

California Heights Neighborhood Association presents



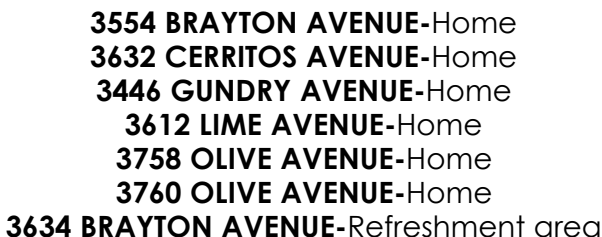
# Celebrating Ten Years



The  
Tenth  
Annual  
California  
Heights  
Home &  
Garden  
Tour

Sunday, October 1st, 2006  
11 a.m. to 4 p.m

The Tenth Annual  
**California Heights**  
**Home & Garden Tour**



## **Schedule of Events**

### **Trolley Schedule**

11 a.m. to 4:15 p.m.

We encourage all of our guests to walk and enjoy the neighborhood, but if you would like to take a break...take the Cal Heights trolley.

The trolley will be making a continuous loop throughout the day and is available on a "by chance" basis to home and garden tour participants only. Please do not plan your day around the trolley. If you catch it, you catch it.

The trolley bus (red route) will be picking up and dropping off riders at six destinations near the homes (see map).

**Refreshments served all day**  
**Lunches served noon to 3 p.m.**

3634 Brayton Avenue

### **Restroom Locations**

Jan's Antiques, 1133 E. Wardlow Road and  
3634 Brayton Avenue

# Celebrating Ten Years



## Welcome to the California Heights Historic District

*Forward by Claudine Burnett*

Until the early 1920's California Heights was part of the Bixby Ranch (now Los Cerritos Rancho) and was used primarily as grazing land. It was the discovery of oil on Signal Hill and the ensuing land boom in 1921 that caused the Jotham Bixby Company to subdivide and sell off lots in the California Heights tract. On October 10, 1922 the Jotham Bixby Company placed 830 lots on the market.

The California Heights tract was just 1500 feet from the Wiley No. 1 oil well, and lot purchases included oil rights. This was an attractive offer, since oil was discovered on Signal Hill the previous year and many had struck it rich. Who was to say that oil wouldn't be discovered under the new tract, making its owners wealthy?

An ad for California Heights in the Daily Telegram, October 14, 1922 stated:

"You could stand on one corner of California Heights and with a 30-30 rifle shoot the lights off the top of dozens of [oil] rigs -where gushers are spouting thousands of barrels of liquid gold daily. THAT'S HOW CLOSE WE ARE TO REAL MONEY.

Oil has made more rich men in Long Beach, in a shorter time, than all other interests combined. Are you among them? This is 'Your Ship', but you'll have to step lively to get aboard".

Within four hours, 185 lots were sold and within 24 hours 250 more. Twenty-five of the lots were purchased by a syndicate of local businessmen who planned to drill for oil.

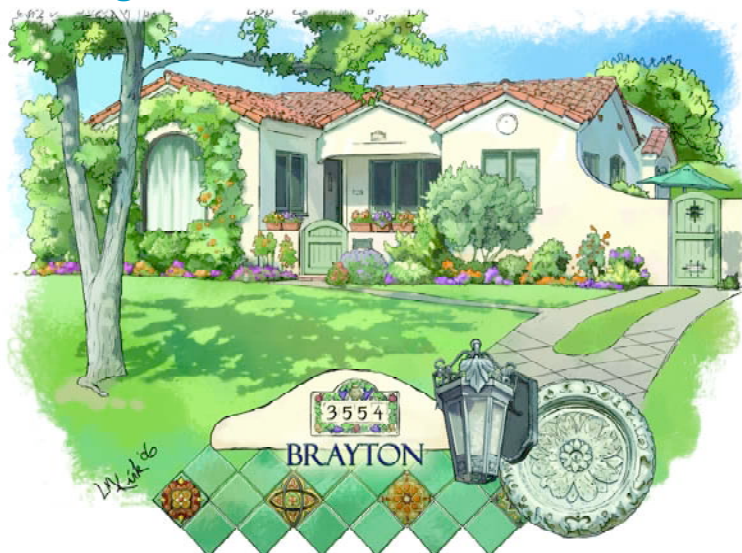
Because the question of oil beneath the properties remained unsettled, it wasn't until November 15, 1923 that the water, gas, telephone and electric mains necessary for building the homes were completed. Once these were in, it became evident that very little oil was under the tract and residential development began.

The Jotham Bixby Company got things off to a start by building 25 ready-made Spanish type bungalows which they sold on an "easy payment plan". Other homes were built on a parcel-by-parcel basis, creating a variety of home styles, including Tudor Revival, Spanish Colonial Revival and the well-known California Bungalow.

In December of 1927, California Heights and Chateau Thierry (the subdivision on the west side of California Avenue) organized the California Heights-Chateau Thierry Improvement Association to petition the City of Long Beach for paved streets, sidewalks, curbs and ornamental lighting.

The California Heights-Chateau Thierry area grew rapidly, with approximately 250 families moving into the neighborhood between 1925 and 1927. The area continued to attract new families, and by 1939 most of the building was complete.

## Celebrating Ten Years



### **3554 Brayton Avenue Built 1928 Original Cost \$4,500**

Built in 1928, this lovely Spanish Colonial Revival home has seen a variety of unsympathetic remodels and additions over the years. This home was previously featured on the 2003 home and garden tour after the current owners remodeled the kitchen, added a family room, bedroom with bath for their daughter, master suite and enclosed the side yard to create a small patio.

The entry courtyard is original to the house as is the entry door of ribbon stripe mahogany with the original hardware.

Original features in the living room include the arch top ceiling, arch top picture window and the faux fireplace with Egyptian motif tile surround. In the dining room the arch top entry, coved ceiling and windows are original. Oak strip hardwood floor, mahogany baseboards and casings are also original in both the living room and dining rooms.

The kitchen features Shaker style cabinets in cherry, granite countertops, and a rustic terra cotta tile backsplash with Spanish design motif. The kitchen and adjoining family room



have porcelain floor tiles that have the appearance of terra cotta pavers. Aluminum windows in the kitchen were returned to wood windows to match the original windows in the house and the arch top window over the sink ties together arch details throughout the home.

The breakfast nook features the original coved ceiling and a built-in eating area reminiscent of 1920's era breakfast nooks that was added by the current owners.

The former master bedroom was converted into a family room and features a built-in seating area, bookcase with shutter trim and arch top window. French doors lead out to the side patio.

The original bath, remodeled ten years ago in shades of white, cobalt blue and green, remains in the hallway. As you proceed down the hallway into the addition, matching hardwood floors and mahogany trim make the transition from old to new seamless.

The daughter's bedroom includes its own petite bathroom featuring reproduction Malibu tile in shades of lavender, purple and black. A pedestal sink, white field tile with black trim and a black and white hexagonal mosaic tile floor complete the period look.

The master suite features built-in bookcases flanking French doors that lead to the garden. A large dressing area leads to the master bath which features an arch top shower with reproduction Malibu tile in shades of taupe, cream, black and burgundy. A coordinating tile is used on the sink backsplash and dressing table.

In the garden, pavers softened by Irish moss lead from the master suite to the stamped concrete area complete with fountain and barbeque. The fireplace and fountain are accented with Malibu Pottery reproduction deco tiles and the barbeque area is slate. Plantings in this area include passion vine, wisteria, melaleuca tree, princess flowers, belladonna and kangaroo paws. Water hyacinth, papyrus and cape rush flourish in the fountain and a charming herb garden grows near the fireplace.

## Celebrating Ten Years



### **3632 Cerritos Avenue Built 1928 Original Cost \$5,000**

This beautiful 1928 English Tudor endured several unsympathetic interior and exterior changes since it was previously featured on the 1997 home and garden tour. Current owners have returned it to its former glory with a sensitive restoration including a complete kitchen and breakfast nook remodel, restoration of the existing bathrooms, living room fireplace and re-landscaping of the garden.

Original solid, hand-hewn fir beams and beautiful plaster arches in the entry give the feeling of stepping into the Old World. New owners added the British doorbell, new wall sconce, iron grille and door in entry door.

All of the diamond paned leaded glass windows, doors, door hardware and the stair railing are original to the home with the exception of the new Dutch door in the kitchen.

Both the living and dining rooms retain the original solid, hand-hewn fir beams and heavy scale corbels. The living room also features a new gas fireplace with original hand-hewn mantle and charming built-in bookcases. The fireplace surround, changed by the prior owner, has been replaced by a more period sensitive surround.



## The Tenth Annual California Heights Home & Garden Tour

A charming built-in landing with decorative wall alcove greets you as you ascend the stairs. Both upstairs bedrooms continue the Old World feeling with more ceiling beams and small wall alcoves.

The guest bath upstairs features the original green hexagonal flooring and plasterwork designed to simulate the look of tile. Current owners installed all new fixtures, frameless shower door and tile in the original tub.

The original floor in the master bath was too damaged to restore and current owners installed a new marble hex mosaic floor. The turquoise quarter round tile and plasterwork designed to simulate the look of tile is original. Current owners installed all new fixtures, frameless shower door and the Malibu tile reproduction mural in the original tub.

As you pass through the dining room and into the kitchen notice the window in the butler's pantry that opens to the service porch. The window originally provided ventilation to the butler's pantry but became ineffectual when the service porch was enclosed. The phone alcove in the butler's pantry is original and continues to be used for its' original purpose. New cabinetry with soapstone top was installed by the current owners.

The kitchen features all new cabinets with soapstone top, farmhouse sink and linoleum flooring with double border pattern. A new Dutch door was also added for more convenient access to the garden.

The breakfast nook had been converted to a bathroom with swinging saloon style doors by a prior owner and has been restored to its original use by the current owners. It retains the original coved ceiling and hand-hewn fir windowsills.

The service porch now serves as a laundry room and has cabinetry to match the kitchen including original ironing board cabinet location and iron storage. Washer and dryer are hidden behind bi-fold doors. Originally, service porches were left open and the main entrance to the home would be locked. The service area was where dairy, bread and other deliveries would be left.

Completely re-landscaped the garden features a new fireplace designed to co-ordinate with the architecture of the house, new stone surround that repeats the detail in the living room and a pergola built with lodge pole supports to match those that support the front porte cochere. Plantings and trees include bower vine, geraniums, star jasmine, Kangaroo paws, a variety of lavender, Potacarpus, Texas privet, Birch, Japanese Maple, a variety of citrus and a New Zealand Christmas tree.

## Celebrating Ten Years



### **3446 Gundry Avenue Built 1937 Original Cost \$3,200**

This Neo-traditional style home, built in 1937, features several bungalow design elements including the low pitched roof, covered porch, bay window and porte cochere.

The living room features the original faux fireplace. The living room, dining room, hallway and two original bedrooms all retain the original oak strip flooring.

Remodeled by the current owner the original bath features a new pedestal sink, porcelain body floor and shower tile with mosaic tile accent.

Both front bedrooms feature original coved ceilings and picture hang molding while the guest bedroom also has an original built-in bookcase.

An arch top opening leading into the dining room allows entry into the family room and into the recently remodeled kitchen.

The new kitchen features cherry cabinets with brushed nickel hardware, "verde butterfly" granite counter tops with a bullnose edge detail and slate backsplash. Flooring is a porcelain body tile which continues down the stairs and into the family room.

The family room, added by a prior owner in 1947, features built-in bookcases and provides access to both the master bedroom and garden.

The master bedroom features a raised plaster motif, two spacious closets and a lovely bath. Both the bedroom extension and the bathroom addition were completed in 1978 by a prior owner. The master bath features a vanity area with maple cabinets, large walk-in shower and the same porcelain body tile as the family room and kitchen.

The garden is an entertainer's delight featuring a swimming pool, spa and an "outdoor living room." The current owner replaced all of the pool decking, re-landscaped and added the outdoor living room complete with soothing wall fountain, wall mounted candle sconces, bead board ceiling, and Sunbrella fabric draperies.

Landscaping includes bamboo, bird of paradise, cana lily, fuchsias, citrus, ginger, butterfly bush and a variety of other lush tropical plants.

## Celebrating Ten Years



**3612 Lime Avenue**  
**Built 1935**  
**Original Cost \$3,000**

This Neo-traditional style home, built in 1935, has a unique floor plan that makes the most of the shallow lot. The exterior features wood siding and stucco with a low pitched roof.

The entry door is original but the glass has been replaced. A small window to the right side of the door allows light in to the formal entry. An abundance of windows found throughout the home give this modestly sized home an open, airy feeling.

The living room features an unusual ceiling that vaults up to a flat center of tongue and groove wood, the original fireplace with brick surround and two original divided light French doors that allow access to the garden. The current owner added the molding detail on the upper portion of the fireplace and installed tiger wood flooring in both the living and dining room.

An unusually large arch top opening leads into the dining room which features the original coved ceiling, picture hang molding and another pair of French doors accessing the garden.

The kitchen had been remodeled by previous owners and features blue cabinetry, tile counters with Talavera style deco tiles in the backsplash and laminate flooring. A portion of the kitchen appears to have been enclosed to create a small pantry and the petite breakfast room has been converted into a bar area.

The guest and master bedrooms feature the original oak strip flooring, detailed plaster wall finish and picture hang molding. Passage doors throughout the home are original but the hardware was changed by a previous owner.

The original bath was changed over the years and the current owner painted the existing cabinetry and walls and installed the natural oak fingerblock parquet flooring.

The hallway retains the original telephone alcove with a small window and hall closet which now contains the new heating and air conditioning unit.

The patio area features a pergola over the dining room French door, a dining area, and spa.

## Celebrating Ten Years



### **3758 Olive Avenue Built 1936 Original Cost \$4,900**

This Spanish Colonial Revival style home, built in 1936, was purchased by the current owners in 1999 and transformed into "a little bit of Tuscany". Featured previously on the 2000 home and garden tour, this home has recently received a remodel of the upstairs bath and the upstairs office has been finished.

The living room welcomes you with its warm antique glazed walls, coved ceiling, bay window and fireplace. The white plywood fireplace was remodeled using a salvaged oak surround and Italian-style tile.

The dining area retains its original coved ceilings and wainscoting. The hand-hewn beams were added to keep with the owner's Italian theme.

The original kitchen and adjoining breakfast nook were combined and reconfigured. The window above the sink was shortened to accommodate the new cabinets and counters.



The effect of the new Craftsman style cherry wood cabinets, new counter tile, tile backsplash and tile flooring in the kitchen is quite dramatic.

The hall bath and service porch were also reconfigured to allow access into the den from the kitchen.

The original built-in corner cabinet, from the breakfast nook, is put to good use in the remodeled hall bath. The beautiful mosaic tree mural inside the shower area is made of Spanish tile and green marble.

The spectacular coffered ceiling in the den was created and installed by the owners and is a replica of the ceiling in Elton John's kitchen.

As you ascend the stairs notice the new tile treads, wall tile and decorative accents in the railings.

The room at the top of the stairs began as a small deck but has been enclosed and converted to an office. The office features a built-in bookcase with ornate carvings and a ceiling mural of Thor, God of Thunder. A balcony was added and stairs descend from it to the curved garden patio below.

The recently remodeled upstairs bath was accomplished by reconfiguring the master bedroom closet. The new bath features carved beams, a mosaic tile mural of a tree above the tub and a vanity cabinet converted from a piece of furniture.

Both bedrooms retain the original coved ceiling, picture hang molding and door and window molding. Art deco detailing in the corners of the guest bedroom and the compass on the ceiling of the master bedroom were designed and painted by the owners.

Strangely, previous owners converted the master bedroom's balcony into a closet. Current owners have restored the original balcony and added the light fixtures, which were rescued from demolition at the Mission Inn, Capistrano and date back to the 1930's.

Current owners completed all of the painting, tile design, tile installation, woodwork, and front and back yard landscaping.

## Celebrating Ten Years



**3760 Olive Avenue**  
**Built 1936**  
**Original Cost \$4,150**

This charming Spanish Colonial Revival home, previously featured on the 2001 home and garden tour, was built in 1936 with a Mission style influence. The home has recently received an extensive remodel that included extending the dining room, extending a bedroom, adding a bath to create a master suite and remodeling the kitchen.

The living room features the original beamed ceiling detail with flat angled sides, wall sconces and faux fireplace common to homes of this period. The original pegged hardwood flooring in this room is one example of the homes' Mission style influence. During the remodel, the owners replaced existing aluminum sliders in this room with more appropriate wood casement style windows.

The original portion of the home retains the original plaster finish on walls and ceilings and door hardware. Light fixtures throughout the house are antiques purchased at a lighting store in Maine.

Both the guest room and son's room feature an interesting coved ceiling detail with "V" design motif in the corners and carved plaster line detail and original hardwood flooring without pegs.

Current owners previously remodeled the original bath installing limestone counter tops and floors, complete with key detail in floor and tumbled stone accents.

An arch top entry leads to the newly expanded dining room where the owners maintained the style of the coved ceiling when they enlarged the room. The corner cabinets are original to the home and were relocated from the original breakfast nook.

The remodeled kitchen features new Shaker style cabinets in walnut with oil rubbed bronze hardware, beige ceramic tile counter, matching backsplash with black tile feature strip and burgundy fish deco tile. New hardwood floors have a dark walnut inset border to match the new cabinetry and walls are finished in a French wash popular in the 1930's.

The new master bedroom features hardwood floors, a beamed ceiling detail with flat angled sides to match the living room, a walk-in closet and French doors to the garden. The master bath has a multi-toned cream hex mosaic tile floor with black hex border, off white subway tile walls with black accent strip and cap tile and a custom vanity cabinet with two petite sinks.

The garden features a dining area with a raised stone planter, a new curved patio and a charming courtyard with seating area and Mexican pavers. Plantings include a variety of fruit trees, jasmine, agapanthus, hibiscus, lavender, roses and lilies.

## Celebrating Ten Years



**3634 Brayton Avenue**  
**Built 1925**  
**Original Cost \$3,800**

REFRESHMENT AREA  
HOME NOT OPEN FOR VIEWING

Built in 1925, this Craftsman style bungalow is a mere 958 square feet. Typical Craftsman features include the large front porch with tapered porch posts, pergola covered porte-cochere, wood siding and the gently pitched, overhanging gable roof line.

The living and dining areas feature the original tray style ceiling and faux fireplace. Original features throughout the home include the oak strip flooring, door and window trim, picture hang molding and exceptionally tall baseboards.

A charming kitchen features the original kitchen cabinets, except for the small cabinet to the right of the stove, and the original arch top stove alcove with vintage Wedgewood stove. Cabinet hardware on the upper cabinets is also original. Tile counters and linoleum floor are new and were installed by the current owners.

The garage is original and the current owners built the gate to match the garage doors.

The back yard features a lovely patio area and a winding path leading to a secret garden behind the garage. A rose covered arch and white picket fence separate a small herb and vegetable garden from the rest of the yard. Other plantings include geraniums, lavender, blood orange tree, avocado and Asian pear.

LUNCHES WILL BE SERVED FROM NOON TO 3 P.M.

# Celebrating Ten Years

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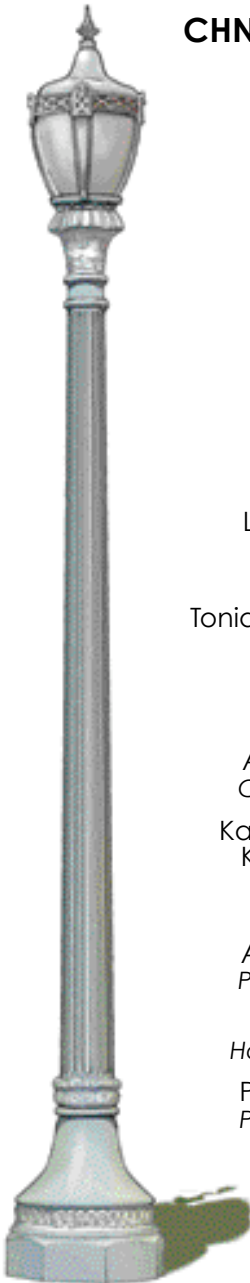
## **Special thanks to**

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We would like to thank the home owners, docents and volunteers who have contributed to making this a successful event.

For more information about the 2007 Home Tour, please visit [www.calheights.org](http://www.calheights.org)





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# Celebrating Ten Years

## Welcome to the 10th Annual California Heights Home and Garden Tour

Congratulations to the California Heights Neighborhood Association on celebrating 10 years of craftsmanship and creativity. I commend you for your commitment to the community and the many contributions you have made to the City of Long Beach.



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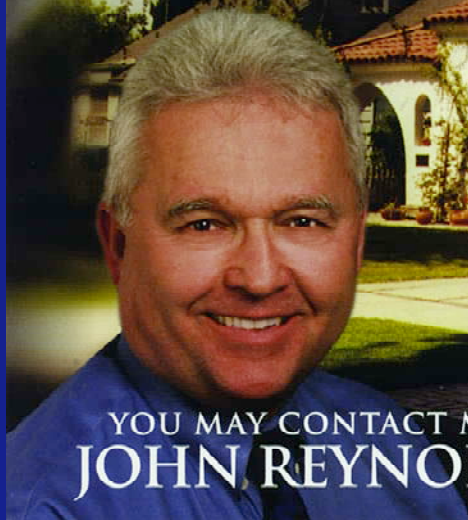
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"AS THE SPONSOR OF THE CALIFORNIA  
HEIGHTS HOME AND GARDEN TOUR, I  
WELCOME THE OPPORTUNITY TO BE OF  
SERVICE AND I PLEDGE TO DONATE A  
LAMPPOST ON BEHALF OF MY  
NEW CAL HEIGHTS CLIENTS."



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