different. Some houses are worth more than others because of their rarity, curb appeal or restoration work”*

## Home Averages

There are 59 homes for sale. The average home in the 92805 zip code that is available for sale is three bedroom, 1452 square feet, asking \$385,382 and has been on the market an average of 126 days. The average home in “pending” status is a three bedroom, 1461 square feet, asking \$311,032, averaging 117 days on the market.



575 E Cypress St



811 W Royal Way

## Neighborhood Update

### Sold\* In July

401 S East St	\$180,000	726 S Philadelphia St	\$252,000	575 E Cypress St	\$353,000
604 S Harbor Blvd	\$208,000	513 N Bush St	\$232,944	870 S Clementine St	\$470,000
739 N Claudina St	\$300,000	615 S Philadelphia St	\$253,000	623 W Grafton Pl	\$260,000
536 S East St	\$220,000	619 S Olive St	\$230,000	905 W Autumn Dr	\$355,000
720 N Olive St	\$256,000	623 Philadelphia St	\$270,000	811 W Royal Way	\$385,000
846 N Lemon St	\$240,000	561 S Zeyn St	\$299,900	1021 W Karen Pl	\$400,000
118 E Mills Dr	\$220,000	802 W Jade Way	\$355,000	128 W Water St	\$530,000

"I want to see what's out there first before I agree to sell!"

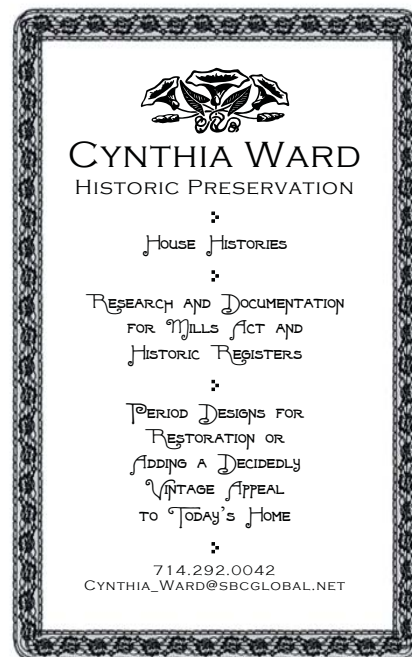


Before you agree to sell your home you should know what you are able to purchase first. These are the steps I suggest that you take when considering moving:

Give me a call. I would love to come over, take a look at your home, show you past comparable sales and tell you what your net dollars will be.

Give a lender a call. Once you know what your down payment will be a lender can tell you what your new monthly payment will be and see what type of loan program you will feel comfortable with. Lender suggestion: Gail Kramer, Emerald Pacific Financial 714-520-4383.

Give me another call. I can help you in North Orange County, parts of South Orange County, and parts of LA County. I can connect you with Realtors in other parts of California and all over the country. We can take a look to assess what your dollar can buy. Then if it looks as though you have choices you like, you can make your decision. All of these steps are free and at no obligation. Lastly, I offer special discounts when you list and purchase a home using my services. Please call me when you are ready!



Cover article continued.

- 2) **Thorton-Brady Storm Drain repair.** In this west Anaheim neighborhood when it rains people's homes actually get flooded!
- 3) **Park Lane community center:** this neighborhood consists on over 400 apartment buildings. The city is proposing the purchase on an existing building to turn into a small community center and the surrounding area into a small community park.

And, last, but not least...

4) **Packing House!!** The proposal is that the Redevelopment Agency use the Section 108 loan to prepare the building for the future tenants. At the meeting a small specialty grocery “store” and two restaurants were discussed. For those of us who go to meetings you may know that we are very much in support of two of our own neighbors, who are professional brewers, to open up their own restaurant in the building. They have some SUPER ideas and I can't wait for them to be able to implement those ideas!

If you don't know much about the Packing House it is located at the corner of Anaheim Blvd. and Santa Ana streets. Here is an article from the OC Register from 2000:

### ORANGE PRESERVES

Jim Collison knew that the slightly faded bas-relief image of an orange adorning the Mission Revival-style building in his neighborhood held a tale of the city's past.

After months of research, he discovered that the building at 454 S. Anaheim Blvd. - now a warehouse for hotel furniture - thrived as an orange packinghouse until the 1950s.

Eager to save what he considers an architectural jewel, Collison wrote letters urging redevelopment officials to acquire the property before it meets the fate of other packinghouses. Sitting amid auto body shops and vacant lots, it is the only one remaining in the city and one of the few in the county that survived fire, the decline of the region's citrus industry and bulldozers.

"It's really significant and worth preserving," said Collison, an eight-year resident of Anaheim's Historic District and chairman of the California Square Neighborhood Association. The association addresses issues within the Anaheim Colony Historic District.

The city this week came one step closer to granting Collison's wish.

The Anaheim City Council on Tuesday voted in closed session to allow redevelopment officials to purchase the property. The price is in negotiation.

"This is part of our overall plan for Anaheim Boulevard," said Elisa Stipkovich, redevelopment director. "But we need to combine it with other properties to make this property viable for other uses."

The city has no immediate plans for the building, because more properties would need to be acquired for parking.

"We'd like to see the use change to something commercial or civic - something that would add to the downtown area," Stipkovich said.

Some initial ideas include converting the building into a museum, an artists' loft or a restaurant.

Dubbed the Sunkist Packing House, the building was one of about 13 packinghouses in the city and 50 in the county that flourished before orange groves gave way to suburban housing tracts. It was built in 1919 by the Anaheim Orange and Lemon Growers' Association for \$40,000 and lauded as state-of-the-art for its time.

"It's been a landmark in the city for many years," said Gail Eastman, a member of the Anaheim Historical Society. "It ties to the history of the whole region because citrus was such a key factor in the history of Orange County."

The building is among some 1,100 structures on the city's historic-structures list. While many packinghouses were made of wood, this one was made of concrete.

Collison hopes whoever occupies the building will do so for a long time and keep the arched windows, wedge-shaped roof lines and orange sign that tell a story of a bygone era.

"My ultimate goal is to see the building preserved as much as original as possible - just as a reminder of the city's past," Collison said.

You can also go to [ww.anaheimcolony.com/packinghouse.htm](http://ww.anaheimcolony.com/packinghouse.htm) to read more about the building and see old and newer photos.