

*Fall in Love with*  
Washington Square

2004  
Home and Garden Tour



*October 2 and 3, 2004*

*Real Neighbors.  
Real Neighborhood.*



**Laura Tobias Garcia**  
**Realtor Associate**

A black and white photograph of a residential street. On the left is a two-story house with a gabled roof. In the foreground on the right is a large, dark, textured sign that reads "WASHINGTON SQUARE". The background is filled with trees and foliage.

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# We Welcome You to Washington Square



The officers and directors of the Washington Square Neighborhood Association officially **welcome you** to the **2004 Fall Home and Garden Tour**. This year's tour will showcase a few of the neighborhood's most beautiful homes and gardens. As you stroll down the tree-lined streets, enjoy not only the homes on display, but the other jewels that make up our neighborhood. Our neighbors take great pride in their gardens and homes and as you will see, it shows!

Washington Square is a neighborhood which evolved in the classic American style, with approximately 650 homes nestled in North Santa Ana. Most of the homes were built between 1920 and 1950, although a few farmhouses from an earlier era are sprinkled throughout the neighborhood.

What makes our neighborhood so great is not just the homes, but the people who live in them. This is a neighborhood where the neighbors are friendly and share a sense of community which is why we say "Real Neighbors. Real Neighborhood" and mean it. The residents make events like this possible by showing their willingness to open their homes, volunteer their time, and invest their resources in their homes and our neighborhood. We take great pleasure in knowing that Washington Square is one of the best communities in Santa Ana, maybe in California.

We invite you to enjoy our homes, neighbors and neighborhood as you visit us today. Then tell your family and friends what a great place you've found. We warmly welcome you to the **2004 Washington Square Home and Garden Tour**.

Sincerely,

*Washington Square Home Tour Committee*

*Chair: Nancy Lutz; Members: Tom Lutz, Lynette Gallegos, Sylvia Clark, Laura Garcia, Javier Garcia, Jean-Louise Jirik, Steve Valencia, Ivana Unger, Oldrich Unger, Diana Valencia, Lynette Verino, Jon Wilson  
John Harwood, Photographer*

*Real Neighbors. Real Neighborhood.*

# Congratulations, Washington Square!

## On another successful Home Tour!

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Special commendations to all those who have volunteered their lovely homes for viewing.

A vintage home is always a work in progress, and most of you have spent years preparing for this exciting event.

All of us in the Santa Ana Community thank you for your efforts, and for giving us a peek into your special home.

*Washington Square is the Best!*

*Sarah Covarrubias*

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Cell: 714-928-1303

E-mail me at: [sarahcreator@adelphia.net](mailto:sarahcreator@adelphia.net)



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# MacMahon Residence

*815 North Freeman*



The intensely musical and inventive Jeanette MacMahon has created a home which truly reflects her inspired originality, taste and interests. Built in 1926 the English Tudor style home contains two bedrooms and one bathroom on the 1000 square foot main floor. Downstairs is a wonderful 800 square foot basement that Jeannette uses often for entertaining or just kicking back.

In her three years here, Jeannette has accomplished much—a major bathroom remodel, new back patio, refinished the wood floors and added new slate flooring in some areas. A teacher in Santa Ana, she said “I wanted to live in the same area that my students live in. I have always loved Washington Square and would drive around its streets dreaming about living here.” Obviously, the dream came true for her and her cat, Pacem.

As you tour the home, take note of the antique wooden bedroom set which was handmade in the early 1900’s as a wedding present from the groom to the bride.

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Best Wishes To Washington Square  
For Another Successful Home Tour!



from

**Lynnette Verino**

Candidate for City Council/Ward 5

Friends of Lynnette Verino, ID# 1268729  
1315 North Towner Street  
Santa Ana CA 92706

# McEachern Residence

*824 North Olive*

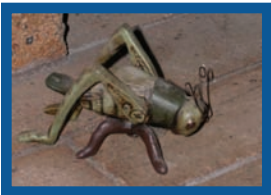


HOME  
2



Jim and Jan McEachern purchased their 1926 Dutch Colonial Style craftsman home in 1991 after living next door to it for 24 years.

An extensive restoration is in progress by the owner-builders who still reside next door. Projects include raising the 8 foot living room ceiling to 10 feet, expansion of the kitchen and a staircase to reach a new living area created from a large former attic space which was used for storage.



When restoration began, for good luck the optimistic Jan placed a small metal cricket sculpture on the floor next to the fireplace. It's still there and as you will see, the work is proceeding so there must be some magic in him.

Inside please note the original built-in bookcases flanking the living room's fireplace, and the large built-in dining room buffet with leaded glass doors. These beautiful appointments are characteristic of the craftsman era.

The house was originally built for Henry Guthrie, an accountant who was Finance Secretary for the First Methodist Church in downtown Santa Ana.

# Rodriguez Residence

*904 North Olive*



HOME  
3

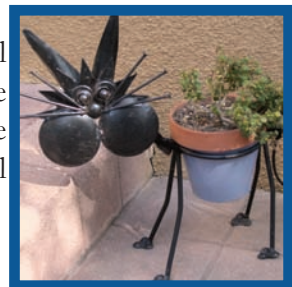


It was a really big week for life-changing love in Santa Ana. Kim and Steve Rodriguez became engaged and bought their charming Spanish-style house in Washington Square.

As you walk through the home which was built in 1926, you will sense the loving care and consideration they have put into the decoration and restoration projects completed so far. Through it all, they are still in love with each other, their 3 year old daughter, Malia, and their home.

Among many of the features to love about this 1465 square-foot, 2 bedroom, 2 bath residence are the working O'Keefe & Merritt stove, built-in storage in the entrance and kitchenette, walk-in closet in the master bedroom, the cozy home office where they work, and the hardwood floors throughout.

The Rodriguez family also love the functional backyard cellar and original custom features like the kitchen built-in ironing board, and distinctive old ice box cabinet which, if needed, would still work to cool their food and beverages.







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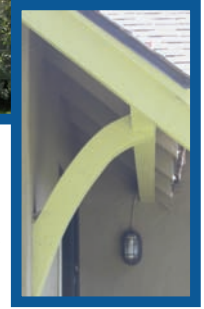
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# Bennett Residence

*1119 North Lowell*

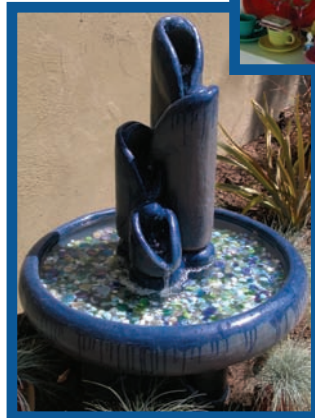
HOME  
4



A lot of thought, love and just plain hard work has gone into this house since 2000 when the Bennett family moved in. Kimberly and Matthew have designed and built themselves a home that reflects their mid-century style and vision. The restored and expanded kitchen with Matt's handmade doors, the spectacular backyard deck, and wooden fencing are also manifestations of their vision. Note the handmade furniture, which comprises about 75% of the collection.

Built in 1935, the Bennetts fell in love at first sight with the English Tudor styling, two story, three bedroom, one bath home. In fact, it took them only 30 minutes to make the offer to buy it.

One of the most recent projects has been the addition of the large covered deck, designed and built by Matt--with a little help from his two sons and some friends. While they were at it, they totally relandscaped back yard incorporating the decking material, adding zeriscaped garden areas and a large decomposed granite surface for their sons, Graham and Malcolm, Porter the Boxer dog, and the occasional adult, to play.



## *A little history* of Washington Square

They say it started with the trees. Early in the last century what we now call Washington Square was a mélange of fruit and nut trees.

The original structures consisted of farmhouses and outbuildings, some of which still remain. In fact, the oldest house in Santa Ana, known as the Ross-McNeil house, was built in 1879 and still stands in Washington Square on Baker St.

As the orchards matured they began to deteriorate and many trees succumbed to disease which paved the way for developers.

Back then they were called Builders and starting in the 1920's, builders spotted opportunity. With the nut trees dying and the population growing, several builders had a vision of Washington Square and began developing homes in what we now enjoy as our neighborhood.

Washington Square was developed by more than one builder as a custom and semi-custom neighborhood. Because each builder had his own signature style, and each buyer had their own demands, a rich variety of architecture evolved along our streets. Instead of the cookie-cutter housing tracts that characterize much of Orange County today, they developed what became a well-kept neighborhood of homes with individual personalities and histories.

The original buyers were invited to work with their builder to perfect the design and floorplan of their new home. The design was based on the first buyer's lifestyle, taste and family size. That is why you will not find two homes that are exactly alike in Washington Square.



The Ross-McNeil house, built in 1879, is the oldest house in Santa Ana and still stands on Baker St.

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# Mitosinka Garcia Residence

*822 North Lowell*



Three years ago Molly and Richard fell in love with a cottage in Washington Square. In 1934 he original home was built with two bedrooms and one bathroom but in the 1950's a master bath and bedroom suite was added. The comfortable 1500 square foot home now has three bedrooms, two bathrooms and an updated kitchen.

The front landscaping project was finished last year and features the brick inlay in the gracefully curving walkway and a crisp new white picket fence.

As you tour the home, note the all original wood floors throughout. Also noteworthy is the kitchen stove. It was purchased for only \$20 at a garage sale around the corner and is a true Washington Square original. Molly, Richard and their two-year-old son, Peyton live with their three cats, Hokus Pokus, Buttons and their newest addition, Kitti Kitti.





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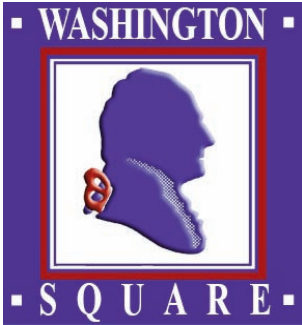


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# Welcome to Washington Square!



Enjoy our homes, our neighbors and our neighborhood as you visit us today. We are a community of dedicated residents working hard to preserve the integrity of where we live.

## Lynette Gallegos

*Washington Square's Real Estate Resource*

**First Team Real Estate, Inc.**

*Washington Square Resident*

*WSNA President*

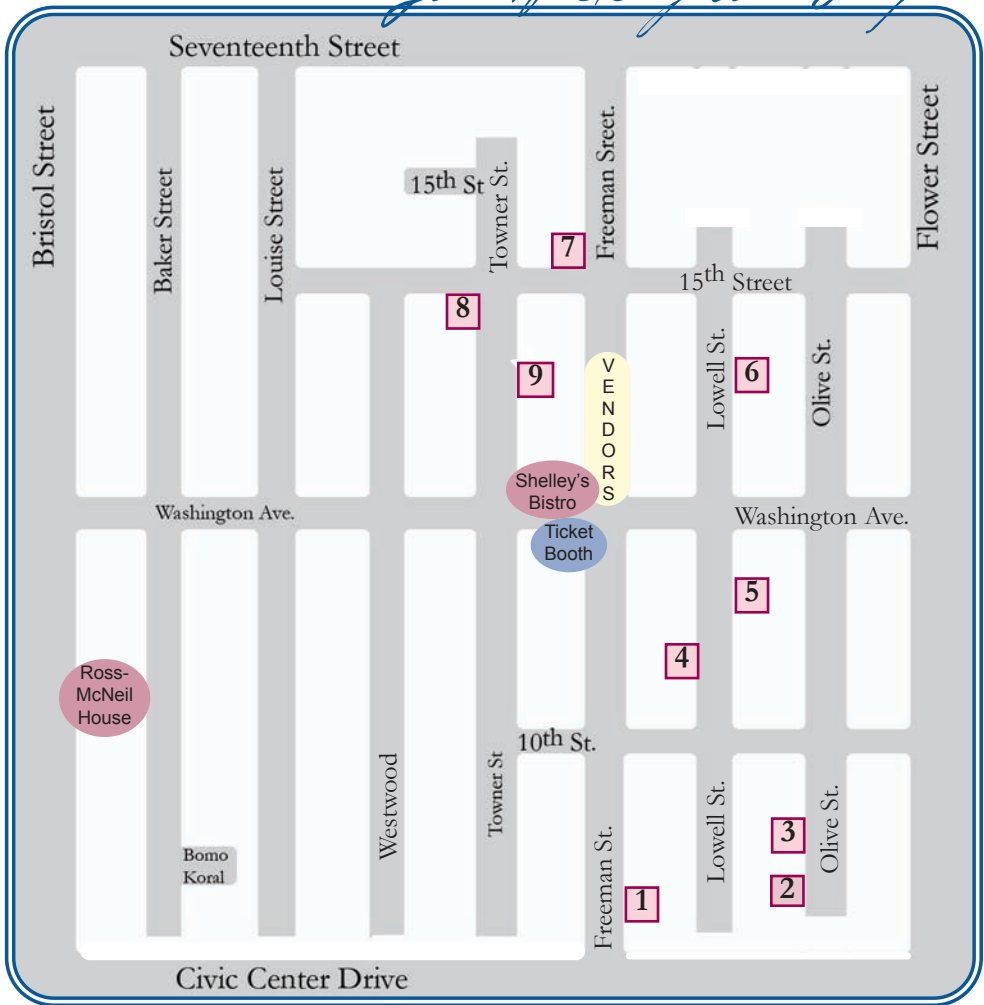
*2004 Neighborhood Hero Recipient*

*Neighborhood Specialist*

(714) 745-7837



# Your Walking Tour Map



*Ticket Booth, Shelley's Bistro and Vendor Area are at Washington and Freeman.  
Freeman Street will be closed between Washington and 15th Streets.*

## Suggested Tour Order:

- Jeanette McMabon, 815 N. Freeman St.* 1
- Jan & Jim McEachern, 824 N. Olive St.* 2
- Kim & Steve Rodriguez, 904 N. Olive St.* 3
- Kimberly & Matthew Bennett, 1119 N. Lowell St.* 4
- Molly Mitosinka & Richard Garcia, 822 N. Lowell St.* 5
- Garden and Refreshment Area:
  - Jon Wilson & Leo Cabus, 1403 N. Lowell St.* 6
  - Rosie & Henry Ruiz, 1502 N. Freeman St.* 7
  - Emi Yokoi & Ernesto Romero, 1420 N. Towner St.* 8
  - Lynette & Gregg Gallegos, 1321 N. Towner St.* 9



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# Cabus Wilson Residence

*1403 North Lowell*

HOME

6

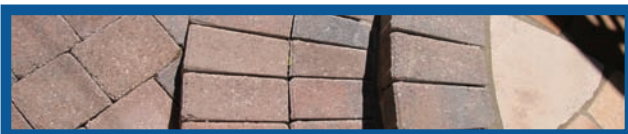
This gracious, easy-living, home has evolved tremendously over the six years since Leo Cabus and Jon Wilson purchased the house. "We wanted a neighborhood that had character and felt like a community." They got that in Washington Square, and many home improvement projects in the bargain. Their care and commitment are evident in the attention to design and detail as you tour the lovely garden of their home.



The 1480 square foot home has two bedrooms, one bathroom and features incredibly large windows and an authentic milk door. A fun front door peephole and incredibly fragrant trees in the backyard are features you should look for as you view the gardens.

The aspect they most love about the house is the beautiful new professionally-designed landscaping completed last month. The design features a large soothing water feature in the backyard flanked by specially-selected fragrant plants, and combines a generous amount of brick and flagstone in the hardscape. Use your imagination to envision what it will look like next year as you enjoy this already lush, peaceful oasis.

Leo and Jon would like to take this opportunity to thank all of the contractors who helped them on their restoration journey. Specifically Tom Lutz of the Lutz Company for his guidance and patience, and Glenn and his hard-working crew from Mel-O-Dee Nursery. Glenn's vision and dedication to the project helped create the beautiful and enduring exterior space for family, friends, and home tourists to enjoy.





# Washington Square★

*Neighborhood Association*

The mission statement of Washington Square Neighborhood Association is to foster a sense of community spirit within the neighborhood by:

- \* Advocating an appreciation of the historic significance and character of the homes
- \* Bridging the cultural and generational diversity of its neighbors through social interaction
- \* Improving the quality of life in the neighborhood in the matters of land use
- \* Ensuring a communication between the community, local businesses and city representatives
- \* Promoting and participating in the civic life of the city and county

As you can see from the mission statement above, WSNA is an organization of volunteer residents, owners and renters, who come together to actively improve their neighborhood, community, city and lifestyle. We are not a policing organization. We are colleagues and co-creators of our neighborhood and new members are warmly welcomed.

If you would like to join your neighborhood volunteers as a board representative or share your enthusiasm or talents in any way with us, please call Lynette Gallegos at 953-0962 or go to [www.Washington-Square.com](http://www.Washington-Square.com) to email us. We are always looking for active participants to contribute to the betterment of Washington Square.

Sincerely,  
*Lynette Gallegos*  
2004 WSNA President

*Real Neighbors. Real Neighborhood.*

## Ruiz Residence

*1502 North Freeman*

Henry Ruiz with his wife, Rosie, and their three children purchased their 1951 Cape Cod Ranch home 15 years ago from a bachelor who was constantly away on business.

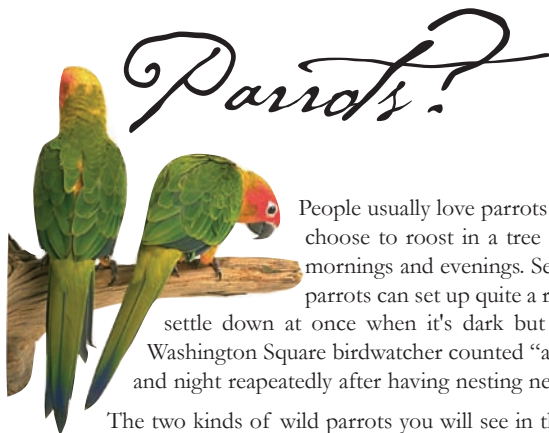
After getting settled, a vision of a complete landscape remodel for the backyard was one of the first projects completed. Since then they have raised their children in their home while making time for many major projects including a kitchen renovation, laundry room renovation, refinished hardwood floors, and crown moulding throughout.



Custom built, the original floorplan centers around a rear courtyard. The the 3 bedroom, 2 bathroom home. is built in a U-shape with French doors leading outside.

Why do they live in Washington Square? The Ruiz's tell us they fell in love with the old fashioned feel of the neighborhood in the center of a large metropolitan city while visiting family many years ago. And when you see how beautifully they've done their house, you'll know why they stay.

As they say in Pirates of the Carribean, "Aye Matey, there be parrots about." Look up and you just may see members of the naturalized flocks of parrots in Santa Ana. This is not a new story, and nearby Floral Park is home to large numbers of them also. First brought here as pets, they became free and have been thriving on their own for about 75 years.



The freed birds have established flocks in various Southern California locations, including here in Santa Ana's Washington Square.

People usually love parrots and feel quite honored to have a flock choose to roost in a tree near their homes, despite the noise in mornings and evenings. Several dozen, let alone several hundred, parrots can set up quite a racket when they roost. They tend to all settle down at once when it's dark but wake again with the sun. Recently a Washington Square birdwatcher counted "at least 40 parrots" in one tree morning and night repeatedly after having nesting nearby in spring.

The two kinds of wild parrots you will see in the trees of Washington Square are the red-crowned parrots and, in smaller proportion, the second species of lilac-crowned parrots, both native to Mexico. From a distance the two look very much alike with the obvious exception of the color on their head.

During the winter months, parrots roost each night in large flocks usually choosing tall broadleaf evergreen trees like eucalyptus or trees common to parks, yards and greenbelts. Once these roosts are established they remain fairly stable, however, it may take several years for the site to become established. During the day, they typically forage for food in smaller groups.

Parrots mate for life, so flocks are made up of male-female pairs. When breeding season comes around in April and May, pairs break off from the roost flocks to find nesting sites. As soon as the little chicks can fly, they accompany their parents learning to find food. By September chicks may make up as much as 10 percent of a flock.

Parrots are herbivores and eat many locally-found fruits, seeds, nuts and flowers, including pecans, eucalyptus, palm nuts, carob and various berries. They are opportunistic feeders and are very good at finding sources of food and can exploit what human environments present.

A word of warning--professionals agree that as charming and beautiful as wild parrots are, please remember that the **feral parrots do not make good pets**, and strongly discourage efforts to trap them with the intention of training or domestication.

## You Deserve a Safe Neighborhood.

The Santa Ana Police Officers Association supports Washington Square and wants to thank the residents for maintaining a good relationship with their police department. We hope you enjoy the 2004 Home and Garden Tour.



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# Gratitude Journal

Washington Square has many things to be grateful for. Following is a partial list.

## Sincere Thanks to

All the members of Cub Scout Group #28. Lynette Gallegos, hardworking WSNA President. Tom and Nancy Lutz, part of the glue that holds the neighborhood together. Sandy DeAngelis for stepping up as the first and largest Home Tour sponsor . Alan Anderson 1932-2004 Who taught by example how to be good neighbors. Robert Ungiano, Principal, Wilson Elementary School. Pierre DesJardins at Shelley's Courthouse Bistro. Santa Ana's Police and Fire Departments--for being there when we need them the most. Laura Garcia and Seven Gables Realty for their generosity. The Neighbors of Washington Square--for making the neighborhood the great place to live that it is. Santa Ana Florist. John Harwood for Major photography. Heliotrope Studios/David Jirik, Supplemental photography. Heliotrope Studios/Jean-Louise Jirik, Program book design and layout. **Most of all--the hardworking homeowners and volunteers** who make the event possible



Washington Square wants to thank  
the talented members of Session 4  
for sharing their music  
at the Home and Garden Tour.

SESSION

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Enjoy the 2004 Home and Garden Tour

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Emergency Operations is the largest division of the Santa Ana Fire Department. The Emergency Operations Division handles all fire, medical aid, and hazardous material (hazmat) incidents. Within the Division are fire personnel with specialized training to deploy a: urban swift water rescue team; an operational heavy urban, search and rescue (US&R) team; firefighter/paramedics assigned to the police department's SWAT unit; and a firefighter reserve program.

The Santa Ana Historical Preservation Society  
**Congratulates Washington Square for  
another successful Neighborhood Home Tour!**

and invites you to join us at our  
**7th Annual Historical Cemetery Tour**



## **Soaring Over Orange County: Our Aviation History**

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e-mail [tour@sahps.org](mailto:tour@sahps.org), or visit [www.SantaAnaHistory.com](http://www.SantaAnaHistory.com).



# Yokoi Romero Residence

*1420 North Towner*



HOME  
8



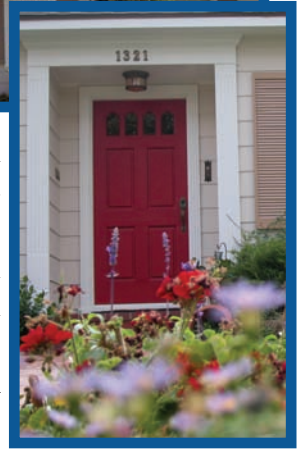
**B**uilt on a generous double lot, this gracious home is the largest on the 2004 Home Tour at 2600 square feet, with 4

bedrooms, 3 bathrooms. Among the many recreation-oriented amenities are a 460 square foot guest house which is currently used as a game room. The professional putting green just outside gets a lot of use. You will also find a swimming pool, basketball court and lush landscaping on the grounds of this house which was engineered for maximum fun.

Inside the home of Emi Yokoi, Ernesto Romero and their young daughter Elle, you will notice square brown speakers or intercoms in the walls of the bedrooms. There used to be some in the living room as well. Although they no longer function as originally intended, the system was the state-of-the-art technology in its time. Apparently, it was used to broadcast music throughout the house. Now the family relies on electronic music sources and the well-traveled heirloom grand piano in the living room which came to Emi from her family in Japan.

Look for the old heat sensors on the ceiling in many of the rooms. These triggered a central alarm system in the case of a fire. The couple guesses it was installed in the sixties but prefers to rely on newer smoke-detection technology.



*1321 North Towner*

Originally drawn by the charm of Washington Square six years ago, this is the second neighborhood home for the active Gallegos family. They bravely purchased their potential-filled Cape Cod Ranch style home in 2001 and moved into a house with many partially-finished projects—a kitchen remodel, landscaping project and exterior still in progress. This was all in addition to their own list of improvements.

Since then they have completely remodeled the kitchen, redesigned and relandscaped the backyard, restored exterior and paint—along with continually redecorating and restoring the interior to suit their taste and evolving lifestyle. With two growing boys, 10-year-old Evan, 8-year-old Chandler, and the Scottie pup Doogan, there are sure to be many changes in the future for this busy household.

The 1800 square foot home is set on one of the largest lots in the square, has 3 bedrooms and 2 baths. You will see wooden floors, moulding and original windows throughout. Lynette and Gregg's appreciation of the architectural features of their home is reflected in their paint scheme and decor.

In the large backyard, take note of the patio fireplace added in 1943. You will also see the cutting garden, and a 100 year old sycamore tree which they treasure.

A special 2004 Home Tour treat will be the original blueprints for the home which were found recently and are on display.

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