

WELCOME TO THE NEIGHBORHOOD



FQ STORY'S 39TH ANNUAL HISTORIC

HOME & GARDEN TOUR

★ AND HOLIDAY STREET MARKET ★



SATURDAY DECEMBER 6TH
2025



Arizona State Senate
1700 W. Washington Street
Phoenix, AZ 85007-2890

Dear neighbors and friends,

I am excited to welcome you all to the 39th Annual FQ Story Home Tour and Holiday Street Fair! It is incredible that for almost 40 years, Arizonans have gathered in the FQ Story Neighborhood District to learn about the unique neighborhood and its history.

By turning the FQ Story Neighborhood District into a holiday wonderland, the tour gives individuals the opportunity to celebrate Phoenix's diverse architecture, learn about the neighborhood's past, and take in the beauty of these homes in a fun and festive way.

This tradition is beloved by all with individuals traveling from across the Valley and, in some cases, other parts of the state to visit the historic neighborhood and spend time at the holiday street fair.

Thank you to all the residents who are kind enough to open their homes, and I hope all who attend enjoy their time learning about and appreciating Phoenix's rich history.

Sincerely,

A handwritten signature in blue ink that reads "Lela Alston". The signature is written in a cursive, flowing style.

Senator Lela Alston
Democratic Caucus Chair
Legislative District 5



Dear Friends and Neighbors,

It is my pleasure to welcome you to the 39th Annual F.Q. Story Historic Home & Garden Tour. This cherished tradition gives visitors from across Phoenix the chance to experience the history, architecture, and community spirit that make the F.Q. Story neighborhood so special. I am honored to support and celebrate this event as it continues to showcase the best of one of Phoenix's most historic districts.

This year's event adds exciting new features to the familiar favorites. In addition to the historic home and garden tours, visitors can enjoy a lively marketplace and an entertainment zone with the Hops & Vine beer and wine garden alongside food trucks. Together, these attractions showcase the creativity, hospitality, and unique charm of the F.Q. Story neighborhood.

I also want to recognize the steps F.Q. Story neighbors are taking toward sustainability. In 2024, the neighborhood was a major recipient of the Community Canopy Grant tree program, which has added beauty and shade to the community. Many residents are also embracing turf reduction to conserve water-an important shift that demonstrates how tradition and innovation can grow and in hand.

My deepest gratitude goes to the Home Tour Committee for their tireless work, and to the residents who so generously open their homes and gardens for all to enjoy. Your efforts make this tour a true highlight of the holiday season for the entire city.

Enjoy the tour, explore the marketplace, and most importantly, cherish this special time with family, friends, and neighbors.

Sincerely,

A handwritten signature in black ink that reads "Laura R". The signature is fluid and cursive.

Laura Pastor

City of Phoenix Councilmember- District 4

Francis Quarles Story



IN 1887, Francis Quarles Story, a Boston wool merchant whose ill health had taken him to California a decade before, purchased the area that is today the F.Q. Story Historic District. He had settled in Los Angeles County, studied the cultivation of citrus, planted orange groves, and is credited with founding the national advertising campaign that made the Sunkist Orange famous. Active in many educational and conservation endeavors, F.Q. Story was a Chamber of Commerce and a tireless booster of commercial and industrial enterprises in California and Arizona. His vision for a community of varying home styles jut outside downtown Phoenix gave birth to the vibrant community that still today, bears his name.

602

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1920

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715 W. Culver – Garden

A Throwback to East Coast Memories

Everything is coming up roses - literally - at this front garden, designed to evoke a cottage-garden look. The owners also wanted something that reminded them of their East Coast roots, even though the ocean is thousands of miles away.

Recognizing the desert climate, the owners chose Sugar Moon and Uptown Girl roses, aided by the owner's knowledge of watering systems. These white and pink

roses form the border around a recently installed grass lawn. The owners keep them growing year round, although they do get sun protection during the intense summer.

Accenting the rose display are purple Katie ruellia, a Joan Lionetti live oak and trailing rosemary. Enjoy this sensory delight for the eyes and nose as you walk past.



717 W. Culver - Home

Step into this brick Tudor and be transported to a time gone by. From the soaring ceilings in the living and dining rooms to the reclaimed period furniture, the owners of this work in progress want to re-create the Victorian era they believe defined this home when it was built in 1925.

The furniture in the living room, as with much of the furniture throughout the house, was reclaimed from the alleys of the F.Q. Story neighborhood. One of the owners restored the elaborate sofas with their wooden scrollwork and reupholstered them in period-appropriate fabric.

In the dining room between the two massive trusses is a chandelier recovered from a house a block away. While much of the house is an effort to restore, or in other cases replicate its original look, there are some additions. The shiny copper ceiling in the kitchen is an eye-catcher, an addition made to put some punch into the room. Above the vintage gas stove is a copper mural that mimics an original design that was in the house but later painted over.

The owners are brimming with details about their ongoing work, so don't hesitate to ask questions as you wander through the home.





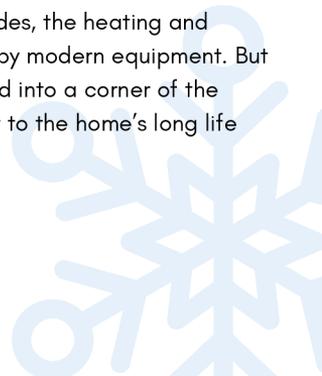
906 W. Culver – Home

This Spanish Colonial Revival home has remained true to its origins, thanks to the steady and thoughtful care of its owner of the last 51 years.

From the coved ceilings to the multi-light windows that let natural light pour in, the owner has maintained many of the key attributes of this 97-year-old beauty. Note the built-in ironing board cabinet in the kitchen, now doing duty as a spice cabinet. The internal doors, most of which are original, boast sparkling crystal doorknobs.

For infrastructure buffs, check out the historic radiators and floor vents.

Fed by a boiler for decades, the heating and cooling is now provided by modern equipment. But the boiler remains, tucked into a corner of the backyard as a statement to the home's long life span







906 W. Culver – Garden

THE GARDENS: The backyard boasts two massive mesquite trees and a firestick plant the size of a tree. The front lawn was scrapped to save water and now sports a lush desert landscape anchored by a south-facing mesquite that shades the home. Bougainvillea offers pops of color while smaller desert shrubs provide some visual interest.



915 W. Culver – Home

This 1946 addition to the neighborhood didn't wear well by the time the current owner acquired it in 2010. Built in the Spanish Colonial Revival style, it screamed out for a refresh and, boy, did it get one. It's an example of how a house that is nearing 80 years old can adapt to modern needs.

The owner tackled the do-over himself, from plumbing to electric to removing termite damage. The remodel unearthed some unusual artifacts: Rolled-up newspapers from the 1970s that were used to help restore dents in the plaster walls. It made for interesting reading from an earlier era of the home.

The house now has a vibe inspired by Restoration Hardware, with a soft gray palette that flows throughout the home's open interior.

Note the arches framing the entry to the spacious front porch – characteristic of the Spanish Colonial Revival style. Lots of natural light streams in from the numerous north-facing windows, illuminating the dining and living areas. The living area is smartly divided into a work-relax space, but with both benefitting from the natural light. The open kitchen sports a farmhouse sink and ample counter space and storage.





918 W. Culver - Garden

A Feast for the Eyes...and the Table

When the current owner arrived in the 1990s, this often-neglected strip of land between the sidewalk and the street became a productive piece of real estate. Planted every year with a variety of vegetables, it's a must-see farmers' market for anyone walking past.

Ringed by cheery geraniums, the deeply mulched beds sprout eggplant, green beans, broccolini, tomatoes and peppers. A spreading artichoke claims a prominent spot in one bed, while two fruit trees - an orange and a peach - hold the promise of juicy fruit to come.

This sidewalk bed is an early adapter of the slow-growing trend of bringing the backyard garden to the front of the house. It not only provides veggies for the home's occupants, it's an ever-changing attraction for passersby as the plants grow and produce their bounty.





1102 West Culver Street - Home

This home blends a mid-20th century vibe on the inside with architecture from an earlier period on the outside. Built in 1937, it's a rare Pueblo style amid the collection of historic homes in F.Q.

The adobe home retains its original windows, doors and fireplace, as well as one of the bigger curiosities of the home: a basement. This underground room, somewhat uncommon throughout the neighborhood, provides a handy place for storage and extra pantry items. However, it will not be accessible during the tour.

While retaining original elements, the home has undergone renovations to accommodate modern living, such as the creation of an open kitchen. Watch for a "before-and-after" photo display of these changes.

There's a political history here, too. Former Phoenix Mayor Terry Goddard called this place home during part of his mayoral tenure in the 1980s. Although the adobe is unusual for F.Q. Story, older adobe dwellings exist in other parts of town, according to Goddard.





1110 W. Culver - Garden

A Desert Sculpture Garden

The landscaping that fronts this 1928 home matches its Spanish Colonial Revival architecture. Low-water use plants create an inviting entry way.

Peeking out among the plant life are metal sculptures, part of the owner's extensive art collection. Look for the javelina and her pup, an oversized flower popping up near the front door and a tentacled creation that looks like it just crawled out of the ocean.

Taking a prominent spot in the garden is a steel sculpture from local artist Pete Deise. Part of Deise's "seed series," it has a mysterious origin. Years ago, anonymous letters arrived in mailboxes offering a Deise sculpture at no cost as long as the artwork was placed in the front yard, visible to the neighborhood and stayed in place for at least a year.

We later learned that the letters were sent to neighbors whom the donor said had been kind to him. Deise honored his pledge to keep the donor's name secret until the donor's death in 1999. The donor was John Peirce, a longtime F.O. Story resident and artist himself.

Peirce also left his mark on this home: the whimsical chimney cap, one of many Peirce pieces that grace the tops of homes throughout Story.



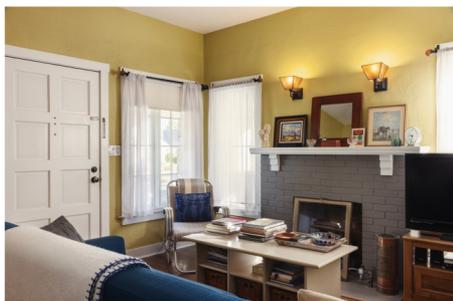
1341 W. Culver - Home

"Vintage" is a good way to describe this carefully tended Spanish Colonial Revival home. Built in 1936, the home retains many of its original features as well as displaying vintage stereo equipment throughout.

Note the varied color palette: The owner has a different color for each room. The front room boasts a warm maize shade, while the adjoining dining room has a muted blue, brightened by French doors that let in southern light. Original sconces flank the fireplace and the dining room sports a Drexel table from the post-World War II era.

In the kitchen, the pantry was once an ironing board closet - a feature in many of these period homes. While a burst waterline ruined the bathroom's original tile, the owner found an identical tile to replace it.

Outside on the wide porch, note the texture of the stucco finish. The brushstrokes mimic the cascading layers of a palm tree, a flourish that was intentional and sets it apart from other Spanish Colonial Revival homes in the neighborhood. A new trim color - a muted green - was recently applied to align the house more with its historic design.





1610 West Culver Street – Home & Garden

On the cusp of its 100th birthday, this home is in the midst of a revival that harks to its historic roots.

This house's origin, a brick bungalow built in 1926, inspired the owner to install wainscoting in the front room – an architectural detail that evokes the early 20th century.

Original attributes of the house include the fireplace and the built-in shelves in the hallway.

Artichoke and mermaid decor, as well as Frida Kahlo imagery all speak to the owner, who uses a wheelchair. Notice how alterations made to accommodate a wheelchair blend seamlessly with the home's century-old vibe and flow.



THE GARDENS: The homeowner revamped her desert landscaping to add more trees and ensure the wildlife would still feel at home. Four native trees were chosen to create a canopy that will soon shade the entire front yard.

The plant palette brings continuity from the easement to the front door. Native shrubs and grasses add texture and carry the planting theme throughout the space. Desert Marigold and Mexican Evening Primrose provide seasonal color and draw in pollinators. By spring, this landscape will be bursting with blooms, creating a wildlife-friendly oasis of color and shade.

Landscape design by Story resident, Kristi Kinnison of Terra Verde Desert Design





1638 W. Culver - Home

This might be the most Christmas-y home on this year's tour! The owners of this nearly century old bungalow have turned it into a Santa stunner, with holiday decor at every turn.

The home reflects the additions that are often made to older homes, given their comparatively small original footprint. For perspective, look around what is now the great room: It encompasses what used to be the entirety of the original 1926 home.

The original fireplace still remains, but it is hidden behind what is now the west wall of the great room.

Technical and structural issues made it impossible to keep the original hearth on display.

A right turn in the hallway leads to a side yard where the family enjoys the pleasures of a fire pit during the colder Phoenix months.

Despite its nearly century-old status, this home has had only three owners: the original owner, then his son, who called the house home until 2021, and now the current owners.







1645 W. McDowell – Franklin School

The western anchor of the F.Q. Story neighborhood, Franklin school has stood proudly along McDowell Road since construction started in 1926.

Originally built as an elementary school, it served children from surrounding neighborhoods for years, its growth fueling the construction of two wings in the 1930s and expansion in 1945. The elementary school gave way to a school for special needs students in the 1990s. After that program moved out, and the school sat vacant for years.

In 2004, the Phoenix Union High School District bought the red-brick building and restored the aging property.

Those efforts included matching the original wood floors in the school, as well as creating custom windows and doors that retained the school's original look. The exterior remains much as it was first constructed, including key stones atop the arches and porthole gables.

In 2007, the school opened as the **Franklin Police and Fire High School, the first of its kind nationally**. A firehouse-inspired addition was added in recent years to house a gym, fitness center as well as extra classrooms. Like a true firehouse, its towering facade opens like a garage door, although we have yet to see a firetruck come roaring out!



1330 W. Willetta - Home & Garden

Cozy meets elegant in this 1934 Tudor-style home. Original wood floors, coved ceilings and exposed brick in the kitchen add an element of warmth to the home. The decor, done by the owner, features numerous family heirlooms, from the furniture to the artwork, tastefully arranged to lend an air of elegance that is enhanced by the high ceilings.

The heart of the home is the den just off the dining room, which the owner likens to a “big warm hug” for all who enter. Lower lighting, ceiling-to-floor window coverings and a sofa that covers nearly two walls are testament to the room’s nickname as the “cozy den.”

The galley kitchen features white cabinetry and tile that evoke an earlier era. That is underscored by the exposed brick on the outside wall, capped by a Double-Dutch door.

THE GARDEN: This home’s garden space in the backyard is tailored to entertaining. Brick pavers built into a low wall create separate “rooms” in the back, with tables for dining and sofas for relaxing. A built-in fireplace provides warmth on a cool night and a casita in the back serves as an extra room for the family.







1122 W. Willetta - Home

If you did the tour in 2024, you might remember this place. This 1929 Spanish Colonial Revival was in mid-rehab mode, with plenty of demolition work to prove it. A year later, the home is back on the tour to complete the story.

The owner redid all the major functions of the home, from wiring to plumbing, electricity to the sewer line. She respected the home's history by rebuilding the windows to replicate the originals and installed new wood floors to keep with the home's original style.

Note the crystal doorknobs, which the owner went to great pains to keep - including one that was salvaged from a trash heap when a worker inadvertently tossed it out.

The small home stays true to its original footprint, with the exception of the kitchen, which was enlarged and covers the space of four small rooms from the 1929 construction.

Out back, the casita has been transformed from a roofless structure to a comfy guest house. The resurrection of the century-old house took seven months, and much of the work is chronicled in before-and-after photos that will be on view.



738 W. Willetta – Garden

Desert Design, Elevated

This garden design was inspired by a bold suggestion from veteran landscape designer Carrie Nimmer: “Rip out the landscape and start again.”

In September 2024, the entire front yard and easement were scraped clean. Fifty tons of soil were brought in to begin sculpting the terrain into a series of mesas. Tree canopies serve as the backbone of the design. Native shrubs, cactus and ground covers cascade gracefully along the edges and weave throughout the open spaces, completing the tapestry.

Of note in this design is the absence of mechanical irrigation. Instead, it relies on a mindful watering strategy. Drawing on her permaculture training, the designer observes how water interacts with the landscape—where it pools, flows, and how plants respond to those changing conditions.

This garden is both artistic and a display of resilient stewardship of the desert.

Landscape design by Story Resident, Kristi Kinnison of Terra Verde Desert Design



737 W. Willetta - Garden

A Garden Tapestry

This living tapestry unfolds along the curved pathway leading to the wide porch of this bungalow.

The first phase created shade without blocking the view from the covered porch. A Velvet Mesquite, Texas Olive, and Cascalote were carefully chosen—diverse trees that thrive in full sun and will eventually provide a cool canopy across most of the yard.

Next came a vibrant plant palette designed to complement the home's striking architecture. Shades of pink and green fill the space, enhancing rather than competing with the home's bold exterior colors.



The large white blooms of the Texas Olive and the bright yellow clusters of the Cascalote draw the eye upward, creating layers of interest and movement.

**Landscape design by
Story Resident, Kristi
Kinnison of Terra Verde
Desert Design**



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Thank you for supporting our neighborhood!