



Welcome
to the

2011
*Floral
Park*

Home & Garden Tour



Floral Park

Welcome... to the place we call home.

Our neighborhood is representative of a bygone era — one of gracious tree-shaded streets, abundant lawns and flowers, unique and stylish homes and, most importantly, friendly neighbors! For about a century Floral Park has been preserved from the vagaries of modernization, unlike some Orange County communities.

We are proud of our heritage and endeavor to maintain historic correctness in the process of refurbishing, remodeling and upgrading our classic homes. We are inveterate gardeners, painters, planners and putterers, and, we delight in indulging and sharing our passion for this wonderful place we call home.

So, welcome to the neighborhood!

We hope that you enjoy touring our homes and gardens, mingling with neighbors and friends, and tasting a touch of the place that we call home.





Photos courtesy
of John Dworzak
& Linda Schulte





Welcome to Floral Park, the place we call home. During your visit with us this weekend in Floral Park, of course, you'll be charmed by the array of architecture, manicured lawns and tree-lined streets. And, you should. What is not so readily apparent is the neighborhood camaraderie we feel. But, it is all around you.

Just look at the many, many volunteers you'll encounter today from those staffing the ticket booths to the docents to folks providing food and other refreshments to the coordinators of the car show. And, I've not even mentioned all the "hidden" volunteers who set up and take down signage, ticket booths, yard signs, etc. And, then there are the people who write for and design the printed materials. The number of people who volunteer their time and effort for this Home and Garden Tour approaches 1,000 every year.

I must say finding this many volunteers would be impossible if it weren't for the generous assistance of our friends and neighbors from our nearby home owners' associations. Our "helpers" come from West Floral Park, Fisher Park, Morrison Park, Park Santiago and Washington Square. We truly appreciate their wonderful contributions.

All of this illustrates that a neighborhood is far more than a collection of houses. A true neighborhood is built, metaphorically speaking, brick-by-brick with the personal connections each of us makes with one another. Those connections are the true essence of what makes Floral Park such an inviting place to live.

So, while you're with us today, take notice of how many folks are out walking about, waving to a friend or neighbor. You'll see welcoming smiles abound.

I want to make a special note of homes in the Tour area which have been listed on the City of Santa Ana's Register of Historic Properties. As one of Orange County's oldest cities, Santa Ana takes special pride in its role in the county's development. This city has been the center of commerce and government since the county's founding. The homes identified will give you a sense of the architecture and contribution of each.

As always, we hope you enjoy your brief stay with us. We welcome you. We truly enjoy sharing this "community."

Sandy DeAngelis

Chair, Floral Park Home & Garden Tour



Mission/Spanish Colonial Revival

2046 Flower St.

1

A three-quarter-acre lot provides a gracious setting for this impressive California Spanish revival home. The luxurious grounds, uncommon in today's developments, evoke a feeling of an early California hacienda.

The owners fell in love with the home the first time they saw it and have lived here since January 1998. Built in 1930, this is truly one of the landmark homes in Floral Park. You immediately get a sense of elegance as you step into the classic entryway with its Spanish terra cotta mosaic floor accented with colorful early California tiles. To the right, you step down into the spacious living room with its many views of the grounds, and to the left through the dining room is the library – both rooms offering distinctive fireplaces. The sunny breakfast room is the perfect setting for morning coffee.

On tour in 1999, the house this year features a remodeled kitchen with Malibu-style tiles and colorful cabinets. Be sure to notice the tile mural behind the range.

Among the best examples of the superb craftsmanship found throughout the house are the unique ceilings – no two are alike and all are fancifully creative. Don't miss the guest suite, with its distinctive window set into a curved wall and original classic green and mauve tiled bathroom.

The grounds offer both a vegetable garden/orchard – including six citrus trees, four apple trees –and a separate kitchen herb garden. As you meander through the 70-year-old cedars, palms and pittasporums, and through the original 1930s gate, notice the one bedroom guest house above a multi-car garage. This addition to the original property was built in 1977 to house a former owner's collection of antique cars.

See GARDENS - G1 for garden description



2

2301 Flower Street

Colonial Revival

Colonials come in all shapes and sizes. This charming home, built in 1937, is a classic colonial revival: front facing parallel to the street; two stories with a deep pitched roof and dormers; clapboard siding; windows accented with shutters; and an entry statement of open-pediment with shell accent and fan-light. The formal brick entry walkway is perpendicular to the front door and lined with processional roses. The gracious proportions, attention to detail and craftsmanship continues inside.

The stunning hardwood floors throughout are original, starting their life as the Douglas fir subflooring. The previous owners had them refinished after removing the existing carpet. Windows are double hung with half shutters and the moldings throughout the house are original, adding to the home's charm. The living room's feature element is the large fireplace with its imposing mantle, surround and flanking windows. Behind the living room is the family room which began its life as a covered patio. Enclosed in 1938, this light-filled room has retained an outdoor feel due to the beautiful bank of large windows that open to the backyard.

The remodeled kitchen complements and counterpoints the style of the house with its stainless steel countertop and modern touches. Walls were removed to open up the space and it now features a butler's pantry into the formal dining room and an eye-catching barrel-vaulted ceiling in the eating area.

Upstairs are charming bedrooms with window seats, bead boarding, ample closets and light-filled spaces. Form follows function and each bedroom is suited to its user, while the bathroom retains much of its original look.

Out back is a lovely patio -- a quiet place to relax, and a large open backyard that is perfect for play or repose. Open to the patio and attached to the garage is a gracious guest suite, perfect punctuation to this lovely home.



English Cottage Revival

2220 Greenleaf Street

3

This quaint English-cottage style home is accented by a shallow, double-peaked, bumped-out entry, with its front a stone-clad statement replete with stone landing, walkway and enclosed porch or mini-“close.” A classic steeple-pitched, cross-gabled roof with a slate-ledged look tops this lovely ivy clad home. Overall, you will note the gracious proportions and charming presentation from the street.

The front “close” is a boxwood enclosed garden which recreates the English countryside. Notice the mini rolling hills with stone walkways and a weeping paper birch cluster, nodding flowers and rolling lawn, the only thing missing being a river and a punt. This a place designed for fun and fierce croquet!

Inside, the living room features a high accented ceiling and cozy fireplace, the dining room is accented with a tray ceiling, and the kitchen has been completely modernized with an open floor plan feel. The kitchen opens to a family room with lovely green granite counter tops and classic wood cabinetry. Be sure to see the classic ‘20s bathroom with subway and mini hexagon mosaic floor tiles as well as subtle modernization.

The central hall has built-ins and leads to bath, guest bedroom and the master bedroom from which interesting etched glass, single-pane French doors lead to the backyard.

Outside a charming paved patio doubles as motor court access to the garage. This area is accented by a flower-surrounded fountain, and a large mosaic clad outdoor kitchen—which is clearly the centerpiece for warm-weather entertaining. The bar-height counter, requisite barbeque, cooktop, sink and refrigerator make for perfect parties. The cozy fire pit area and potential “secret garden room” behind the garage highlight the entire area.

For having just moved in, these intrepid new homeowners have accomplished a lot and are planning even more projects to leave their stamp/style on this lovely cottage.



4

2008 Ross Street

Normandy/Tudor Style

This classic French Normandy/Tudor style house has it all, it seems: steep pitched roof accented with curve-topped dormers accented in the grand Chateau style with oversized faux urns, the use of shutters, and faux “quoins” added to the curve-topped bumped-out front window. To add to the theme, a “country-style” stone paving walkway, formalized by straight, geometrically concise concrete bumpers, leads to a formal walled and balustraded “mini” courtyard, accented by a petite parterre replete with fountain.

Inside, a small foyer opens to a living room of gracious proportions with a chamfer-barreled ceiling, large windows overlooking the front courtyard, and the requisite fireplace for an overall formal layout and feel. Peaked doorways continue the theme throughout the inside—the first of these portals leads to the formal dining room which is accented by a diamond window, angle-vaulted ceiling and other large windows.

The delightful bay-windowed breakfast room, with unique puzzle-cut built-ins and details, is completed with a lovely heraldic chandelier. The large modernized kitchen is accented by a lovely stained-glass side entry door and opens to a cozy family room.

At the back of the house is the grand master bedroom with fireplace and en-suite master bath. It features gracious French doors that lead to a unique Palladian-inspired colonnaded back patio with a grand, marble-clad outdoor fireplace and an alfresco living “suite” that overlooks the backyard.

The central hall leads to a restored original bathroom, a repurposed bedroom, now a mini home gym, and a lovely guest bedroom.

Outside, the backyard contains a large bricked patio shaded by a long-established avocado tree and formal “alley-styled” lawn – perfect for French boules (Pétanque) games, accented by a clever mini-shed a la Palladian folly.



Colonial Revival

2225 Victoria Drive

5

Neighborhood lore has it that the original owner and builder of this home had always dreamed of living in Tara from *Gone With the Wind*. If that is true, then the present owner has taken this home far beyond the dreams of Southern plantation owners. From the palatial front porch with towering columns to the porte-cochere and stone driveway and walkways, and the balcony off the upper level, he has lovingly and meticulously restored and recreated an era of grace, charm and elegance. From the beautiful travertine and custom wood floors with inlays to the sparkling crystal chandeliers throughout, no detail has been missed. The entry door is framed with a double layer of etched glass and the grand entry and center hall will give you a magnificent first impression.

The formal living room has a stately fireplace and adjoins the banquet-sized dining room. Across the center hall, the inviting family room is expansive and has a fireplace that mirrors the one in the living room. Behind the family room, you'll find what the owner calls his poker room/office. The kitchen and breakfast room span the back of the home, featuring granite countertops, travertine floor and backsplash with custom inlays. Note that one wall in each room has color for interest and that there are eight flat screen TV's throughout the house.

The four bedrooms upstairs have equally been totally renovated, with a Jack and Jill bedroom and bath on one side of the landing and the lavish master suite on the other side, with its lavish bath complete with double shower and spa tub.

Don't miss the garden in the back. Its centerpiece is the "island" dining pavilion graced by the four seasons (statues). Stone bridges lead to an elegant bar, barbeque and fire pit. Statues also include eight-ton stone "flying lions" and the back door is guarded by two statues of Ramses. Imposing, ornate and gold accented iron fencing with equally imposing lighting separates the side yard from the formal front yard.

See GARDENS - G2 for garden description

Gardens



G1 2046 Flower Street

What a splendid experience walking through the gardens on this three quarter acre property. There has been a recent conversion to California natives and drought tolerant plants with an underground drip system in the front planter areas amidst the large cedar trees. On the left side of the house is a beautiful dining area with a water treatment surrounded by a Chinese elm, camphor tree, and three avocado trees. A dry creek runs through the area. Meandering through the garden you come across a vegetable garden with Fava beans, five citrus trees, peas, Swiss chard, and herbs. Continuing your journey, there are four antique rose bushes in the planter behind the left side of the house. Your search leads to the other garage and driveway or back to the front of the house. Do not miss the statue of Daisy Flower and her adoring cat! But you continue on as plants surround your feet as you trespass across the stones. What a delight to be a part of this habitat!

2225 Victoria Drive

G2

Antiquities abound at this restored Floral Park home. Egyptian and other antiquities were purchased to present a sequence of experiences as the guest wanders through the gardens. In the front, you are greeted by twin statues of the Four Seasons holding up the large structure. While designed as fountains, they are used as planters with a special drip watering system. The driveway leads you to the backyard which features an island dining pavilion. Each corner of the pavilion is supported by marble statues of the four seasons weighing 940 pounds each. The island is surrounded by water that is re-circulated from the waterfall in a continuous one-way flow. The waterfall is flanked by two lions each weighing nine tons. Bridges go from the BBQ, Fire-pit and beverage bar. If you look closely you will see a crocodile behind the BBQ! Smokers are invited to use the gazebo. Two Ramses statues flank the entrance to the house. On the Santa Clara side of the home is a large, ornate gate, another entrance or egress from the backyard. All the statues, finishes, stone, and metals create a clean, serene yet dramatic atmosphere for guests to enjoy and appreciate.

The Mothers of Floral Park

A day at the Floral Park Home & Garden Tour wouldn't be complete without an ice-cold glass of freshly squeezed Floral Park lemonade. We've been told it is the best lemonade in Orange County! The Mothers of Floral Park invite you to stop at their lemonade stand to quench your thirst, satisfy your sweet tooth and grab some lunch. Neighborhood restaurant El Pico de Gallo will be on hand offering fresh authentic Mexican food. All proceeds help the group to create memorable, family-oriented events and to reach out to the community with various philanthropic endeavors.

The MOFP was created to provide a support system to enhance our children, friendships and families through education, recreation, social and cultural interaction. We believe that a strong family and neighborhood life will provide the right atmosphere for children to become happy, contributing and successful adults. The MOFP welcomes all as new members! We are families together, creating a richer neighborhood that offers a nurturing environment for our children.

Keep an eye out for the MOFP Newsletter and signs announcing our meetings and events.

For additional information visit us on our website www.mothersoffloralpark.com or contact our Membership Director, Lisa Rosado MOFPmembership@Yahoo.com

Enjoy your day in Floral Park!





Self-Guided Architectural Tour

Several years ago we established a new annual feature of the Home & Garden Tour – a “Self-Guided Architectural Tour.” In the past, the Home & Garden Tour focused only on a small set of homes and gardens open to those with valid paid admission. However, visitors often asked about the significance of the other homes in Floral Park, a neighborhood replete with considerable architectural diversity.

Therefore we have taken a step toward providing you with a more comprehensive look at Floral Park by providing signs at each house, within the tour area, that is listed on Santa Ana’s Register of Historic Properties. This self-guided tour can be taken in any order and/or enjoyed as you walk along your route for the Home & Garden Tour, and we hope that it enhances your visit with us.

Please note that these properties are not open to the public as they are private residences. Enjoy them from the sidewalk with our pleasure.

Historic Preservation

The City of Santa Ana is rich with history, culture and architecture. In 1995 the City Council designated five of the many neighborhoods as historically sensitive areas, Floral Park being one of them. Then in 1998 the City established a Historic Resources Commission to oversee the conservation of important historic resources and sites.

The City of Santa Ana has a very informative website at: www.ci.santa-ana.ca.us/departments/pba/Planning/HistoricPreservation.asp where you will find links for photographs and many other items of interest concerning historic properties.





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Special Recognition

A special thanks to Sandy DeAngelis for once again leading this committee. It is her guidance, perseverance and bubbly personality that makes the Home & Garden Tour the success it has been for the past 19 years.

Many members of the Home Tour Committee have been volunteering in excess of 5 years, and this year we would like to honor a member who has achieved the ten-year milestone, Bobbie Herlihy. This April you will find Bobbie at the ticket booth, lending her smile to greet our visitors.

We would also like to recognize the advertisers that have supported us for many years. Thank you again for your support:

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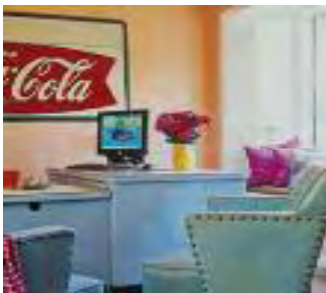
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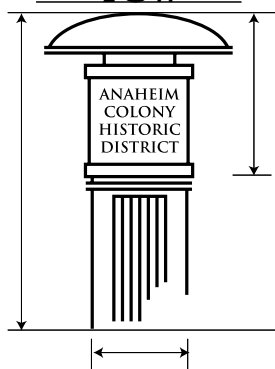
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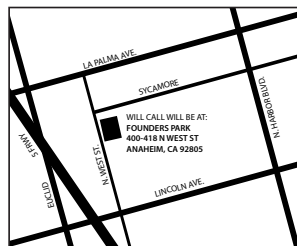
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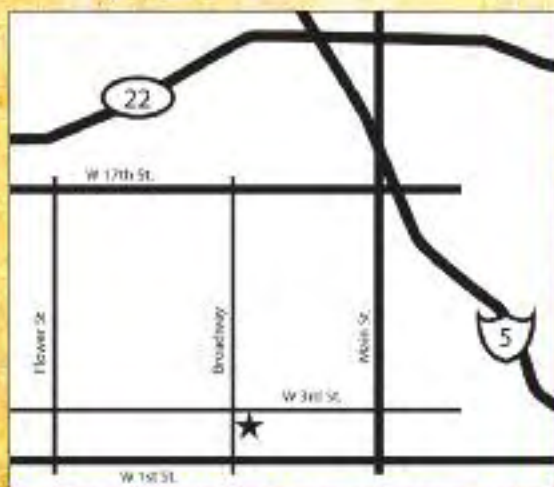
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