

Preserving the Past for a Better Future

Community Meeting!

March 13th 2-4pm at Christ the Shepherd Lutheran Church
185 W. Altadena Drive (at Glenrose)

WANTED!!!

Board Members. . .See P.3

Janes Village Real Estate

By Michael Baietti
& Linda Seyffert

Another year, another huge rise in property values... It's almost sounding old hat but the fact is that Southern California in general and Altadena in particular, is a great place to have owned real estate for the last several years. If you own property in Historic Janes Village, you may be sitting even prettier than the average Altadena homeowner because our little English period revival cottages have become so popular. (continued P.3)



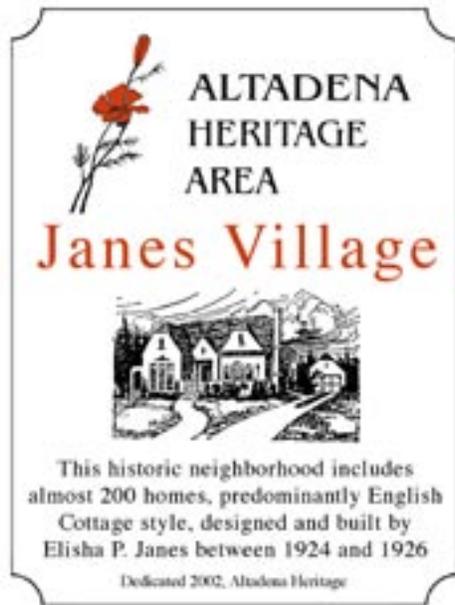
“House Hunters” in Janes Village.

Producers from the Home and Garden Television Network show House Hunters recently filmed the home buying exploits of a couple who ultimately chose a Janes cottage to be their new home. The producers fell in love with our neighborhood and came back to the area after their shoot was over to pick up some extra shots of Janes Cottages inside and out. Janes Village resident, Michael Baietti, assists the buyers in this episode.

Mark your calendars! House Hunters airs our Janes Village episode (#1312 “Real Estate Newbies”) on HGTV, Thursday, March 10th at 10pm and Friday March 11th at 2am.

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President's Corner

It has been over a year since our last Janes Village newsletter so this newsletter will serve to update all of us and, undoubtedly, introduce some new neighbors to our organization. I have been receiving so many positive calls and emails from people who have stumbled across Janes Village, either in person or on the Internet. One such inquiry came from a mother, hoping to help her son find a Janes Cottage. Her email ended with "I think I may have to move from my modern monstrosity to a home in Janes Village!! Hopefully, my son and his fiancé will do it instead!" Our community has earned a well-deserved reputation and it is thanks to all of the people who volunteered untold hours to get Historic Janes Village organized. The time has come again for some community activity and I will be calling on each of you to participate in any way you can as we build our community and achieve some of the goals we have set. I am looking forward to seeing all of you at the **Community Meeting on Sunday March 13th at 2pm** where we can continue our dialog about the future of Janes Village and where we will be choosing a board of directors to lead us into the future (while preserving the past).

- Zac Matthews

Visit Us On The Web

<http://www.JanesVillage.org>

The Neighborhood Report:

I'm sure you have noticed. . . There are some new businesses on Lincoln Ave. While most are in the city of Pasadena, their relationship to Altadena and, in turn, to Janes Village is obvious. As "Lincoln Village", the main corridor to our neighborhood, becomes more successful the likelihood of businesses being attracted to the area increases.

Perry's Joint is a wonderful spacious Coffee/Ice Cream shop which features a jazz theme (personal bias freely admitted by this jazz musician). I have gone in there several times with my two young sons who, as you might guess, love it.

The Vintage Café (2032 N Lincoln) serves an eclectic menu, Bistro style, with an open kitchen and features live music every night except Monday. I, for one, am absolutely thrilled to have a place just 2 minutes from home where I can go listen to live jazz. I have gone in several times and have been very happy to see good sized and enthusiastic audiences. I highly encourage you to get down there and have a meal. Go for dinner and listen to some music. Bring your own wine until their license is approved. They open for breakfast every day at 7am.

There are several other businesses that have opened nearby, a furniture shop and a beauty supply, among others. Let's support these local businesses and hope that their success encourages other fine businesses to follow their lead into Lincoln Village.

If you put your ear to the rails you might hear the impending arrival of a large grocery store and fitness chain on the Northeast corner of Lincoln and Woodbury. No foundations have been poured yet but we are all watching those empty lots with extreme interest. -ZM

Historic Janes Village is now a Non-profit Corporation

Historic Janes Village, our official corporate entity, is in the process of becoming a non-profit organization. This step will allow us to apply for different kinds of grants and will allow all of us to write off donations to Janes Village on our taxes. This will be especially valuable as we try to solicit donations from local businesses.

One of the most important steps in the forma-

tion of our organization is the creation of a board or directors. This will be a group of interested individuals who will help focus the organization. The board will also watch over our finances and ensure that everyone is acting in the best interests of the neighborhood. Ideally the board will eventually come to include a select few members from outside the neighborhood who can consult the board on issues of historic preservation or who might have useful political influence at the city or county level.

The board will meet infrequently and it will be a great opportunity for neighbors to get to know one another and help in the development of our neighborhood.

Nominations for the board of directors are currently being accepted, especially self-nominations, and a board will be elected at our next community meeting on March 13th at 2pm. Nominations should be given to Zac Matthews by phone (626) 825-5545 or by email to zacm@mac.com. We really hope you will consider being a member of the board, we need your positive energy and good ideas to lead us forward.

(Real Estate continued)

There is no question that this is due in large part to the historic designation obtained in September 2002. The spotlight of buyer interest has been sharply focused on us, every properly priced Janes Cottage has received multiple offers and they usually sell for above the asking price.

Recent sales include 3201 Olive at \$565,000, 3168 Olive at \$501,000, 3052 Olive at \$525,000 and our current record holder, 3058 Olive at \$610,000. (We are told the new owner of that home is a landscape architect and it will be exciting to see the transformation of the front yard.)

A New Record Setting Price

As wonderful as that \$610,000 sale is, we're about to see that record broken. We recently opened escrow on 376 W. Poppyfields and while we can't share the sales price until the transaction closes, it will establish a new standard for Janes Village. It's important to keep in mind, however, that both 3058 Olive and 376 Poppyfields have been expanded and are on extra large lots. Additional square footage and additional baths were added, the exterior elevations of which are generally in keeping with the original architecture.

Preservation Pays

Remember, one way to ensure you maintain top value if you add square footage to your home, is to follow the original architectural lines as much as possible. Yes, this generally adds to the cost of construction, but the payback is greater than the cost. Putting a 'stucco box' on the end of a peak-roofed Janes Cottage is a sure way to lower your property's value. Other 'improvements' which can turn out be detractions are vinyl or aluminum windows. The buyer of a historic home is usually looking for original windows or, if replaced, for new wood windows which match the old. Yes, they are more expensive and often have to be custom made, but the value that is added to your home generally more than pays for this.

Pretty Sells

You may remember the old saying, "You never get a second chance to make a first impression." This is so very true in real estate. We can't tell you how many times buyers have told us to keep on driving when we've pulled up in front of a house with dead grass, no trees or peeling paint. We try to help them look past that and tell them how wonderful the house is otherwise, but that first impression can either make you or break you. And let's face it, not everyone in Janes Village keeps their homes or front yards in the best shape.

When is the Bubble Going to Burst?

What bubble? We just had a wonderful presentation by Leslie Appleton-Young, the Chief Economics of the California Association of Realtors whose general assessment is that prices, while high, are being supported by strong underlying market conditions. She also stated that while we don't have a crystal ball to see the future, mature real estate markets don't generally burst. The stock market is a different story, as we've all seen over the last few years. Remember, the terrible real estate market of the early to mid 1990's was painful and prices fell a total of about 25% to 30%. However, it took about 5 years for that to happen, with prices falling a little bit each year until the bottom came and prices stabilized and moved back up.

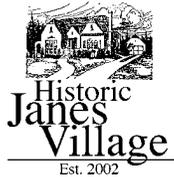
If you're curious about the current market value of your home and would like a free market analysis you can call Michael Baietti or Linda Seyffert at 791-2800 or drop by their office at 1471 East Altadena Drive, the little English cottage between Hill and Allen Avenues.



Zac Matthews, Heather Glenn, Congressman Schiff and Michael Baietti at the Janes Village Dedication 9/29/02

Mission Statement

The goal of the residents of Janes Village is to celebrate the unique character and architectural significance of homes built by Elisha P. Janes and to foster a sense of community within this historic area.



PO Box 6621
Altadena, CA 91003-6621

Community Meeting!
Sunday March 13th, 2pm



Janes Village Concert in the Park:

This summer Janes Village will be sponsoring one night of the wonderful Summer Concert Series in Farnsworth Park. This series is put on by the Sheriff's Support Group of Altadena. Our sponsorship of this event will do several things for Janes Village. First, it will allow the organizers to extend the wonderful concert season by one week. Second, it will be a great way for us all to have a friendly get together on a summer Saturday evening, enjoy a picnic and some live music. Your attendance at the event will be the fun part for all of us and our sponsorship of the concert will be a testament that Janes Village and its residents are an important part of the fabric of Altadena.

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