



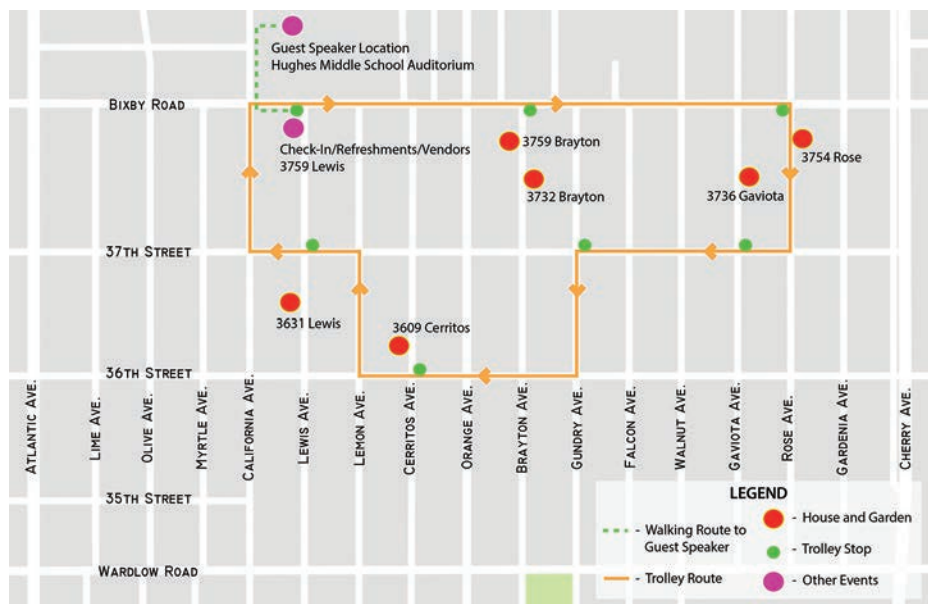
ALL HOME DRAWINGS BY ELLEN KIRK

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

Sunday ~ October 15, 2017

CALIFORNIA HEIGHTS NEIGHBORHOOD ASSOCIATION  #CALHEIGHTSHOMETOUR

# The 2017 CALIFORNIA HEIGHTS HOME & GARDEN TOUR



## LOCATION OF HOMES & GARDENS

Visit in any order

**3631 Lewis**

**3609 Cerritos**

**3732 Brayton**

**3759 Brayton**

**3736 Gaviota**

**3754 Rose**

## REFRESHMENT BLOCK

3700 Block of Lewis Avenue (restrooms located here)

## PICKET FENCE BICYCLE RACKS

We have bike racks at each tour location. Please lock bicycles and accessories. CHNA is not responsible for damage or theft.

*Plan Your Day*

**10:30 am  
Check-in**

## 11 - 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, instagram.com/historic\_calheights, twitter.com/calheights

## 2 - 3 pm - Guest Speaker Alexander Vertikoff

Hughes Middle School Auditorium - 3846 California Avenue  
(limited seating, first come first serve)

You can walk or bike and enjoy the neighborhood,  
but if you would like to take a break...  
take the Cal Heights trolley!

## 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 seven destinations near the tour homes (see map).

## Refreshment Block - 3700 Block of Lewis Avenue

Featured at this location throughout the day:  
Lewis Ebersole, Tour Sponsor  
Gamble House Pop-up Book Store  
Alexander Vertikoff book signing (11-12:30 pm)  
Historical Society of Long Beach  
Long Beach Heritage  
Long Beach Creamery - Organic Ice Cream  
Cal Heights Vintage Truck  
Music by Lee Hansen

The California Heights Neighborhood Association and home tour volunteers would like to welcome you to our sixteenth California Heights Home & Garden Tour. As you walk our tree-lined streets and tour these beautiful homes and gardens, we hope you will gain a better understanding of the past, and how it shaped the neighborhood we call home.

## Welcome

It was ninety-five years ago on October 10, 1922 that the California Heights land tract went on sale. One year later, in November of 1923, the necessary infrastructure was in place for home building to begin. In February of 1990, Cal Heights was proclaimed an Historic District, which later expanded to include Bixby to the North, Wardlow to the South, Gardenia to the East, and Lime to the West. The neighborhood consists of homes, ranging in styles from Spanish Revival to Tudor; Craftsman-style California Bungalows to Mid-Century Modern.

Restoration, preservation, and enjoyment of our historic houses and streets are just some of the reasons we have mounted this tour annually from 1997 through 2007, and biannually from 2009 to the present. California Heights is a community of volunteers, activists, doers, thinkers, and joiners who like nothing better than to plan for, and act on, improvements to the neighborhood. You may see us restoring our vintage lampposts, picking up litter, delivering the newsletter, sweeping our alleys, or partnering with local businesses and government officials.

The CHNA reinvests all home tour proceeds into the neighborhood. In the past, funds have been used for projects such as installing Historic District street signs and restoring all our vintage lampposts. Most recently, the new mural located on the California Heights Market was sponsored by the CHNA, with a generous matching grant from Long Beach 7<sup>th</sup> District Councilmember, Roberto Uranga.

With the continued generosity, kindness, and patience of our local residents, business owners, and volunteers, the CHNA shall continue working, creating, and improving well into the future.

Sincerely, The CHNA Board

The guest speaker for this year's tour is architectural photographer Alexander Vertikoff. Mr. Vertikoff is one of the leading photographers in the United States. For over 40 years his iconic images have graced the covers and articles in such magazines as, "Architectural Digest", "Sunset", and the, "New York Times", as well as every cover of, "American Bungalow" magazine since its inception. He has been the principal architectural and promotional photographer for the J. Paul Getty Trust's Villa and Center, the Gamble House, the Los Angeles County Museum of Art and the Skirball Cultural Center to name but a few. His books include over 15 titles, the latest being "The Gamble House: Building Paradise in California." He also was the first foreign artist to have a traveling exhibit of his photographs in The People's Republic of China.

Mr. Vertikoff will be speaking at 2 pm in the Hughes Auditorium and admission is included with a ticket purchase. An added bonus is the Gamble House Pop-up Book Store located at the Refreshment Block, where Mr. Vertikoff will be signing books from 11 to 12:30 pm.

## Guest Speaker



Image by Alexander Vertikoff of the Gamble House

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. Our projects and communications are designed to enhance our sense of place and foster a sense of community by encouraging active engagement between residents, local businesses, city officials, police, and other local organizations.

**CLEAN STREETS** Beginning in August 2009, Clean Streets volunteers have picked up litter every Thursday morning. Each year volunteers have removed several tons of litter from our streets, alleys, freeway ramps, and parking lots. In November 2012, CHNA became the only neighborhood association in the California Adopt-A-Highway program, with twice monthly pick ups along the 405 Freeway.

**CAL HEIGHTS RELEAF** Our ReLeaf volunteers have donated thousands of hours to green our neighborhood, partnering with the City of Long Beach, Bixby Knolls Business Improvement Association, Tree People, Boy & Girl Scouts, Campfire Kids, and others to plant and care for trees in public easements.

## Community Projects



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).



## CAL HEIGHTS MARKET MURAL

After more than a year of planning, fundraising, and hard work we were thrilled to join Councilmember Roberto Uranga on July 1, 2017 for the official unveiling of the newest Cal Heights mural located on the corner of Bixby and Orange. The mural was designed and painted by Emily Tanaka, a local Long Beach artist. The mural is painted in a whimsical style with many elements designed to encourage residents to stop and appreciate the many small details that are present. It adds a dimension to the northern Orange entrance to the neighborhood that complements the murals at the southern Orange entrance to the neighborhood, providing a balance to the evolving community art spaces that are gracing our neighborhood.

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Special home tour thanks to Kerrie Weaver - Home Tour Coordinator, Karen Highberger - Home Tour Selection, Christa Stelzmuller - Home Tour Volunteer Coordinator, Stacey Morrison - Program Design, Tom Underhill - Photographer, John Moreland - Ad Sales.



## 3631 Lewis Avenue

**BUILT 1928**  
**ORIGINAL COST \$4,000**

Built in 1928, this beautiful French Norman or French Eclectic home is unique in California Heights. A distinctive tower with high conical roof houses the arch top entry door with leaded glass detail. The stucco quoins around the recessed door opening are repeated around the arch top picture window on the front of the home. The tall, steeply-pitched gabled roof with rolled eaves is also a hallmark of this style. Well-manicured hedges and topiary trees add to the formality of the home, as do the brick paths and planters.

Original features in the large living room include the coved ceiling with a tray detail, picture hang molding, and built-ins. The windows are original Douglas fir with mahogany casing and trim.

The dining room features a view of the front courtyard. It also has a coved ceiling with the tray detail and picture hang molding. An original built-in under the south facing window was removed to make space for the homeowner's furniture. The flooring was matched and the built-in was repurposed in the guest house.

The master bedroom features a coved ceiling and picture hang molding. The hallway has a large linen closet and original phone niche. The office at the end of the hallway features picture hang molding and divided light French doors that access the family room addition.

Updated by a previous owner, the bathroom features white hex flooring with grey square accents and a white and grey tub/shower. The ceiling is coved with a stepped detail.

A previous owner remodeled the kitchen and added the family room. The kitchen features sherry Shaker style cabinets and Juparana granite countertops. The tile in the kitchen is a faux travertine. There is a large pantry for storage and a wonderful island which is perfect for the homeowner who loves to cook.

The kitchen includes a casual eating area that opens to the family room. This area has new oak strip floors that match the original floors and a tongue and groove wood ceiling with beams.

The family room opens to a lush garden where the homeowner raises a variety of vegetables, herbs, berries, and citrus. Creeping fig covers the back fence.





## 3609 Cerritos Avenue

**BUILT 1924**  
**ORIGINAL COST \$3,700**

Built in 1924, this charming Craftsman bungalow features many elements common to the style, including a wood clapboard exterior, low-pitched gabled roof with a wide, unenclosed eave overhang, and a separate gabled roof over the porch and exposed rafter tails. An inviting swing adorns the porch and the front windows retain the original float plate glass.

The front yard is landscaped with drought-tolerant plants including succulents, lavender, Mexican sage, Cleveland sage, Dymondia, and a fruitless olive tree.

The home is a modestly sized 960 square feet on a 6,000 square foot lot and the current homeowners purchased it in 2014. They immediately began work on the house to prepare it for their wedding. They completed the work in 2015, were married in the backyard and are now living happily ever after in their gem of a bungalow.

The living room and dining room open into each other, forming a large gathering space. The original built-ins were removed by prior owners. Furnishings are contemporary in style and the dining table, a wedding present from a friend, was custom designed for the homeowners. It is two separate tables that are very versatile for the small space.

The narrow 1 1/2" white oak plank hardwood flooring is original. The woodwork in the home is also original and the beams are Douglas fir.

The master bedroom faces the street and the back bedroom serves as a nursery. In the nursery, the original laundry room/mud room has been converted to a bathroom with hex mosaic flooring and subway tile.

In the hall, the bath is original except for the cabinet above the toilet. The tile is gold/yellow in tone with black accents. The hallway has the original built-in linen closet.

The kitchen floor was originally Douglas fir plank and was covered with vinyl when the owners purchased the home in 2014. They replaced the vinyl floor with oak strip to match the original floors. The kitchen has been updated with new cabinets and soapstone countertops. The O'Keefe & Merritt range came with the home. Open shelves and school house lighting fixtures add to the casual look and the window seat provides a view to the lovely yard.

The back yard has been landscaped with a new deck and large concrete pads delineating various areas. Raised flower beds house a vegetable garden, a casual seating area is located around a fire pit, and a dining area features a table and benches for al fresco meals. The original garage has an attached potting shed and the area has been landscaped with more drought-tolerant plants.



## 3732 Brayton Avenue

**BUILT 1928**  
**ORIGINAL COST \$2,750**

Built in 1928, this Spanish Colonial Revival home features a cross-gabled roof line that extends over the arch opening to the petite front courtyard and a terra-cotta barrel tile roof that extends over the arcaded arched entry to the garage. Black canvas awnings on iron frames and drought-tolerant landscaping compliment the architecture of the home. The arch top entry door is new to the home.

Original features in the living room and dining room include the coved ceilings with inset tray detail, picture hang molding, and all the windows. The original faux fireplace has been upgraded to a gas fireplace and features a custom deco tile on the surround. The living room

originally had built-in cabinets flanking the fireplace but they were missing when the current owners purchased the house. The two small cabinets you see came from their grandparents. Oak strip hardwood floors are new as are the base boards and casings on windows and doors.

The guest bedroom features a flat ceiling with picture hang molding. The hallway has the original telephone niche and a closet. Original features in the hall bath include the tub and the amazingly crack-free black and white hex floor. The toilet, console sinks, and wall tile are new.

The master bedroom features a flat ceiling with picture hang molding. A spa-like master bath, adjacent to the family room, was created by reconfiguring an existing bath. The new master bath features a white marble counter top and floor, double basins, and a large shower with a frameless glass enclosure.

Previous owners added the family room in 1989. The current owners changed the fireplace surround to tumbled stone and added a cast stone mantle. Square footage from an exterior water heater closet was used to build a linen closet and the washer and dryer are hidden behind bi-fold doors. The family room includes office space and a casual eating area.

The kitchen is newly re-modeled within the original footprint and now features a skylight. Cabinets are maple with a cinnamon color stain and the countertops are Caesarstone with a crema marfil marble back splash. The pantry is original with a new glass door.

The garden off the family room is an entertainers dream! A concrete paver clad porch with Malibu deco tile risers leads to the yard which features a beautiful two-tier fountain and a fireplace with a cozy seating area. Large concrete pads are interspersed with Palm Springs Gold ground cover and a large Brazilian pepper tree provides shade for an outdoor reading space. A dining area seats six and has an adjacent outdoor bar. Landscaping includes succulents, geraniums, pittosporum and is highlighted with large granite rocks to tie in with the front yard design.



## 3759 Brayton Avenue

**BUILT 1935**  
**ORIGINAL COST \$4,500**

Built in 1935, this Spanish Colonial Revival home has a wealth of features that define the style: a barrel tile roof, an enclosed courtyard, an arcaded porch, a square tower, and an arched opening porte cochere. The garage access has been changed to an entrance off the alley so the covered porte cochere now has a comfortable seating area. Drought-tolerant landscaping compliments the architectural features of this home.

The entry to this home features a raised ceiling with a dentil molding trim. The original door chime is in a niche and the mail slot is original. An arch top opening leads to the living room.

Original features in the living room include the French windows and wood-burning fireplace. The fireplace has an acanthus leaf/acorn motif with a dentil molding detail under the mantle. The hearth tile appears to be original and could be either Batchelder or Calco tile. The ceiling line in this room features a unique shape and picture hang molding.

An arch top opening leads to the dining room which features a tray detail in the ceiling with a dentil molding trim and a high wainscoting on the walls. A two-way swinging door leads to the kitchen.

Door hardware throughout the house is original, an Art Deco style escutcheon with glass knobs. The casings in the home feature a clipped corner detail, adding to the Art Deco style. Wood floors are original and have a peg detail in the primary rooms of the home.

Original features in the front bedroom include the coved ceiling with picture hang molding. Note the beautiful antique dressing table in this room. The adjoining hall floor is plain as is the floor in the front bedroom. The plaster texture in the hall is very unique and the original telephone niche is unusually tall.

The hall bath has a hex mosaic floor in black and white and a tile wainscoting in white, taupe, and black on all the walls. The single basin vanity was installed by the previous owners.

In the kitchen, cabinets have been updated to a raised-panel style with a painted/over-glazed finish and the counter tops are quartz with a subway tile back splash. Floors are the original Douglas fir and the laundry room has a stack washer/dryer and a laundry sink, possibly original to the house.

Original features in the master bedroom include the coved ceiling with picture hang molding and the wood floors in this room have the peg detail. The office features a coved ceiling with a raised plaster design and picture hang molding. Adjacent to the office is another small bath that may have been carved out of part of the service porch/laundry room. This bath features white bead board wainscoting, white hex mosaic flooring, a shower, and a pedestal sink.



## 3736 Gaviota Avenue

**BUILT 1931  
ORIGINAL COST \$5,200**

A charming brick path leads to the gated courtyard of this lovely Spanish Colonial Revival. The cross-gabled roof of this home features irregularly-laid straight barrel Mission tile that adds a more rustic look to the home. Exterior walls are clad in stucco and the deco tiles above the front window are not original to the home. The courtyard has a variety of plant material including Ficus, Camelia, asparagus fern, and lilies. A fountain provides a focal point with large teal color pots.

The original arcade front porch was enclosed at some point and is now a sun room with Mexican paver flooring. The ribbon stripe mahogany entry door is original, including the hardware and speak easy.

From the entry you step down into the living room which features an original wood-burning fireplace. The alcove above the fireplace was uncovered by a previous owner. The ceiling is open beam with trusses and corbels and all the wood trim is original mahogany. The oak strip floors are original, as are the deco tile risers found on the steps.

The dining room also features a beamed ceiling with accents in terracotta and green and was enlarged by four feet in 1939. All of the furniture in this room are family heirlooms from the owner's grandparents, who were antique dealers.

All of the passage doors in the home are original mahogany with three recessed panels. The home has updated heating and air conditioning that uses the original gravity floor furnace grilles.

The kitchen was updated with new cabinets in the 1950s and has pale yellow tile counter tops. The breakfast room has the original built-ins and a coved ceiling with gunny sack texture. The ample-sized service porch includes a wall of original cabinets and a laundry sink.

The hall has a large walk-in closet and coved ceiling with picture hang molding. The hall bath was updated at some point with white tile with black accents. The original foot print was kept, as well as the scored plaster detail on the walls.

The guest bedroom features the original picture hang molding and coved ceiling. The walls are a gunny sack texture. The beautiful desk in this room belonged to the owner's grandfather.

The master bedroom was enlarged in 1945 and a bath was added. The master bedroom features a coved ceiling with picture hang molding and, as in other rooms of the house, the ceiling texture is different from the wall texture. The bedroom is furnished with more family pieces and a deck outside the master bedroom has a cozy seating area.

The garage is original, including the sliding doors and the shutter detail on the window matches the rest of the home.



## 3754 Rose Avenue

**BUILT 1939**  
**ORIGINAL COST \$3,850**

This Minimal Traditional or Neo-traditional home was built in 1939 just prior to the building slowdown that occurred as the United States prepared for and fought in World War II. These houses first became popular in the late 1930s and were the dominate style of the post-war '40s and '50s. The style is a simpler interpretation of a traditional style and is usually a single story with a low-pitched roof, dominate front gable and porch roof supports.

The home is nestled in a beautiful drought-tolerant garden completed 1½ years ago. Plantings include Silver Sheen Pittosporum, salvia, ornamental grasses, sedge, thyme, parrot's beaks, Shasta daisy, lilies,

Russian sage, and a fruitless olive tree. Pea gravel and large boulders add texture to the garden.

The current owners have lived in the home for 26 years. They have updated the kitchen and bath but have remained true to the original footprint and the original architectural features.

The entry has a coat closet and an arch top opening into the living room. The living room fireplace has the original mantle and the current owner changed out the surround to absolute black granite. Original 1½" oak strip flooring, windows, and crown molding are found throughout the home.

The dining room features a unique table with large irregular shape slab of marble as the top and opens out to the beautiful back garden. The office features a coved ceiling and picture hang molding. The hallway has a linen closet and an additional storage closet.

The hall bath was recently re-modeled and features a large walk-in shower with Silk River Jade marble on the walls. Flooring is Silk River Jade marble mosaic with a border of black granite and larger format Silk River Jade marble. This combination is repeated on the back splash of the white cabinet with a black granite top. The mirror frame is black glass with a beveled mirror.

The master bedroom features a coved ceiling with picture hang molding. A beautiful antique armoire and captain's chest are favorite pieces of the owners. Luckily, the armoire comes apart so it can be easily moved into a small space.

The kitchen has white cabinets and black granite counter tops. The back splash is white and black tile with an accent of glass mosaic in black, red, and grey. The floor is black granite with the glass mosaic repeated as accents. A built-in buffet in red and black was recently added. The adjoining laundry room leads to the back garden.

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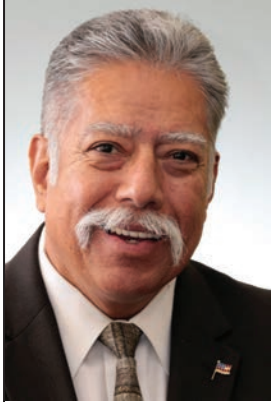
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Kerrie Weaver  
Tom Underhill  
Carol Choate  
Kathy Costantino

## Welcome to the California Heights Home & Garden Tour!



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,

*Roberto Uranga*  
Councilmember Roberto Uranga  
City of Long Beach, Seventh District



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The Historical Society of Long Beach  
22nd Annual

# Historical Cemetery Tour

Tickets & Info  
[hslb.org](http://hslb.org)

Saturday  
October 28, 2017  
1095 E. Willow St.  
9am~3pm

It's like theater ...  
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Local history comes alive as told by those who lived it!



Come back and visit Uptown on October 28<sup>th</sup> for Beach Streets. Parts of Atlantic and Wardlow will be closed to cars, so you can explore via bike, scooter, skates, skateboard, or walking! Details at [longbeach.gov/beachstreets](http://longbeach.gov/beachstreets).

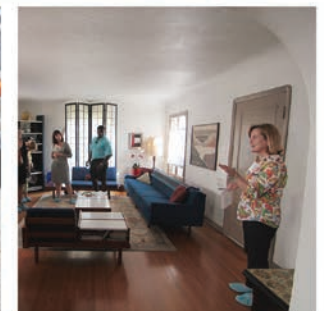


IMAGES BY TOM UNDERHILL

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