



California  
Heights  
Neighborhood  
Association  
presents

# The Sights of the Heights

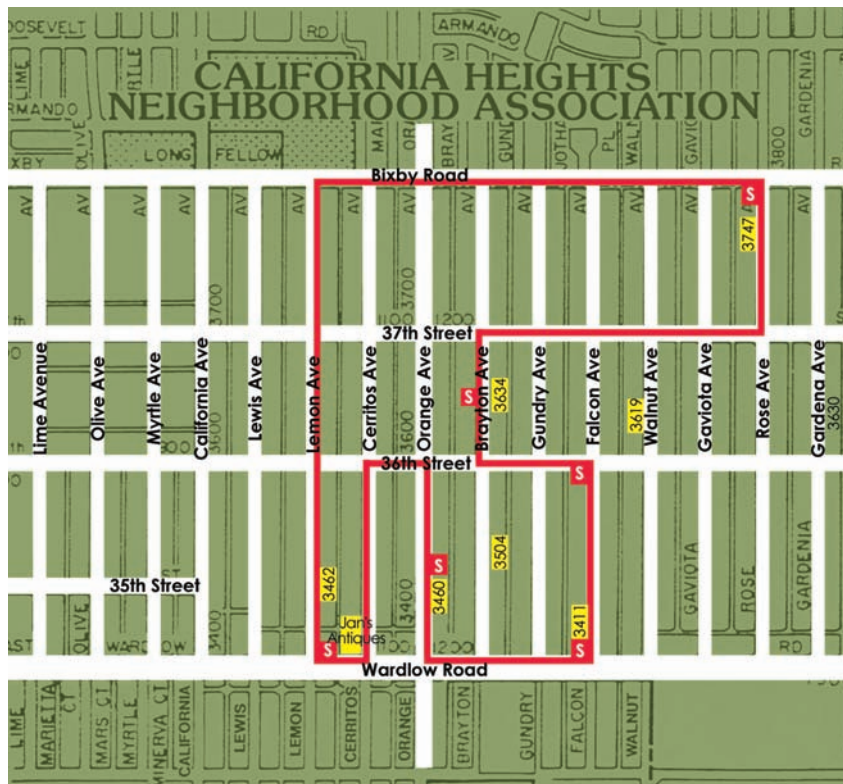


The  
11th Annual  
California Heights  
Home & Garden  
Tour



# The Sights of the Heights

## The 11th Annual California Heights Home & Garden Tour



- 3504 Brayton Avenue-Home**
- 3634 Brayton Avenue-Refreshment Area**
- 3411 Falcon Avenue-Home**
- 3462 Lemon Avenue-Home**
- 3460 Orange Avenue-Home**
- 3747 Rose Avenue-Home**
- 3619 Walnut Avenue-Home**

## **Welcome to Our 11th Annual Home & Garden Tour**

### **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. There are no set times for each trolley stop.

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  
Box lunches served noon to 3 p.m.**

3634 Brayton Avenue

### **Restroom Locations**

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

# The Sights of the Heights



## Welcome to the California Heights Historic District

*Forward by Claudine Burnett*

Until the early 1920s 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.



## A group of people are gathered outside a light green house with a brown roof. Some people are standing in a line or in small groups, while others are sitting on white folding chairs. A colorful banner with the text "Book Launch" and "The Book of David" is visible near the entrance. The scene is set on a lawn with trees in the background.

The CHNA has initiated many community projects through the years. Besides the Annual Home & Garden Tour, the association has been involved with the Mural Project, Lamppost Restoration Project, Historic District House Plaques, Curb Painting, Dana Library Planting and Cal Heights ReLeaf.



## The 11th Annual California Heights Home & Garden Tour



# The Sights of the Heights



## **3504 Brayton Avenue Built 1932 Original Cost \$4,000**

Built in 1932, this Mission style bungalow is characterized by the pyramidal tiled roof entry turret with unique finial top, arched arcade opening to the entry, arch top picture window, red tile roof and stucco exterior. A charming courtyard area sits to the right of the entry. The ribbon stripe entry door with Art Deco style "speakeasy door" is original.

Original features in the living room include the modified barrel vault ceiling, sconces, mahogany moldings, phone cabinet and oak strip flooring. Current owners recently converted the original faux fireplace to a functioning zero clearance gas fireplace.

An arch top opening leads to the dining room which features the original coved ceiling, mahogany baseboards and casings with rounded corners.



In 1982, the previous owners remodeled the kitchen/breakfast nook and added the bay windows, stained oak cabinets, beige ceramic tile counters, back splash and terra cotta floors. The original built-in ironing board location remains.

The daughter's bedroom features the original coved ceilings, picture hang molding and hardware.

The hallway has the original linen closet and coat closet with mirror. The original heating grate was preserved and now functions as part of the new forced heat and air conditioning system.

The son's bedroom also features the original coved ceilings, picture hang molding and hardware.

The hall bath features the original opalescent lavender and green wall tile with cobalt blue and chrome green diamond deco tile. The cobalt blue tile above the tub and on the floor is new and was chosen to match the existing tile by previous owners. The sink and toilet are also new while the tub, medicine cabinet and chrome green accessories are all original.

The master bedroom features the original coved ceiling and picture hang molding. The attached bath, added by previous owners in 1986, has been remodeled by the current owners in a more period correct style. It features plum tile wainscoting with plum, turquoise and cobalt deco tile, marble hexagonal mosaic floor, medicine cabinet, sink, toilet and cabinet. The glass block is a remnant of the 1986 bath addition.

Current owners installed the swimming pool and spa in the backyard after purchasing the home in 1998.

# The Sights of the Heights



**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.**

# The Sights of the Heights



## **3411 Falcon Avenue Built 1929 Original Cost \$3,000**

Built in 1929, this Mission style bungalow is characterized by the front entry key detail, entry hip roof with dormer, red tile roof and stucco finish. Although the home is small, approximately 1000 square feet, the large front room windows and wide opening between the living room and dining room give it a very open feeling.

Antiques throughout the house blend beautifully with the rustic simplicity of this home. Lighting fixtures throughout the house are period correct but not original to the home.



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The living room spans the entire front of the bungalow and features the original coved ceiling, picture hang molding and picture windows with divided light detail at the top. The original faux fireplace features scored plaster set in a running bond pattern to suggest stone. An un-vented (decorative) gas heater is placed in the niche as it would have been when the home was built. The oak strip flooring is original but has been refinished.

An arched opening leads into the dining room which features the original coved ceiling and picture hang molding. Note the unique detail as the picture hang molding boxes out over the door casing.

The kitchen features the original yellow 4" x 4" tile with blue raised deco tile. Cabinets are original but the doors, drawer fronts and one (laminated) countertop were changed by a previous owner probably in the 1950s. A new French door leads to the garden and another arch opening leads from the kitchen into the hallway.

In the bath the current owners installed the pedestal sink, bead board paneling and black and white hex mosaic flooring. The linen cabinet and shelf around the bath's perimeter are original.

In the master bedroom, French doors were added by the current owners to provide access to a quaint garden planted with an olive tree, medusa aloe tree, Queen Palms, agave and pisonia. A fountain and flagstone pavers with salmon bay pea gravel complete the yard.

The original garage has been converted into an office with French doors that connect to a covered patio.

# The Sights of the Heights



## **3462 Lemon Avenue Built 1924 Original Cost \$3,700**

Built in 1924, this Mission Revival bungalow is characterized by the arched entry door opening, angled parapet with red tile and the unadorned expanses of (new) stucco finish. This lovely home remained essentially unaltered until three years ago when the current owners completed a major remodel and added on a family room, office and master bedroom suite.

In the living room, the original faux fireplace was converted to a functioning fireplace with craftsman style mantle and tile surround. In addition, the original windows above the fireplace were removed and replaced with new larger windows and another doorway was added from the living room to provide additional access the front bedroom and hall bath.

In the adjoining dining room, the owners removed the wall between the kitchen and dining room to create a large open living area. The original French doors remain and lead to a soothing courtyard patio, formerly the driveway, which features

a stately magnolia tree, tiled fountain and outdoor entertaining area.

The red oak hardwood flooring found throughout the home is new, however the eight-inch baseboards, window and door casings are original.

Original features in the guest bedroom include the small scale crown molding and wainscoting.

In the hall the original bath was recently remodeled and features all new fixtures, white subway tile wainscoting with black and tan accent tile and a combination of 1-inch and 2-inch black and white hexagonal mosaic tile floor.

The office, originally a bedroom, has new crown molding and sliding door with a new deck to access the side yard.

The kitchen underwent a major remodel but remains the same size as the original kitchen. Features of the new kitchen include glazed cream color cabinets, cream colored Caesarstone countertop with cranberry red farmhouse sink and cranberry backsplash tile. The cranberry stained center island features a Caesarstone countertop with a concrete appearance. The hutch wall features cream colored bead board and a Zodiac solid surface countertop that looks like granite.

The new family room is open to the kitchen and two sets of French doors provide access to a new office, formerly the original detached garage, and new master bedroom suite. The family room features a polished concrete floor and a laundry area hidden behind bi-fold doors.

The new master bedroom suite features a large walk-in closet and fireplace. The baseboards and casings were matched as close as possible to the original portion of the home. French doors lead to the back garden which is planted with hydrangeas, flax, birds of paradise, bower vine, kangaroo paw, palms, rosemary, agapanthus and an orange tree.

The attached master bath, more like a spa style retreat, features a large vanity, and oversized shower with soothing aqua tile and stone floor.

# The Sights of the Heights



## **3460 Orange Avenue Built 1924 Original Cost \$3,000**

Built in 1924, this classic Craftsman bungalow is characterized by a broad porch, wood siding, low pitched gable roof, wide eaves and exposed beams.

The current owners have made numerous exterior improvements since purchasing the home including a new Craftsman style mahogany entry door, stripping and re-painting the wood siding, re-landscaping and replacing failing garage doors.

Original features in the living room include the coved ceiling, built-ins and the sanded plaster wall finish typical of a Craftsman bungalow. Originally a faux fireplace was located between the built-ins but was unfortunately removed by a previous owner. The high baseboards and wide flat casings



found throughout the home are also typical of a Craftsman bungalow.

The oak strip flooring in both the living and dining rooms was installed by the current owners and the original vent grilles throughout the home were preserved and incorporated into the new heating and air conditioning system.

Original features in the master bedroom include the flat ceiling and hardwood floors. Door hardware in this room is new.

The bathroom has been remodeled and features a new pedestal sink, toilet, bead board paneling and slate look porcelain tile in the shower and on the floor. The original medicine cabinet remains and a new cabinet has been added above the toilet.

The study/guest room is home to a family heirloom hall tree and a cocktail table originally on display in a drugstore. Owners cut down the legs on the table to give this piece new life. A French door was added to provide access into the garden.

Originally the kitchen was composed of three small rooms, the kitchen, a breakfast nook and a service porch. At some point previous owners combined the three adjoining rooms into one larger, open kitchen. The kitchen features the original base cabinets, however the upper cabinets, granite look laminate counter tops, and bead board backsplash are all new. A beautiful freestanding Craftsman style island completes this kitchen.

The garden is a wonderful area for both entertaining and contemplation. It features a fountain in the center of the garden with pathways that lead to a dining area, gazebo and spa. Plantings in the front and rear gardens include pepper trees, bougainvillea, roses, flax, lavender, red hot poker, butterfly bush, hydrangeas and camellias.

# The Sights of the Heights



## **3747 Rose Avenue Built 1937 Original Cost \$4,650**

This Mission Revival style home, built in 1937, is characterized by the iron grille on the picture window, red tile hip roof, pyramidal tiled roof on the faux chimney, stucco finish and the rustic beam over the porch entry which is also repeated as a shelf with corbel detail below the breakfast room window.

The winding front path and the front porch are paved with rustic brick. The front entry features the original stylized tongue and groove door with original hardware.

Original features in the living room include the divided light picture window with flanking built-in cabinet and bookcase and French corner windows. This room also features extensive plaster detailing with a heavy stipple swirl pattern on the original coved ceiling. A scored plaster detail band separates the plaster pattern on the ceiling from the pattern on the walls which was also done with a stipple tool in a more organic, leaf-like pattern.

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The original faux fireplace features an unusual black tile with a peak detail across the top of the fire box. The dentil molding on the mantle, as well as the tile, is indicative of the early 1930s move towards Art Deco. Wall sconces are original as is the refinished oak strip flooring found throughout the house.

The coved ceiling in the dining room features the same stipple swirl finish as the living room but in a lighter texture.

Original kitchen features include the marble top cabinet for rolling out pastry dough, Douglas fir top buffet style cabinet and a California cooler cabinet. The cabinet boxes are original, but the doors, drawer fronts and beige oatmeal tile are most likely from a remodel in the 1950s by previous owners.

The opening to the breakfast nook was widened by a previous owner but still features the original vaulted tongue and groove ceiling with beams. The original built-in ironing board, milk door and wall sconces (glass globes are not original) also remain.

The guest room features the original French doors, tongue and groove wainscoting, original sconces (glass globes are not original) and more plaster detailing. The plaster ceiling is gunny sack texture with a plaster score line to separate the ceiling pattern from the wall pattern, which is the same as the living room.

The hallway features linen closets down one entire wall which is unusual for the size of the house, approximately 1200 square feet. The bath, remodeled by the current owners, features tumbled travertine floors and wainscoting with mosaic accent details. The tumbled stone is repeated in the tub surround and counter tops. Other new features include the double sink, tub and arch top tub opening. The coved ceiling is original and also features the plaster score line detailing found in the rest of the home.

Original features in the master bedroom include the Art Deco style wall sconces, unique corner French doors and the coved ceiling with gunny sack plaster texture and a plaster score line that separates it from the smooth walls.

The garden features a covered patio with terra cotta paved flooring, beautiful ivy covered fountain and a winding path to the garage and spa area. Plantings include bougainvillea, fountain grass, statice, flax, rosemary, camellia, hydrangeas, agapanthus, nandina and palms.

# The Sights of the Heights



## **3619 Walnut Avenue Built 1937 Original Cost \$4,200**

This Neo-traditional style home, built in 1937, features a shutter flanked picture window, composition shingle hipped roof with gable end and wood siding. The entry features the original door with Art Deco style hardware and stylish octagonal window.

The study, originally the breakfast nook, was created by closing off the doorway to the kitchen and installing cabinetry in its place. The original breakfast nook coved ceiling still remains.

Original features in the living room include the traditional style faux fireplace, mail slot and baseboards. The crown molding detail was added by previous owners. The original oak strip hardwood floors have been refinished by the current owners.

An arch top opening leads into the dining room which features the original phone alcove.



Originally, the kitchen opened up into both the breakfast nook and a small service porch. As mentioned, the breakfast nook was closed off to create the study and the current owners removed the wall separating the kitchen and service porch to expand and remodel the kitchen.

The new kitchen features a vintage 1952 O'Keefe and Merritt stove, maple cabinetry and Ubatuba granite counters with porcelain tile backsplash. Floor tile is also porcelain with mosaic tiles and matches the backsplash. Other new features include the island, beverage center, flat screen television and laundry area. An original bay window remains above the sink and a French door leads to the side garden.

An unusually large hall bath was divided into two baths by adding a wall and taking space from the master bedroom closet. The new hall bath features the original (relocated) tub, new sink, toilet, and subway tile in white with navy and gray accents.

In the master bedroom an original window was converted to French doors to provide access to the deck and garden. Because the original closet was used to create the master bath the current owners created a new closet by taking about two feet from the den.

The master bath is entirely new with porcelain tile and a slate mosaic feature strip. The two windows flanking the sink are in the original location as part of the original large hall bath. And the smaller upper window is also in the original location as part of the original bedroom closet.

French doors in the master bedroom lead to a large deck area complete with lap pool and spa. A retractable awning provides respite from the sun when needed.

The original garage is unusually large encompassing the entire back portion of the property. Half of the original garage has been converted into a guest house complete with small kitchen, breakfast bar, bath and workout area.

The original driveway, now a garden, is planted with podocarpus, callalily, amaryllis, paparys, umbrella plants and a variety of plum trees.

# The Sights of the Heights

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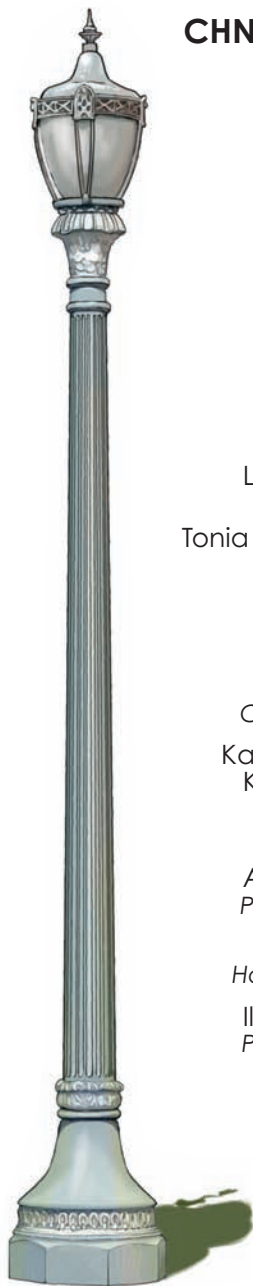
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We would like to thank the home owners, docents and volunteers who have contributed to making this a successful event.

For more information about the 2008 Home Tour, please visit [www.calheights.org](http://www.calheights.org)



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# The Sights of the Heights

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Congratulations to the California Heights Neighborhood Association on celebrating 11 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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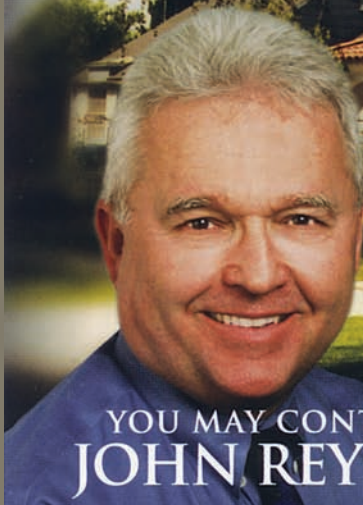
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