

HOME DRAWING BY ELLEN KIRK



# 17<sup>TH</sup> CALIFORNIA HEIGHTS HOME *and* GARDEN TOUR

Sunday ~ October 6, 2019



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The California Heights Neighborhood Association (CHNA) is a 501(c)3 nonprofit organization working to promote public knowledge and preservation of historic and architectural resources in the California Heights Historic District. CHNA projects and communications are designed to foster a sense of community by encouraging active engagement between residents, local businesses, city officials, police, and other local organizations.

## CHNA BOARD MEMBERS

Special home tour thanks go to all the CHNA Board Members. Each home tour requires tremendous support from residents, local businesses, elected officials, and CHNA board members. Thank you for supporting CHNA's largest fundraiser. Current board members:

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## Community Projects



Supporting the California Heights Home & Garden Tour allows the CHNA Board to manage many community projects, including the weekly Clean Streets litter abatement program, two annual alley cleanups, various tree planting and tree care days, publishing The Heights Newsletter, and larger projects like the two Cal Heights murals and the completed lamppost restoration project. For more information about CHNA, to volunteer, or to make a donation visit us at [calheights.org](http://calheights.org), [facebook.com/calheights](https://facebook.com/calheights), [instagram.com/historic\\_calheights](https://instagram.com/historic_calheights), or [twitter.com/calheights](https://twitter.com/calheights).



# *Plan Your Day!*

## **17TH CALIFORNIA HEIGHTS HOME & GARDEN TOUR**

**10:30 am: Check-in**

### **11 am - 4 pm: Tour Homes**

Photography inside each home is prohibited. We encourage guests to use social media throughout the day to post exterior home images, garden images, wait times etc and use #calheightshometour. [facebook.com/calheights](https://facebook.com/calheights), [instagram.com/historic\\_calheights](https://instagram.com/historic_calheights)

### **11 am - 4:15 pm: Trolley Schedule**

The trolley will be making a loop throughout the day and is available on a "by chance" basis to home tour participants only. Please do not plan your day around the trolley, as there are no set times for stops.

The trolley will pick up and drop off riders at eight destinations near the tour homes (see map on the following page)

### **11 am - 2 pm: Refreshment Area, 3700 Block of Lewis Avenue**

Lewis Ebersole, Main Tour Sponsor

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Cal Heights Vintage Truck

Ellen Kirk, Home Portrait Artist

Local catering from EJ's Pub and Tikiz Shaved Ice & Ice Cream

**You can walk or bike to each home,  
or if you would like to take a break...  
take the Cal Heights trolley!**

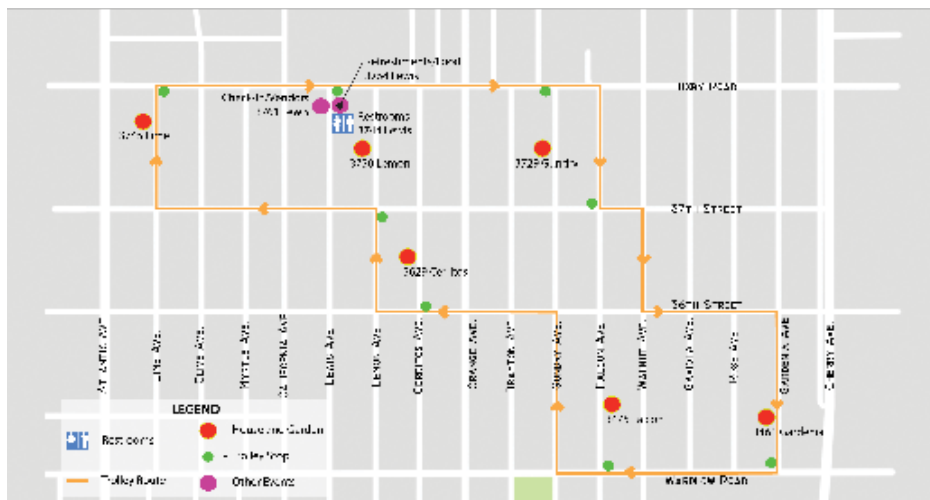
*Trolley*

*Walk*

*Bike*

# The 2019

## CALIFORNIA HEIGHTS HOME & GARDEN TOUR



### LOCATION OF HOMES AND GARDENS

Visit in any order

**3745 Lime**

**3730 Lemon**

**3629 Cerritos**

**3729 Gundry**

**3475 Falcon**

**3461 Gardenia**



### RESTROOMS LOCATED AT

3744 Lewis

### REFRESHMENT BLOCK

3700 Block of Lewis Avenue (rest rooms located here)

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## *3745 Lime Avenue*

**BUILT 1927**  
**ORIGINAL COST \$3,800**

This charming Spanish Eclectic home, built in 1927, can be identified by the red tile roof, asymmetrical stucco façade, prominent arch over the living room window and round tower shaped breakfast room. The entry leads into a low-walled courtyard with a casual seating area and the front garden is planted with a combination of succulents, jade plants, fire stick, and bougainvillea.

Original features in the living room include the stepped tray ceiling, fireplace and built-ins flanking the door. The door hardware and narrow oak strip hardwood floors with walnut accents found through-

out the home are also original. The homeowners Roseville Pottery collection inspired the interior color scheme.

An arch opening leads to the dining room where the original coat closet and a built-in drop lid desk are located. A wonderful collection of mirrors adds sparkle to the room.

The kitchen is a work in progress with the wall between the service porch and kitchen removed by the current owner to expand the kitchen. The upper kitchen cabinets have new doors, but the base cabinets are original. The original ice box remains and is used for storage. The countertop tile is not original and the floor tile was recently installed by the new owner. The vintage Wedgewood stove is a focal point and an arch top opening leads into the octagonal shape breakfast room which features the original built-ins.

The guest bedroom is bright and airy and features the original picture hang moulding. The hallway has the original linen closet and phone alcove. The bathroom features the original tile except for the shower, which was changed out, most likely due to a shower pan issue. The floor tile is hex mosaic in pale pink and pale green with square mosaic outside borders in navy blue. The sanitary cove base is lavender pink as is the cap tile at the top of the wainscoting. A chicklet deco in navy and pink and a floral deco liner in pink, gray, white and navy blue play off the turquoise field tile on the walls and tub face. It is a beautiful example of period tile work. The medicine cabinet, toilet, tub, sink, sink accessories, and built-ins are all original. The master bedroom features the original picture hang moulding and coved ceiling. A new French door replaces an original window for easier access to the recently landscaped garden.

The garden boasts multiple seating areas furnished with vintage pieces. The raised flagstone patio is a new addition and has a cozy daybed with a canopy for shade and privacy as well as white wicker seating. The decomposed granite area can be used for dining or dancing and a round concrete patio features vintage rattan furniture. Large turquoise umbrellas provide a touch of shade while the driveway area features additional seating. The garden includes a variety of cactus, succulents, bougainvillea, palm trees, citrus trees, and ficus.



## *3730 Lemon Avenue*

**BUILT 1929**  
**ORIGINAL COST \$4,500**

Built in 1929, this lovely Spanish Colonial Revival home features most of the earmarks of the style including smooth white stucco walls, red clay tile roof, arch window, gated arched garden opening, courtyard entry, and porte cochere. The entry door is not original and was replaced by a previous owner.

The living room features a barrel ceiling and is furnished in a Mexican style to compliment the style of the home. An arch opening leads into the dining room which looks out onto the courtyard entry. The Douglas fir windows, mahogany casing and trim are original, but have been refinished. Oak strip flooring throughout the home is also original.



The kitchen has been updated by a previous owner with Mexican paver flooring and complimentary terra cotta tile counter tops with lantern shape tile backsplash. The sage green cabinets are not original and the beams were also added by the previous owner.

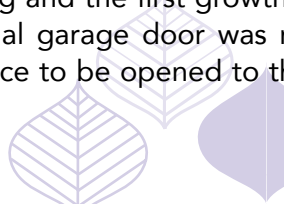
The den off the kitchen was previously a bedroom and features a coved ceiling and original windows. The hall bath features a vanity cabinet, a beautiful Talavera style painted sink with oil rubbed bronze hardware and Mexican paver flooring. The original linen closet and wall niche remain in the hallway. The nursery doubles as a guest room and features the original windows and coved ceiling. Notice the texture change between the walls and ceiling. The son's bedroom, the smaller of the two rooms, also features a coved ceiling with the same texture change as the nursery.

The master suite, added in 1958, has been updated with Mexican paver flooring with deco tile risers and French doors. The master bath features a new tub with accents of deco tiles in turquoise, cobalt blue and orange which is repeated on the plumbing wall in the shower. Cobalt blue keys are used as accents in the flooring.

From the master bedroom you step out onto the deck and into the garden, which is planted with eucalyptus, podocarpus, creeping fig, bougainvillea, roses, succulents, and citrus trees. Honeysuckle can be found growing along the driveway area.

The original workshop area at the rear of the garage has been converted to a laundry room with the washer and dryer hidden behind louvered doors. The tile accented bench built by the owner serves as a folding table and potting bench.

The garage has been converted to living space which includes the owner's office. The open beam ceiling structure is original and the owner and his father-in-law did all of the work, including installing the structural beam. Nothing was done to the wood structure of the ceiling except for a good cleaning and the first growth wood is beautiful without any finish. The original garage door was replaced with fold back doors that allow the space to be opened to the garden and the sitting area off of the kitchen.





## *3629 Cerritos Avenue*

**BUILT 1928**  
**ORIGINAL COST \$4,500**

This lovely Spanish Colonial Revival home, built in 1928, features the classic red clay tile roof, white stucco walls, arch window and entry courtyard with deco tile risers that are typical of the style. The pyramidal roof over the breakfast room is accented with a corbelled beam that supports a wisteria vine.

Original features in the living room include the barrel ceiling and faux fireplace. The tile on the fireplace hearth is original and fire-place would have once housed an unvented gas heater. The oak strip flooring is original and has been refinished.

An arch opening leads to the dining room which also features a barrel ceiling with a heavy plaster texture. A gumwood pocket door connects the dining room to the kitchen, which features the original Douglas fir plank flooring. The kitchen ceiling is flat but the breakfast room features a coved ceiling with a heavy plaster texture. Cabinets in the breakfast room are original. In the hall by the back door, you can see a door from an iron cabinet used for the kitty door-a clever use of a vintage piece.

The hall bath has been updated by the current owner and features a period correct design in black and white. The original pink and white mosaic floor pattern has been replicated and the tub, complete with an original arch opening. The hallway features a barrel ceiling with a heavy "cake frosting" texture and a gunny sack texture on the walls. The linen cabinet is original.

The guest bedroom features the original built-in shelving that is perfect to display Grandmother's various collections for the family to enjoy. This room also features the original coved ceiling with picture hang moulding. The twin sons' bedrooms both feature the original coved ceiling with picture hang moulding. The south facing bedroom has the original windows while the north facing bedroom had newer aluminum windows when the current owner purchased the home and these were changed out to wood windows to match the rest of the house. The master bedroom suite, added in 1963, features French doors that lead to a beautiful garden. The same apple green awning as seen on the front of the house is repeated over the doors.

The master bath was recently remodeled by the current owner and has a very spa-like feel featuring custom cabinets with a white marble countertop. A beautiful Venetian glass mirror adds sparkle to the space. The shower has white marble subway tile and the deep soaker tub is surrounded by a collection of small floral oil paintings.

A sand set brick path and a fountain lead to the covered patio, constructed in 1969. This has been transformed into a wonderful outdoor room with a seating and dining area. Clear Lexan panels hidden behind grass reed material protect the furnishings.



## *3729 Gundry Avenue*

**BUILT 1930**  
**ORIGINAL COST \$4,000**

Built in 1930, this Spanish Colonial Revival style bungalow is characterized by the asymmetrical façade, large picture window with faux stone surround, arched openings, stucco finish and red clay tile roof.

Original features in the living room include the coved ceiling, picture hang moulding and arch top bookcases flanking the picture window. The original faux fireplace was converted to gas burning by the current owner's father and the current owner installed the new tile surround. The hardwood flooring, also installed by the current owners, is not original and has varying widths of planks with a distressed, hewn finish.



The dining room features arched doorways, a coved ceiling and the original mail slot. The owner's father eliminated the large window facing the front of the house to provide more privacy and widened the arch opening into the kitchen. The current owner remodeled the kitchen about 10 years ago, combining the kitchen and breakfast room to create a more open space. The kitchen features a raised ceiling with faux beams, alder cabinets with a deep stain, green Silestone counter tops, Italian deco tile back splash and a large island with a built in gas range. The flooring is Spanish terra cotta tile.

The original service porch remains but the access to the hallway was closed off during the remodel and an arch top opening was added to the remaining doorway.

The hallway features the original coved ceiling, linen closet, display niche and gunny sack texture on the walls.

Original features in the daughters' bedroom include the original gunny sack plaster texture on the coved ceiling which projects over wall depth and has a hand trowel texture on the walls.

The hall bath features the original detail band on the ceiling, a combination tub/shower with the same tile as the kitchen and a family antique that was converted to a vanity with double basins.

The master suite has an en suite bath with a barn door entrance, a large shower with encaustic tile in shades of gray, blues and aqua and a large quartzite topped vanity with turned wood legs and shelf.

The garden features a great entertaining area with a covered patio for dining, a bar area with built in barbecue, hot tub and fire ring. The garage has been converted to living space with a small bathroom and sliding doors to open up the space. Landscaping includes palm trees, lily, nandina, giant bird of paradise and agave with an outdoor shower tucked on the outside of the garage.





## *3475 Falcon Avenue*

**BUILT 1931  
ORIGINAL COST \$3,750**

Built in 1931, this Spanish Eclectic home features a cross-gabled roof with red clay tiles, a stucco exterior finish, courtyard entry with stucco grille detail and lovely arch top picture window. The current owners purchased the home in 2000 and began a long journey of restoration. Over the years, all of the aluminum windows and sliding doors have been replaced with period appropriate wood windows and doors and the Spanish Lace exterior stucco finish, applied during a previous re-model, was replaced. The original entry door and mail slot remain.

In the living room, the original faux fireplace did not survive the 1933 earthquake and was removed. With some forensic research by their

contractor, the shape of the original fireplace was discovered and the new faux fireplace was constructed to replicate it. The star and cross terra cotta hearth tile is complimented by reproduction D & M deco tile. The Moroccan style arch opening repeats the motif of the arch opening to the dining room. In this phase of work, the contractor discovered the location of six original wall sconces in the living room and the owners had custom sconces made based on a 1920's sconce. The vintage unvented gas heater was a gift from friends and the hardwood flooring is original.

The dining room features a coved stepped ceiling with the original plaster texture. The dining room furniture is from the 1920s built by Los Angeles Furniture. The hallway has the original linen cabinet and niche. The niche insert was a 1970's addition. The hall bath was restored in 2009 but the layout was not changed. The tub is original and the yellow and black color scheme was inspired by the original bath floor. The deco tile is a Malibu Tile reproduction and the cabinets are custom built to compliment the console sink. Plumbing fixtures reflect the period.

The 1969 era kitchen was remodeled in 2016 to a more period appropriate style. The 1952 O'Keefe and Merritt range takes center stage and the custom cabinets, marble counter tops and subway tile back splash with "fish" deco tile compliment the inlay linoleum flooring. The opening to the family room was enlarged to match the arch opening to the breakfast room.

The master bedroom addition also features new wood flooring and molding, including the sprung cove crown detail. The master bath was remodeled in 2006 to make it one large bath instead of two awkward rooms. The floor is a marble hex tile and the deco tiles are Malibu Tile reproductions. The cabinets are custom and even accommodate the family cat.

The garden is planted with two large avocado trees, a crape myrtle, a fig tree, lavender, assorted ferns and succulents and creeping fig on the wall. A shady pergola with seating and an outdoor dining area provide ample seating for entertaining.





## *3461 Gardenia Avenue*

**BUILT 1939  
ORIGINAL COST \$2,200**

This Minimal Traditional style home was built prior to the construction slowdown that started in 1941 and continued through 1945, due to World War II. This style was a simplified form loosely based on the Tudor style with a dominant front gable, but with a lower roof pitch and a minimal amount of traditional detailing. The Minimal Traditional style first became popular in the late 1930's and remained the dominant style of the post-war 1940's and early 1950's.

The living room was remodeled in 2012 and the ceiling was pushed up and the beams were added. The living room features the original windows and hardwood flooring which has been stained black for a



more updated look. An eclectic mix of furnishings compliments the owner's vintage signage collection.

The kitchen was also remodeled and new wood flooring was added to match the existing flooring. The new bead board style cabinets are painted gray. The counter tops are white marble with a dual basin farmhouse sink.

Original features in the guest bedroom include the door, moulding and hardwood flooring stained black. The lighting fixture is new. The original bathroom off the hall was turned into the guest bath and features 2-inch white marble hex flooring, a new pedestal sink and toilet. The new shower features white subway tile with black trim. The lighting fixtures in this bath are salvage pieces. The hall has a linen cabinet and a secondary bedroom serves as a multipurpose room.

The new master bedroom, added in 2012, features ceiling details that match the living room and a large walk-in closet. It also has access to the garden. The attached master bath features painted gray bead board style cabinets that match the kitchen with a white marble countertop. The flooring is white subway tile with black trim and the floor is 2-inch white marble hex mosaic. The lighting fixtures in this bath are also salvage pieces.

The garden features several wonderful pieces of architectural salvage, including the front of an old bus with headlights that function and a fountain fashioned from a piece salvaged from a Mid-Century building. Raised letters spell out "PHARMACY" over two chaise lounges, another salvage find. Plantings in the garden include bougainvillea, giant bird of paradise, palms, ferns, citrus trees and a variety of succulents.

A home office is located adjacent to the garage and showcases the homeowners love of all things related to transportation. Interesting accessories include the flap from an airplane and a collection of vintage model trains.



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*Thank You!*

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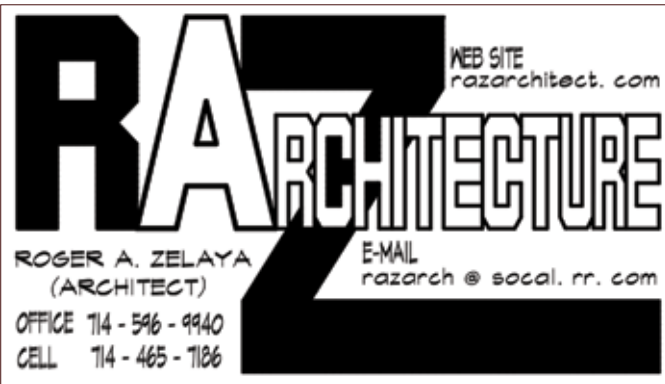
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The City of Long Beach boasts an impressive array of historic buildings and districts. We are fortunate that the 7th District contains the biggest and, quite honestly, best historic neighborhood—California Heights!

Thank you for supporting the Home & Garden Tour. I hope you enjoy your visit and everything this lovely community has to offer!

Respectfully yours,

A blue ink handwritten signature of Roberto Uranga.

Councilmember Roberto Uranga  
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