

Robert E. Shannon
City Attorney of Long Beach
333 West Ocean Boulevard
Long Beach, California 90802-4664
Telephone (562) 570-2200

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

ORDINANCE NO. C- 7702

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF LONG BEACH AMENDING AND RESTATING THE
CALIFORNIA HEIGHTS HISTORIC LANDMARK DISTRICT

The City Council of the City of Long Beach ordains as follows:

Section 1. Designation of an Historic Landmark District. Pursuant to the provisions of Section 2.63.010 et seq., of the Long Beach Municipal Code (Ordinance No. C-5364) and with the recommendation of the Planning Commission, the City Council of the City of Long Beach hereby designates the area between the east side of Gaviota Avenue, the west side of Lime Avenue, south of Bixby Road and the alley north of Wardlow Road as the California Heights Historic Landmark District.

I. California Heights Historic Landmark District:

Location and Description. The boundaries of the California Heights Historic Landmark District are set forth in Exhibit "A" which is attached hereto and incorporated by reference.

California Heights is a typical subdivision of the 1920's, developed during a time of tremendous economic growth in the City, which has retained remarkable consistency of housing type and the integrity of its original "period" architecture. The neighborhood was subdivided between 1920-1929, moving from west to east. Most of the houses existing today were built between 1920-1950, and are predominantly Spanish Colonial Revival single-family houses, intermixed with other period revival styles such as Tudor Revival, Norman Revival and Neo-Traditional (1938-1949). Earlier housing types, California Bungalows, were moved into the area, relocated from other neighborhoods undergoing substantial redevelopment. War-time tract houses, Neo-Traditional in style, contribute to the district's architectural coherence, and represent continuity in residential

1 development over three decades. Similarities in scale, setback, massing and materials
2 relate the different architectural styles as a coherent, visually unified district. There has
3 been relatively little physical alteration of the older houses, and relatively few
4 noncontributing structures, so that the neighborhood has a high degree of visual harmony
5 and period charm.

6 The neighborhood reflects the economic development of Long Beach and the
7 creation of new housing subdivisions to serve expanding employment opportunities during
8 the 1920's, such as the discovery of oil on nearby Signal Hill. Indeed, some of the earlier
9 California bungalows in the district were probably moved in from Signal Hill and from the
10 airport expansion area. The large number of relocated houses to make for new project
11 developments reflects a pragmatic approach to the conservation of housing stock which
12 still exists today in Long Beach.

13 The architectural types reflect the popular taste of the 1920's and 1930's for
14 romantic and picturesque homes in the Spanish Colonial Revival and medieval revival
15 styles. The variety of designs demonstrates the versatility of the Spanish Colonial Revival
16 design vocabulary. In the 1940's, a Neo-Traditional style emerged, reflecting modernism
17 mixed with American Colonial Revival themes. There have been relatively few remodels,
18 additions or demolitions so that the streetscapes retain their aura of the past.

19 California Heights is a distinctive area featuring single-family, modest middle-
20 class homes showing the housing styles popular in the 1920's, 1930's and 1940's. The
21 district has unity and cohesion, based on similarity of housing types with consistent scale
22 and setbacks, and a gracious streetscape with magnificent street trees and vintage street
23 lights. The neighborhood represents a typical housing subdivision of the second quarter
24 of the twentieth century, demonstrating the growth of residential neighborhoods in Long
25 Beach during a "boom" period. The individuality of each house represents small-scale
26 construction methods, predating mass produced subdivisions.

27 II. General Guidelines and Standards for Any Changes.

28 The "Standards for Rehabilitation and Guidelines for Rehabilitating Historic

1 Buildings” prepared by the Secretary of the Interior (Revised, 1990), as amended, are
2 hereby incorporated by reference. The following guidelines have been formulated to
3 ensure that construction in the district preserves and enhances its architectural continuity.
4 The guidelines are an aid to public and private property owners, and others, formulating
5 plans for new construction, for rehabilitation or alteration of existing structures, and for site
6 development. The guidelines pertain to buildings of all occupancy and construction types,
7 sizes and materials, and pertain to construction on the exterior of existing buildings as well
8 as to new, attached or adjacent construction.

9 The guidelines are also designed to be standards which the Cultural Heritage
10 Commission shall apply when making decisions about Certificates of Appropriateness as
11 required by the City of Long Beach Cultural Heritage Ordinance.

12 “General Standards and Guidelines for Historic Landmarks and Historic
13 Districts for the City of Long Beach” shall also apply a follows:

14 A. Existing Structures:

15 1. Architecture

- 16 a. Addition or alteration of architectural elements of roof.
- 17 b. Substitution of roof materials.
- 18 c. Alteration or addition to exterior.
- 19 d. All additions.
- 20 e. Alteration or changes to windows. Substitute materials which
- 21 maintain the original design shall be permitted.
- 22 f. Alteration of exterior color or exterior materials.

23 2. Landscape Features.

- 24 a. Alterations and/or relocation of walkways and driveways.
- 25 b. Alteration or addition to fencing and exterior patio walls.

26 B. New Construction.

27 1. The style of architecture, massing and use of materials shall not be
28 uncharacteristically different from the existing styles of the district.

Robert E. Shannon
City Attorney of Long Beach
333 West Ocean Boulevard
Long Beach, California 90802-4664
Telephone (562) 570-2200

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

2. The architectural detailing of new structures shall be consistent with the architectural styles of the district.

3. Driveways and garage entrances shall conform to the existing standard in the district.

C. General Rules.

1. Landscaping and general repairs or maintenance shall not be regulated under this ordinance.

2. All applicable building and safety health codes shall be observed.

3. All project review shall be performed in accordance with the City of Long Beach Cultural Heritage Ordinance.

Sec. 2. The City Clerk shall certify to the passage of this ordinance by the City Council and cause it to be posted in three conspicuous places in the City of Long Beach, and it shall take effect on the thirty-first day after it is approved by the Mayor.

//
//

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

I hereby certify that the foregoing ordinance was adopted by the City Council of the City of Long Beach at its meeting of August 29, 2000, by the following vote:

Ayes: Councilmembers: Oropeza, Colonna, Carroll, Kell,
Richardson-Batts, Grabinski, Webb,
Shultz.

Noes: Councilmembers: None.

Absent: Councilmembers: Baker.

Shelba Powell
City Clerk

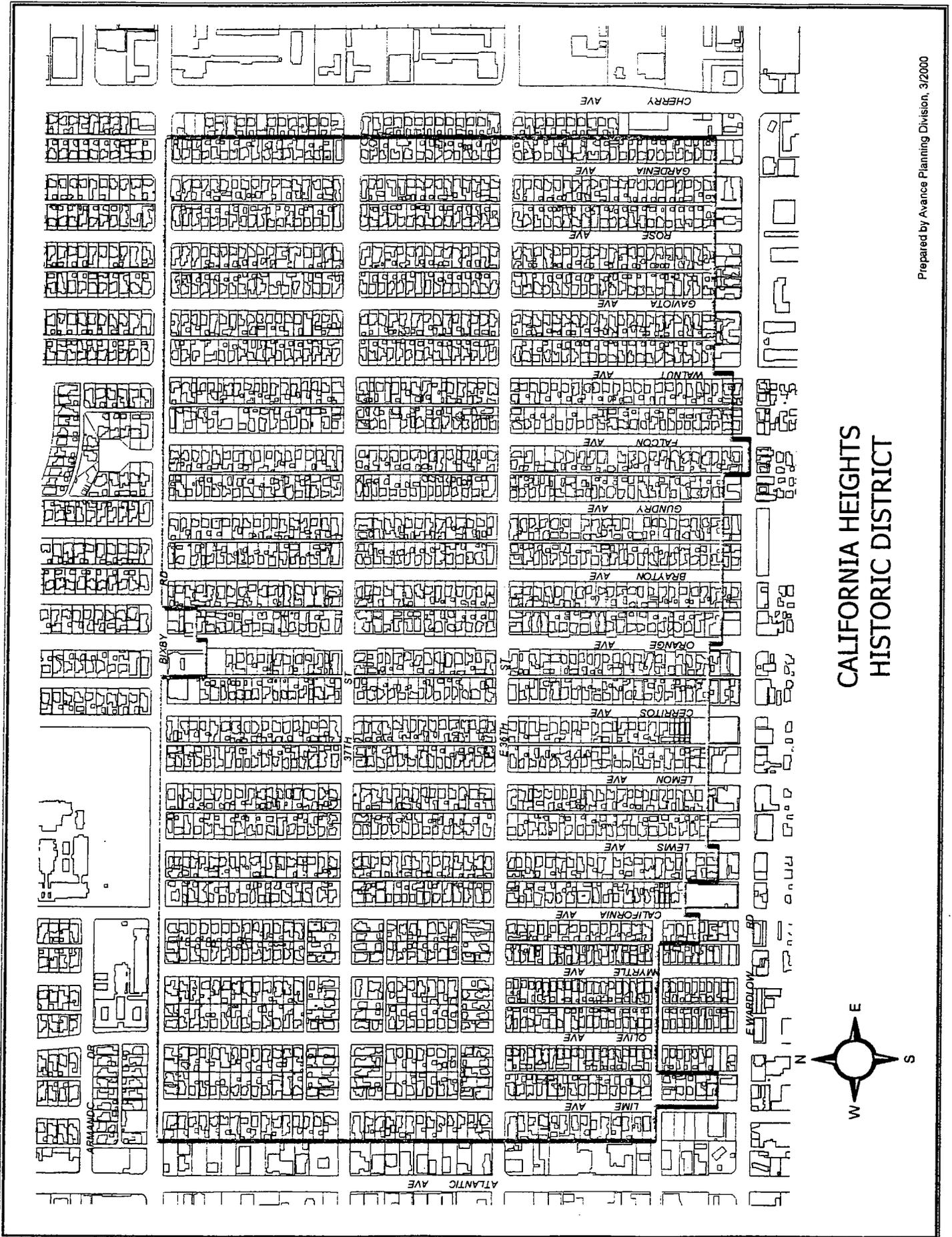
Approved: 8-30-00

Benjamin Spill
Mayor

Robert E. Shannon
City Attorney of Long Beach
333 West Ocean Boulevard
Long Beach, California 90802-4664
Telephone (562) 570-2200

MJM:kjm
7/24/00; 7/31/00
F:\APPS\CtyLaw32\WPDOCS\ID014\P001\00012260.WPD
#00-02223

EXHIBIT A



CALIFORNIA HEIGHTS
HISTORIC DISTRICT



CITY OF LONG BEACH

THE CITY PLANNING COMMISSION

333 West Ocean Boulevard • Long Beach, CA 90802 • (562)570-6321 FAX (562)570-6068

May 4, 2000

CHAIR AND CITY PLANNING COMMISSION
City of Long Beach
California

SUBJECT: EXPANSION OF CALIFORNIA HEIGHTS HISTORIC DISTRICT
Gaviota, Rose and Gardenia Avenues between the alley north of Wardlow
and Bixby Roads.

RECOMMENDATION

The Cultural Heritage Commission recommends that the City Planning Commission recommend that the Long Beach City Council adopt an ordinance for the expansion of the California Heights Historic District three blocks to the east, to include Gaviota, Rose and Gardenia Avenues between the alley north of Wardlow and Bixby Roads.

BACKGROUND

This item is continued from the Planning Commission meeting of April 20, 2000. The motions to disapprove and to approve failed of adoption for reasons of a tie vote, 3 - 3. Consequently, the Commission approved the continuation of this item to the next meeting date of May 4th.

One of the issues raised in discussion was whether the identification of the Neo-traditional architectural style, which was prevalent from the late thirties through the forties, would lead to future consideration of historic districts containing this type of home as the predominant house type.

Staff's response to that line of inquiry is to clarify that the current request pertains exclusively to California Heights, and is based on requests from property owners in the expansion area as well as from the California Heights Neighborhood Association. The rationale is based on the continuity of scale, consistency of streetscape character, and harmony of various architectural styles from the twenties through the forties. The addition of the three streets to the east, as well as the consideration of the Neo-traditional houses within the existing historic district as "contributing" as opposed to "noncontributing", completes the story of the development of this neighborhood which was continuous through the three decades. The historical profile of the California Heights neighborhood is a story of residential development in the City of Long Beach, *specific to California Heights*. It is not necessarily transferable to other areas.

The staff report from the meeting of April 20, 2000 is attached.

CHAIR AND CITY PLANNING COMMISSION
MAY 4, 2000
Page 2

Respectfully submitted,

LAUREL HOWAT
Chair, Cultural Heritage Commission

by: 
Ruthann Lehrer
Neighborhood and Historic Preservation Officer

Attachments

C I T Y P L A N N I N G C O M M I S S I O N M I N U T E S

M A Y 4, 2 0 0 0

The regular meeting of the City Planning Commission convened Thursday, May 4, 2000, at 1:35pm in the City Council Chambers, 333 W. Ocean Boulevard.

PRESENT: COMMISSIONERS: Charles Winn, Thomas Fields, Leslie Munger, Lynn Moyer

EXCUSED: COMMISSIONERS: Gregg Whelan, Doug Otto, Ed Ludloff

ACTING CHAIRMAN: Thomas Fields

STAFF MEMBERS PRESENT: Bob Benard, Zoning Officer
Ruthann Lehrer, Neighborhood & Historic Preservation Officer

OTHERS PRESENT: Mike Mais, Principal Deputy City Attorney
Marcia Gold, Minutes Clerk

S P E C I A L O B S E R V A N C E

A moment of silence was observed for fallen Long Beach Police Officer Daryle Wayne Black.

P L E D G E O F A L L E G I A N C E

Mr. Benard led the pledge of allegiance.

M I N U T E S

Commissioner Munger moved, seconded by Commissioner Winn, to approve the minutes of April 6, 2000. The motion passed 4-0. Commissioners Whelan, Otto and Ludloff were absent.

S W E A R I N G O F W I T N E S S E S

C O N S E N T C A L E N D A R

Commissioner Moyer moved to continue Item 1A to the May 18, 2000 meeting. Commissioner Munger seconded the motion, which passed 4-0. Commissioners Whelan, Otto and Ludloff were absent.

Garth Steever, 3644 Gaviota, spoke in favor of the ordinance, stating that the designation would not be a burden, but rather an opportunity for the residents.

Robert Weaver, 3741 Lewis, also favored the expansion, and said the designation would ensure that the area would remain well-kept and safe, with high property values.

Don Darnauer, 801 Pine, also spoke in support of the designation, encouraging continuation of historic preservation in all areas of the City.

Commissioner Munger noted that her original objection to the expansion of the historic district had been to avoid the precedent-setting aspect of adding more recent homes, but that this was a unique situation within the City.

Commissioner Munger then moved to recommend that the City Council adopt an ordinance for the expansion of the California Heights Historic District three blocks to the east, to include Gaviota, Rose and Gardenia Avenues between the alley north of Wardlow and Bixby Roads, with the intent to establish continuity of homes in the decades from the 1920s to the 1940s, which is unique to California Heights.

Commissioner Moyer seconded the motion, which passed 4-0. Commissioners Whelan, Otto and Ludloff were absent.

M A T T E R S F R O M T H E A U D I E N C E

There were no matters from the audience.

M A T T E R S F R O M T H E D E P A R T M E N T O F P L A N N I N G A N D B U I L D I N G

Mr. Benard discussed an upcoming joint session with the RDA and HDC on June 15, 2000 to discuss housing strategies for the City at the Colonial Inn Buffet at 8:30 a.m.

Commissioner Munger also brought up the need to address downtown area parking, which needs to be more convenient, and that shared and off-site parking had not proven to be effective



CITY OF LONG BEACH

THE CITY PLANNING COMMISSION

333 West Ocean Boulevard • Long Beach, CA 90802 • (562)570-6321 FAX (562)570-6068

May 4, 2000

CHAIR AND CITY PLANNING COMMISSION
City of Long Beach
California

SUBJECT: EXPANSION OF CALIFORNIA HEIGHTS HISTORIC DISTRICT
Gaviota, Rose and Gardenia Avenues between the alley north of Wardlow
and Bixby Roads.

RECOMMENDATION

The Cultural Heritage Commission recommends that the City Planning Commission recommend that the Long Beach City Council adopt an ordinance for the expansion of the California Heights Historic District three blocks to the east, to include Gaviota, Rose and Gardenia Avenues between the alley north of Wardlow and Bixby Roads.

BACKGROUND

This item is continued from the Planning Commission meeting of April 20, 2000. The motions to disapprove and to approve failed of adoption for reasons of a tie vote, 3 - 3. Consequently, the Commission approved the continuation of this item to the next meeting date of May 4th.

One of the issues raised in discussion was whether the identification of the Neo-traditional architectural style, which was prevalent from the late thirties through the forties, would lead to future consideration of historic districts containing this type of home as the predominant house type.

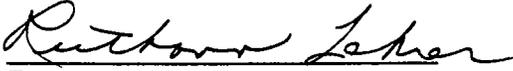
Staff's response to that line of inquiry is to clarify that the current request pertains exclusively to California Heights, and is based on requests from property owners in the expansion area as well as from the California Heights Neighborhood Association. The rationale is based on the continuity of scale, consistency of streetscape character, and harmony of various architectural styles from the twenties through the forties. The addition of the three streets to the east, as well as the consideration of the Neo-traditional houses within the existing historic district as "contributing" as opposed to "noncontributing", completes the story of the development of this neighborhood which was continuous through the three decades. The historical profile of the California Heights neighborhood is a story of residential development in the City of Long Beach, *specific to California Heights*. It is not necessarily transferable to other areas.

The staff report from the meeting of April 20, 2000 is attached.

CHAIR AND CITY PLANNING COMMISSION
MAY 4, 2000
Page 2

Respectfully submitted,

LAUREL HOWAT
Chair, Cultural Heritage Commission

by: 
Ruthann Lehrer
Neighborhood and Historic Preservation Officer

Attachments



CITY OF LONG BEACH

THE CITY PLANNING COMMISSION

333 West Ocean Boulevard • Long Beach, CA 90802 • (562)570-6321 FAX (562)570-6068

April 20, 2000

CONSENT CALENDAR

CHAIR AND CITY PLANNING COMMISSION
City of Long Beach
California

SUBJECT: EXPANSION OF CALIFORNIA HEIGHTS HISTORIC DISTRICT
Gaviota, Rose and Gardenia Avenues between the alley north of Wardlow
and Bixby Roads.

RECOMMENDATION

The Cultural Heritage Commission recommends that the City Planning Commission recommend that the Long Beach City Council adopt an ordinance for the expansion of the California Heights Historic District three blocks to the east, to include Gaviota, Rose and Gardenia Avenues between the alley north of Wardlow and Bixby Roads.

BASIS FOR RECOMMENDATION

On March 1, 2000, the Cultural Heritage Commission voted unanimously to approve the expanded boundaries for the California Heights Historic District. Staff had undertaken a cultural resource survey of the expansion area beginning in October 1998, and had given status reports to the Commission from time to time.

The request for consideration of expanded boundaries originated at the time that the California Heights Historic District was designated in February 1990. The survey which formed the basis for designation had been completed in 1981. At that time, the significance of the district was found to reside in the concentration of Spanish Colonial Revival, Tudor and Norman Revival homes which dated from the twenties and the thirties. Homes built in the forties and later were considered "noncontributing" to the historic significance of the district. The three subject streets contained a predominance of homes built in the late thirties and forties, which contained a different architectural type representing a more modern period. Residents of those streets, who requested that they be included, were advised that the buildings in that area did not relate in time period or architectural type to those that had been evaluated as historically significant in the 1981 survey.

With the passage of time since the 1981 survey, the homes built in the late thirties and forties are now more than 50 years old. Fifty years is considered the threshold for eligibility for the National Register of Historic Places. Additionally, cultural resource surveys around the nation are re-evaluating vernacular houses and other structures built at the mid-century. Therefore, it was timely to re-examine the significance of the wartime and mid-century homes in the California Heights Historic District.

CITY PLANNING COMMISSION

April 20, 2000

Page 2

The survey work undertaken by staff consisted of photography of each home in the study area, and research in the city's files regarding date of construction, builder's name, and later alterations. The results of the research is summarized in the attachment, *California Heights Expansion*.

The findings of the cultural resource survey of the three-block expansion area were:

- There is visual consistency, harmony and continuity in the neighborhood among homes considered "contributing" in the original California Heights Historic District and homes constructed in the late thirties and forties.
- Most of the homes constructed in the later period may be characterized as "Neo-traditional", a vernacular style prevalent in the post-Depression and wartime period.
- The Neo-traditional homes represented the first construction on vacant lots in this three-block area, and thus represent the continuous story of neighborhood development in the California Heights area. Settlement occurred generally from west to east in the neighborhood.
- The homes in the area have maintained their original architectural integrity. Most additions and other alterations have been at the rear, and do not affect on the architecture of the house.
- The California Heights neighborhood is largely the product of small-scale local contractors, some of them residents of the neighborhood they build in.
- The ratio of contributing to noncontributing buildings is very high. Approximately 90% or 286 are Neo-traditional contributing homes. Fifteen homes are Spanish Colonial Revival; six homes are Tudor Revival. Only ten homes in the three-block area are non-contributing.

COMMUNITY INPUT

A notice was mailed to all property owners in the three-block area in December 1999, explaining the survey and the possibility of inclusion in the California Heights Historic District. A community meeting was held on January 20, 2000, at the Dana Branch Library, for the purpose of explaining the historic district regulations and answering questions from homeowners. Approximately 30 people attended that meeting. The mailed notice included a flyer with a tear-off response form, for written responses. There were 50 responses in support of the expansion, and 19 opposed.

The Cultural Heritage Commission public hearing was again noticed to property owners. At that meeting, one individual appeared to testify in support of the expansion, which was approved by the Commission.

Staff attended a meeting of the California Heights Neighborhood Association on March 16, 2000, to explain the proposed expansion. The Association is on record as supporting this action.

CITY PLANNING COMMISSION
April 20, 2000
Page 3

REQUIRED REVIEW

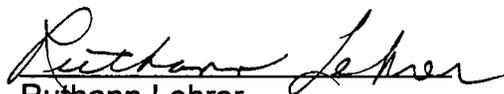
Per section 2.63.050 (B) of the Municipal Code, the Director of Planning and Building has been advised of this nomination. His report is attached.

ENVIRONMENTAL REVIEW

It has been determined that this designation will not adversely affect the environment and therefore CEP153-00 has been issued.

Respectfully submitted,

LAUREL HOWAT
Chair, Cultural Heritage Commission

by: 
Ruthann Lehrer
Neighborhood and Historic Preservation Officer

Attachments



NOTICE OF EXEMPTION

TO: Office of Planning & Research FROM: Department of Planning & Building
1400 Tenth Street, Room 121 333 W. Ocean Blvd., 4th Floor
Sacramento, CA 95814 Long Beach, CA 90802

X L. A. County Clerk
Environmental Filings
12400 E. Imperial Hwy. #1101
Norwalk, CA 90650

Project Title: Historic District Expansion
Project Location - Specific: 3429 - 3761 Gaviota Ave.; 3425 - 3766
Gardenia Ave.; 3424 - 3766 Gaviota; 1840 E 36th St.;
1835 + 1901 E. 37th St.; 1840 + 1910 E. Bixby Road
Project Location - City: Long Beach Project Location - County Los Angeles
Activity Description: Expand eastern boundary of California
Heights Historic District by three blocks.

Name of Public Agency Approving Project: City of Long Beach

Name of Person or Agency Carrying Out Project: Ruthann Lehner

Ruthann Lehner City Hall 5th Fl., 333 W Ocean Blvd
(Signature) (Mailing Address)

(562) Long Beach CA 90802
(Telephone) (City) (State) (Zip)

LONG BEACH CITY PLANNING COMMISSION

The above project has been found to be exempt from CEQA in accordance with the State Guidelines

Section 15308 Statement of support for this finding

Action by Regulatory Agencies for Protection of the
Environment

Lead Agency
Contact Person: Gerhard H. Felgemaker Area Code/Telephone: (562) 570-6894

Signature: [Signature] Date: 4-5-00 Title: Environmental Planning Officer

X Signed By Lead Agency Date received for filing:

Signed by Applicant

CALIFORNIA HEIGHTS EXPANSION

This proposal extends the eastern boundary of the California Heights Historic District for three blocks further eastward, from its present boundary at Walnut to include Gardenia, Rose and Gaviota Avenues between Wardlow and Bixby Roads. This proposal also establishes an expanded period of historic significance to include the years 1920 - 1950, rather than 1920 - 1935.

The California Heights neighborhood survey of 1981 formed the basis for the original California Heights Historic District designation, established in ordinance C-6704 and approved by City Council in February 1990. The boundaries were between Wardlow and Bixby, Lime and Walnut. The period of historic significance was established as 1920 - 1935, and the predominant architectural style was Spanish Colonial Revival. Other architectural styles built in that period were Tudor Revival and Norman Revival. Craftsman Bungalows in the District were constructed earlier and were moved into the area in the 'twenties from Signal Hill, the Long Beach Airport, and downtown.

Re-evaluating the survey 18 years later finds that many of the homes considered "noncontributing" in the original survey are now more than fifty years old. Additionally, they form a harmonious and cohesive streetscape with the older structures, particularly when compared with typical contemporary construction.

Development in the California Heights area occurred sequentially from west to east, with the three additional blocks on the eastern border developed predominantly from 1935 - 1948. A few of the homes in this three-block addition were constructed in 1929-1930 in the Spanish Colonial and Tudor Revival styles, similar to the original Historic District. However, the predominant architectural style is Neo-Traditional, a prevalent vernacular style during the Depression and War years. These houses are typically one story with stucco walls and a hipped roof. The roof may consist of composition or wood shakes. The massing is simple, often with an L-shape facing the street. Exterior wall treatments are usually stucco, and sometimes combine another material such as brick or wood as decorative accents under the eaves or above the foundation. Occasionally the cladding is wide clapboard. Detailing is often based upon American Colonial Revival precedents, with multipaned window sash, bay windows, window shutters, and decorative detailing around doorways. Windows are rectangular, either double-hung or casement type, and usually with multipaned sash. Porches can be ample, even extending to a porte-cochere; but more typically they are reduced in scale to a doorway roof. The Neo-Traditional design expresses a nostalgic revival of Americana, combined with the simplicity of modern architecture and the sobriety of the wartime and depression eras.

The rationale for including the Neo-Traditional homes as part of the California Heights Historic District is the visual continuity and historical continuity with the earlier architecture. They are similar in scale, materials, proportions, setting and relationship to the streetscape with earlier architectural types. They are the first construction on raw land, and therefore part of the original residential development of the area. Several of the same builders who were active in the original district in the 'twenties and 'thirties continued to build on the three eastern blocks into the forties. A single builder could provide a house in various architectural styles.

The builders of these houses were almost entirely local residents and small-scale contractors. The major building companies active in the area - J.M. Lenney and the Stivers Brothers - were local Long Beach firms. J.M. Lenney had constructed numerous homes in the western parts of the California Heights area, beginning in 1925. In 1939, this firm constructed another dozen homes on the 3400 block of Gardenia, plus three more at 3500, 3501 and 3510 Gardenia. Another prominent builder was G.T. Gayton & Sons, builder of the Gaytonia at 212 Quincy where their office was located. They built several homes on the 3400 block of Gaviota. Other builders of multiple homes in this area were Atkins & Wiggins, H.C. Bradfield and Samuel H. Roberts. Homes were built by owner/contractors on speculation, but some were built for an individual owner.

The first homes in this area were constructed by Deeble Chapman Corporation in 1929 and 1930 in the Spanish Colonial Revival and Tudor Revival style. This firm was located in the Pacific Southwest Building at Broadway and Long Beach Boulevard. They built several homes in the 3700 block of Rose Avenue and the 3700 block of Gaviota.

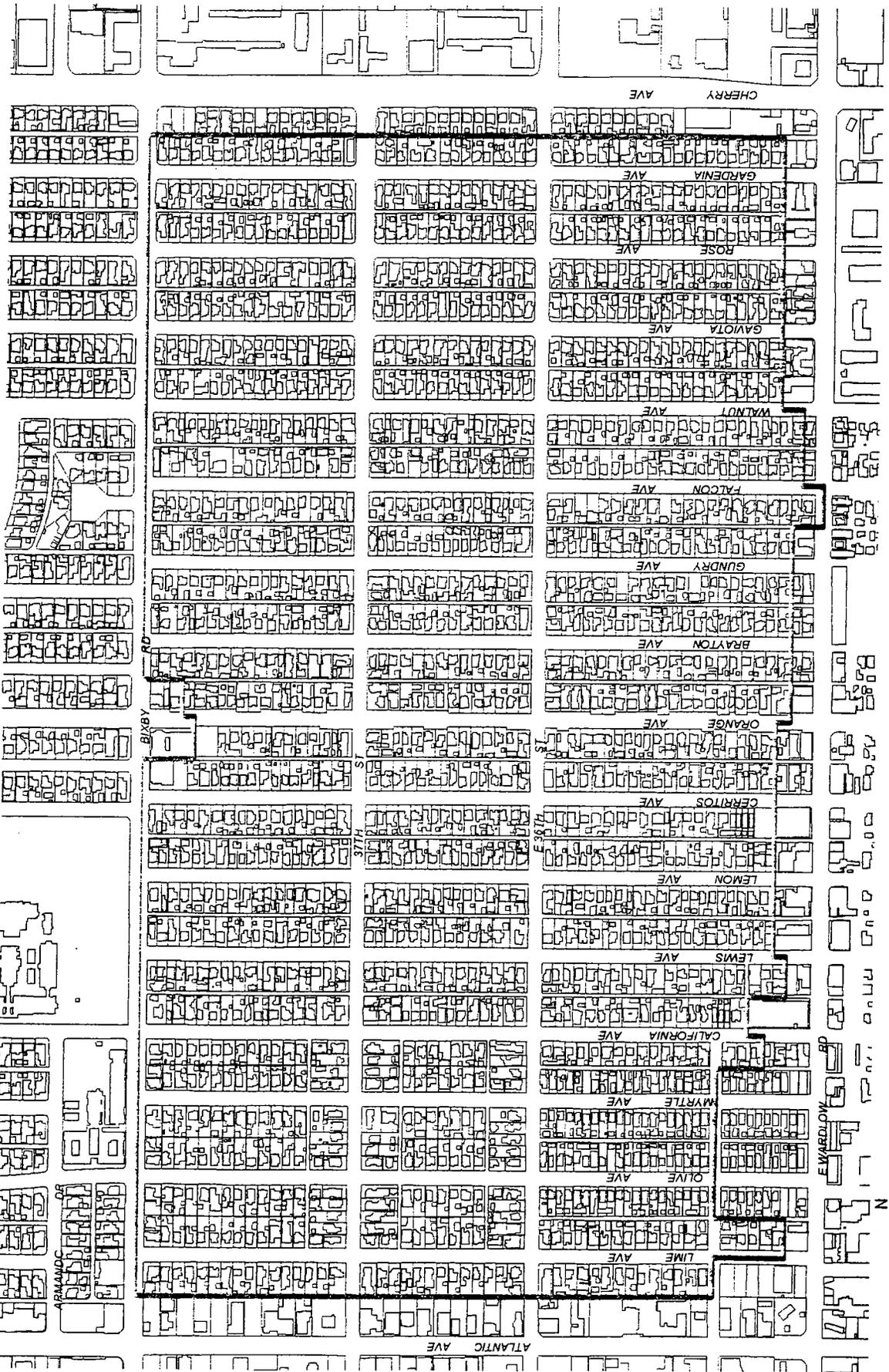
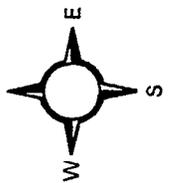
There are several architect-designed homes in the area. Hugh Gibbs designed 3469 Gaviota and 3651 Gardenia; Clarence Aldrich designed 3424 Gaviota and 3653 Gardenia.

Building permit records indicate that most of the homes were constructed quickly, from three to nine months for construction. Typical was a five room house costing approximately \$4,000 - \$5,000. Many of these homes had room additions at later periods, usually at the rear of the house, which did not affect their architectural character. The "rumpus room" was particularly popular.

Most of the Neo-traditional houses have remained largely intact. Some have had minor changes, such as window replacement or restuccoing. Although the homes are not architecturally distinguished individually, collectively they form a harmonious and cohesive streetscape, and are consistent in massing, scale, proportions and materials with the earlier homes built in the twenties and early thirties. Relatively few have been replaced with more modern homes, or have had inappropriate additions, so that the ratio of "contributing" to "noncontributing" homes is high.

The addition of the three eastern blocks - Gardenia, Rose and Gaviota - completes the story of the residential development of the California Heights Neighborhood from the 'twenties through the 'forties. With the passage of 18 years since the first California Heights survey, and the re-evaluation of the Neo-traditional house as significant to the character of the neighborhood, the previously "noncontributing" homes in the original historic district will be considered as "contributing."

CALIFORNIA HEIGHTS HISTORIC DISTRICT



PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code _____
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page ____ of ____ *Resource Name or #: (Assigned by recorder) _____

P1. Other Identifier: _____
*P2. Location: Not for Publication Unrestricted California Heights *a. County Los Angeles
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5 Quad _____ Date _____ T _____ : R _____ : . ¼ of _____ ¼ of Sec _____ ; _____ B.M.
c. Address 3449 Gardenia Ave. City Long Beach Zip 90807
e. Other Locational Data: (e.g. parcel #, directions to resource, elevation, etc., as appropriate)
Parcel # 7147024006

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size settings and boundaries)

Single story house consisting of two rectangular blocks, one set in front of the other in an L shape. Each mass is covered by a hipped roof in composition shingles and shallow, boxed eaves. A rectangular window, double-hung with six rectangular lights in each section, is placed in the middle of each wall facing the front yard. The windows have shutters. The walls are stucco. The entry door is placed to one side at the juncture of the two masses, under a shallow recessed porch.

*P3b. Resource Attributes: (List attributes and codes) HP2

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo: (View, Date, accession #) _____

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
Built 1939

*P7. Owner and Address: _____

*P8. Recorded by: (Name, Affiliation, and address) Ruthann Lehrer, City Hall

*P9. Date Recorded: Dec. 1999

*P10. Survey Type (Describe) Windshield

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page _____ of _____

*NAHP Status Code _____

*Resource Name or # (Assigned by recorder) Parcel # 7174024006

- B1. Historic Name: 3449 Gardenia Ave
- B2. Common Name: _____
- B3. Original Use: Single family house B4. Present Use: Same
- *B5. Architectural Style: Neo-traditional
- *B6. Construction History: (Construction date, alterations, and date of alterations):

Constructed in 1939 by J.M. Lenney, acting as owner/contractor. Alterations: rear bedroom addition, 1957; rear patio enclosed 1998.

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features:

Mature tree in front yard

Architect: _____ b. Builder: J.M. Lenney

*B10. Significance: Theme Residential development in Long Beach Area California Heights

Period of Significance 1920-1950 Property Type Single family house Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The design of this house represents a common architectural type which became prevalent in the late thirties through the fifties. It is a modest and simple design, single-story using rectangular massing capped by a hipped roof. It is modern and functional, and usually has no decorative embellishments. In this example, the most visually elaborate part of the house are the 6 over 6 windows with shutters. It reflects the austerity of the recent Depression and the World War II era. In its scale, massing, materials and overall character, it harmonizes with earlier architectural types in the neighborhood. It was the first house to be built on raw land. The builder, J.M. Lenney, built many homes in California Heights. It contributes to the historic quality and visual cohesion of the neighborhood.

B11. Additional Resource Attributes: (List attributes and codes) (HP2) - single family

*B12. References:

Building permit records

McAlester: A Field Guide to American Houses

B13. Remarks:

Updates 1981 Survey of California Heights

*B14. Evaluator: Ruthann Lehrer

*Date of Evaluation: December 1999

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page _____ of _____ *Resource Name or #: (Assigned by recorder) Parcel # 7147025018

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted California Heights *a. County _____
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5 Quad _____ Date _____ T _____ R _____ 1/4 of _____ 1/4 of Sec _____ ; _____ B.M.

c. Address 3544 Gardenia Ave City Long Beach, CA Zip 90807

e. Other Locational Data: (e.g. parcel #, directions to resource, elevation, etc., as appropriate)

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size settings and boundaries)
A single story house with side facing gable parallel to the street. The house is a simple rectangular mass, broken into two sections, and clad with redwood wide board clapboard siding. The front door is recessed under a narrow opening under the eaves, with a concrete floor and three steps. Windows are paired 6-over-6 multipaned wood sash, with shutters. There is a brick fireplace at the north side of the house. The roof is cedar shingles.

*P3b. Resource Attributes: (List attributes and codes) HP-2

*P4. Resources Present: Building Structure Object Site District Element of District Other (isolates, etc.)

P5b. Description of Photo: (View, Date, accession #) _____

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
1938

*P7. Owner and Address:
Frank and Ruth Ross
3544 Gardenia Ave.
Long Beach, CA 90807

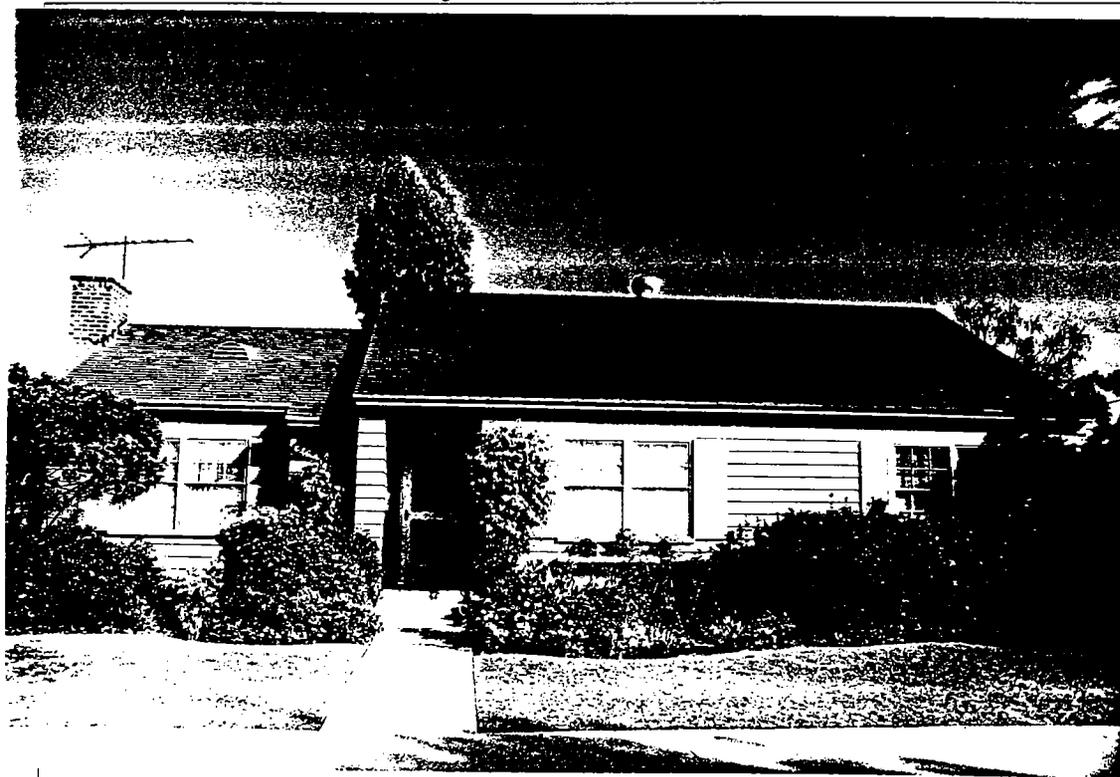
*P8. Recorded by: (Name, Affiliation, and address) _____
Ruthann Lehrer
City Hall, 5th fl.

*P9. Date Recorded: December 1999

*P10. Survey Type (Describe)
Windshield

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") _____

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List) _____



BUILDING, STRUCTURE, AND OBJECT RECORD

Page _____ of _____

*NAHP Status Code _____

*Resource Name or # (Assigned by recorder) Parcel # 7147025018

- B1. Historic Name: 3544 Gardenia Avenue
- B2. Common Name: _____
- B3. Original Use: Single family house B4. Present Use: same
- *B5. Architectural Style: Neo-traditional
- *B6. Construction History: (Construction date, alterations, and date of alterations):

Constructed in 1938 by Ernest Adler. In 1958 a bedroom, bath and service porch was added.

- *B7. Moved? No Yes Unknown Date: _____ Original Location: _____
- *B8. Related Features:

B9a. Architect: _____ b. Builder: Ernest Adler

- *B10. Significance: Theme Residential Development in Long Beach Area California Heights
 Period of Significance 1920-1950 Property Type Single family house Applicable Criteria C
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house exemplifies the return to American prototypes for architectural design, after the popularity of Period Revival homes of the twenties and early thirties. The use of wide clapboard siding, a simple side-facing gable roof, and colonial revival window types with shutters indicates this trend. The simple and straightforward design is typical of the late thirties and forties, showing the influence of modernism as well as the austerity of the Depression and wartime years. This house was the first construction on this lot. The homes in the California Heights Historic District exemplify the continuity of residential development from the twenties through the forties. This house contributes to the historic significance of the area.

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

City building permits
McAlester: A Field Guide to American Houses

B13. Remarks:
Update of 1981 California Heights Survey

*B14. Evaluator: Ruthann Lehrer, Neighborhood and Historic Preservation Officer

*Date of Evaluation: December 1999

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page ____ of ____ *Resource Name or #: (Assigned by recorder) Parcel # 7147022007

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted California Heights *a. County L.A.

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5 Quad _____ Date _____ T _____ : R _____ : ¼ of _____ ¼ of Sec _____ ; _____ B.M.

c. Address 3443 Rose Avenue City Long Beach Zip 90807

e. Other Locational Data: (e.g. parcel #, directions to resource, elevation, etc., as appropriate)

Parcel # 7147022007

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size settings and boundaries)
A single story house with stucco walls and a composition roof. The simple rectangular mass of the house has a side-facing gable roof with exposed rafter tails. The lower portion of the façade below the bay window is faced with red brick, a material also used for the entry steps and plant borders. The paneled door is placed slightly off-center, and is framed with classical detailing. One side is a large bay window with multipaned sash; a standard window with multipaned sash and shutters is placed on the other side of the door. There is a chimney on the south side of the house.

*P3b. Resource Attributes: (List attributes and codes) HP2

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b. Description of Photo: (View, Date, accession #) _____



*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
1937

*P7. Owner and Address:
Homer Roach
3443 Rose Ave
Long Beach, CA 90807

*P8. Recorded by: (Name, Affiliation, and address) _____
Ruthann Lehrer
Neighborhood/Historic Preservation
City Hall

*P9. Date Recorded: December 1999

*P10. Survey Type (Describe)
Windshield

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") _____

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page _____ of _____

*NAHP Status Code _____

*Resource Name or # (Assigned by recorder) Parcel # 7147022007

- B1. Historic Name: 3443 Rose Avenue
- B2. Common Name: _____
- B3. Original Use: Single family house B4. Present Use: same
- *B5. Architectural Style: Neo-traditional/Colonial Revival
- *B6. Construction History: (Construction date, alterations, and date of alterations): _____

Built 1937 by G.T. Gayton & Sons. Rear addition in 1943 done by same contractor. In 1957, a bedroom, bath, and family room were added by owner/contractor Homer B. Roach (who is still the current owner of the house in 1999).

- *B7. Moved? No Yes Unknown Date: _____ Original Location: _____
- *B8. Related Features: _____

- B9a. Architect: _____ b. Builder: G.T. Gayton and Homer B. Roach
- *B10. Significance: Theme Residential development in Long Beach Area California Heights
 Period of Significance 1920-1950 Property Type Single family house Applicable Criteria C
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The architectural design of this house shows how the simplified Neo-traditional style of the mid-thirties through the forties, integrated American Colonial Revival motifs to provide visual interest. The use of the multipaned bay window, a multipaned window with shutters, and an entry door with classical revival framing, occurs in many homes in the area. The combination of stucco walls with masonry accents below the window line is also common in homes of this period.

The original builder, G.T. Gayton, constructed several outstanding buildings in his career. Foremost among them is the Gaytonia apartments, named after himself, which served as the location of his firm's office. He was also the builder of the former Belmont Theater, today converted into a health club. This house shows another aspect of his career, as a builder of homes.

- B11. Additional Resource Attributes: (List attributes and codes) HP2-Single family home

- *B12. References:
City building permits
McAlester; a Field Guide to American Homes

(Sketch Map with north arrow required.)

- B13. Remarks:
Updates 1981 California Heights survey

- *B14. Evaluator: Ruthann Lehrer

*Date of Evaluation: December 1999

(This space reserved for official comments.)

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page _____ of _____ *Resource Name or #: (Assigned by recorder) Parcel # 7147023024

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted California Heights *a. County Los Angeles
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5 Quad _____ Date _____ T _____ : R _____ : 1/4 of _____ 1/4 of Sec _____ ; _____ B.M.

c. Address 3510 Rose Avenue City Long Beach Zip 90807

e. Other Locational Data: (e.g. parcel #, directions to resource, elevation, etc., as appropriate)

Parcel # 7147023024

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size settings and boundaries)

This single story house is laid out in an L-shape, with an additional small projection to shelter the entry. The porch is reduced to a covered entryway. The wood cladding contains wide and narrow boards placed vertically in an alternating pattern, creating a distinctive pattern. Red brick is used as a facing below the windows, for the entry steps, and for a pier next to the steps which holds a lantern. There is also a brick chimney at the south side. Roof forms are hipped and a modified hip, sheathed with wood shakes. One window with 4-over-4 sash and shutters is placed on the front mass; a pair of similar windows is placed near the doorway.

*P3b. Resource Attributes: (List attributes and codes) HP2

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo: (View, Date, accession #) _____

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
1945

*P7. Owner and Address:
Edward Kmotorka
3510 Rose Ave.
Long Beach, CA 90807

*P8. Recorded by: (Name, Affiliation, and address)
Ruthann Lehrer
Historic Preservation Officer
City Hall

*P9. Date Recorded: December 1999

*P10. Survey Type (Describe)
Windshield

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page _____ of _____

*NAHP Status Code _____

*Resource Name or # (Assigned by recorder) Parcel # 7147023024

B1. Historic Name: 3510 Rose Avenue

B2. Common Name: _____

B3. Original Use: Single family house B4. Present Use: Same

*B5. Architectural Style: Neo-traditional

*B6. Construction History: (Construction date, alterations, and date of alterations):

Original owner Ed Barton, spec builder (Barton Investment Co.); constructed 1945. Bedroom and sun porch added 1950-51.

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9a. Architect: Hugh Gibbs b. Builder: Ed Barton, Barton Investment Co.

*B10. Significance: Theme Residential Development in Long Beach Area California Heights

Period of Significance 1920-1950 Property Type Single family house Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Built in 1945, this house was a product of wartime construction. Interestingly, wartime in Long Beach did not mean the cessation of home building. This house is unusual in that a well-known Long Beach architect was engaged to create the design. While working in the familiar Neo-traditional vernacular style, Hugh Gibbs created enhanced visual richness by his treatment of materials. The rugged red brick, the texture of the cedar roof shingles, and the vertical light-dark pattern created by the wood batten design of the walls play off the contrasts of materials and colors. The house appears to have retained its integrity, and is a strong contributor to the historic character of the streetscape.

B11. Additional Resource Attributes: (List attributes and codes) HP2 – Single family house

*B12. References:

- City building permits
- McAlester: A Field Guide to American Houses

(Sketch Map with north arrow required.)

B13. Remarks:
Update of 1981 California Heights survey

*B14. Evaluator: Ruthann Lehrer

*Date of Evaluation: December 1999

(This space reserved for official comments.)

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page _____ of _____ *Resource Name or #: (Assigned by recorder) Parcel # 7147023022

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted California Heights *a. County Los Angeles
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5 Quad _____ Date _____ T _____ : R _____ : 1/4 of _____ 1/4 of Sec _____ ; _____ B.M.

c. Address 3524 Rose Avenue City _____ Zip _____

e. Other Locational Data: (e.g. parcel #, directions to resource, elevation, etc., as appropriate)

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size settings and boundaries)
A single story house with a front-facing gable perpendicular to a side facing gable in an L-shaped design. The roof is medium pitched, covered with composition. The cladding is medium clapboard. There is a full-length porch alongside the wing with the side-facing gable, with porch supports made of brick set into rectangular posts. The entry door is on the side under the porch. There is a prominent wide bay window under the front-facing gable. Windows are multipaned sash. Two windows under the porch have shutters.

*P3b. Resource Attributes: (List attributes and codes) HP2

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo: (View, Date, accession #) _____

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
1946

*P7. Owner and Address:
Tunia Kaawa
3524 Rose Ave.
Long Beach, CA 90807

*P8. Recorded by: (Name, Affiliation, and address)
Ruthann Lehrer, Historic Preservation Officer, City Hall 5th fl

*P9. Date Recorded: December 1999

*P10. Survey Type (Describe)
Windshield

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") _____

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page _____ of _____

*NAHP Status Code _____ Parcel # 7147023022

*Resource Name or # (Assigned by recorder) _____

B1. Historic Name: 3524 Rose Avenue

B2. Common Name: _____

B3. Original Use: Single family home

B4. Present Use: same

*B5. Architectural Style: Neo-traditional

*B6. Construction History: (Construction date, alterations, and date of alterations):

Built in 1946 ; no alterations recorded

*B7. Moved? No Yes Unknown

Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: _____

b. Builder: R.E. Ziebarth

*B10. Significance: Theme Residential development in Long Beach

Area California Heights

Period of Significance 1920-1950

Property Type Single family house

Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This house was constructed by a small-scale owner/contractor, like many homes in the area. It was built towards the end of the period of significance, in 1946. It represents the continuity of Colonial Revival design elements through the forties in the Neo-traditional vernacular. The use of clapboard siding, a prominent bay window with multipaned sash, and double-hung multipaned windows with shutters, all derive from the American Colonial style. The use of brick for porch supports was a common variant found in this period. The building is intact since it was first constructed, and contributes to the historic significance of the district.

B11. Additional Resource Attributes: (List attributes and codes) HP2- Single family

*B12. References:

City building permits

McAlester: Field Guide to American Houses

(Sketch Map with north arrow required.)

B13. Remarks:

Updates 1981 California Heights survey

*B14. Evaluator: Ruthann Lehrer

*Date of Evaluation: December 1999

(This space reserved for official comments.)

PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page _____ of _____ *Resource Name or #: (Assigned by recorder) Parcel # 7147011003

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted California Heights *a. County Los Angeles
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5 Quad _____ Date _____ T _____ : R _____ : ¼ of _____ ¼ of Sec _____ ; _____ B.M.

c. Address 3645 Rose Avenue City Long Beach Zip 90807

e. Other Locational Data: (e.g. parcel #, directions to resource, elevation, etc., as appropriate)

Parcel # 7147011003

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size settings and boundaries)

Long, low lines and rustic wood materials make this house a prototype of the ranch house. The main composition is a reduced L-shaped plan, with the unifying wood shake roof a dominant feature. The full-length porch is on ground level, and extends into a gabled porte-cochere. Exposed rafters under the porch have extended rafter tails between the horizontal porch beam and roof eave. The porch is supported by slender posts resting directly on the ground. The cladding is wide clapboard siding. Windows are multipaned double-hung, with shutters. There are three large windows under the porch, and one on the façade. There is a brick chimney at the north side.

*P3b. Resource Attributes: (List attributes and codes) HP2

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo: (View, Date, accession #) _____

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
1936

*P7. Owner and Address:
Marvin and Mabel Seifert
3645 Rose Ave
Long Beach, CA 90807

*P8. Recorded by: (Name, Affiliation, and address) _____
Ruthann Lehrer, Historic Preservation Officer

*P9. Date Recorded: December 1999

*P10. Survey Type (Describe)
Windshield

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") _____

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page _____ of _____

*NAHP Status Code _____ Parcel # 7147011003

*Resource Name or # (Assigned by recorder) _____

B1. Historic Name: 3645 Rose Avenue

B2. Common Name: _____

B3. Original Use: Single family home

B4. Present Use: Same

*B5. Architectural Style: _____

*B6. Construction History: (Construction date, alterations, and date of alterations):
Built in 1936. Building permits not available; however, no visible alterations.

*B7. Moved? No Yes Unknown

Date: _____ Original Location: _____

*B8. Related Features: _____

B9a. Architect: _____

b. Builder: _____

*B10. Significance: Theme Residential development in Long Beach

Area California Heights

Period of Significance 1920-1950

Property Type Single family house

Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The proportions and use of wood on this house have a family resemblance to the classic ranch house. The horizontal lines, use of wood cladding and wood roof shakes, the generous front porch merging with the ground, relate to that architectural style. It is another architectural variation which occurred in vernacular building design in the period 1935-1950. The design and construction of this house overlaps that of the late phase of Spanish Colonial Revival. The house contributes to the historic character of the neighborhood.

B11. Additional Resource Attributes: (List attributes and codes) HP2-Single family house

*B12. References:

City building permits and assessor's records
McAlester: Field Guide to American Houses

(Sketch Map with north arrow required.)

B13. Remarks:

Update of 1981 California Heights survey.

*B14. Evaluator: Ruthann Lehrer

*Date of Evaluation: December 1999

(This space reserved for official comments.)

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page _____ of _____ *Resource Name or #: (Assigned by recorder) Parcel # 7147006017

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted California Heights *a. County Los Angeles
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5 Quad _____ Date _____ T _____ : R _____ : ¼ of _____ ¼ of Sec _____ ; _____ B.M.

c. Address 3701 Rose Avenue City Long Beach Zip 90807

e. Other Locational Data: (e.g. parcel #, directions to resource, elevation, etc., as appropriate)

Parcel # 7147006017

Located on the northwest corner of 37th and Rose

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size settings and boundaries)
This single story house is designed in the Spanish Colonial Revival style, with white stucco walls and terra cotta Mission style roof tile. The roof has exposed rafter tails. The massing of the house forms a V, oriented to its corner location. At the junction of the two arms is a low square corner tower containing an arched niche and the front door. One arm has an asymmetrical gable roof with an archway framed by engaged posts leading to the rear yard piercing the long side. A large arched picture window faces Rose Avenue, and a large square window with complex multipaned pattern faces the front yard. A shed roof over the other arms forms a porch enclosure and is supported by a large square stucco post with profiled capital. A low stucco patio wall encloses an ample front yard; it has inset panels and posts.

*P3b. Resource Attributes: (List attributes and codes) HP2

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo: (View, Date, accession #) _____

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
1936

*P7. Owner and Address:
William O'Donnell
3701 Rose Ave.
Long Beach, CA 90807

*P8. Recorded by: (Name, Affiliation, and address)
Ruthann Lehrer, Historic Preservation Officer, City Hall

*P9. Date Recorded: December 1999

*P10. Survey Type (Describe)
Windshield

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page _____ of _____

*NAHP Status Code _____

*Resource Name or # (Assigned by recorder) Parcel # 7147006017

B1. Historic Name: 3701 Rose Avenue

B2. Common Name: _____

B3. Original Use: Single family house

B4. Present Use: Same

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations):

Built in 1936; no recorded alterations

*B7. Moved? No Yes Unknown

Date: _____

Original Location: _____

*B8. Related Features: _____

B9a. Architect: _____

b. Builder: Raymond A. Stivers

*B10. Significance: Theme Residential development in Long Beach

Area California Heights

Period of Significance 1920-1950

Property Type Single family house

Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This is a late example of the Spanish Colonial Revival style, and overlaps the appearance of Neo-traditional homes. Although it contains many typical features of the Spanish Colonial Revival, they are presented in an elaborate and complex way, which is typical of later examples of that style. The original owner of the property was Leo Toussaint, who hired Raymond A. Stivers as the builder. Stivers had built other homes in this style in California Heights, and the firm had a number of projects on Rose Avenue. This house serves to link the earlier homes built in this style in the western section of California Heights during the twenties and early thirties with the homes built in the eastern three-block section of Gaviota, Rose and Gardenia, which were developed primarily from c. 1935-1950.

B11. Additional Resource Attributes: (List attributes and codes) HP2-Single family house

*B12. References:

City building permits

McAlester: Field Guide to American Houses

(Sketch Map with north arrow required.)

B13. Remarks:

Update of 1981 California Heights survey

*B14. Evaluator: Ruthann Lehrer

*Date of Evaluation: December 1999

(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page ____ of ____ *Resource Name or #: (Assigned by recorder) Parcel # 7147007024

P1. Other Identifier: _____
*P2. Location: Not for Publication Unrestricted California Heights *a. County _____
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5 Quad _____ Date _____ T _____ : R _____ : ¼ of _____ ¼ of Sec _____ ; _____ B.M.
c. Address 3748 Rose Avenue City Long Beach Zip 90807
e. Other Locational Data: (e.g. parcel #, directions to resource, elevation, etc., as appropriate)

Parcel # 7147007024

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size settings and boundaries)
This two-story house is Tudor in style. A bellcast steep gable roof on one side connects to a hipped gable roof covering the ouse. The roof shingles are wavy, and cover the upper part of the bellcast gable facing the street. The walls are white stucco and the roof is brown. An ached doorway is placed in the center, and two smaller arched windows with multipaned sash are on the façade. There is a shallow front patio behind a low retaining wall, and a low post, which frame the front steps. Other rectangular windows are grouped and also have multipaned sash. A tall stucco chimney is placed on the south wall. An archway with flattened arch and gable profile with composition roof cap bridges the driveway, and has a wooden gate.

*P3b. Resource Attributes: (List attributes and codes) HP2

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo: (View, Date, accession #) _____

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
1929

*P7. Owner and Address:
Jay and Sandra Abrams
3748 Rose Ave.
Long Beach, CA 90807

*P8. Recorded by: (Name, Affiliation, and address)
Ruthann Lehrer, Historic Preservation Officer, City Hall

*P9. Date Recorded: December 1999

*P10. Survey Type (Describe)
Windshield

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page _____ of _____

*NAHP Status Code _____ Parcel # 7147007024

*Resource Name or # (Assigned by recorder) _____

B1. Historic Name: 3748 Rose Avenue

B2. Common Name: _____

B3. Original Use: Single family house

B4. Present Use: Same

*B5. Architectural Style: Tudor Revival

*B6. Construction History: (Construction date, alterations, and date of alterations):

Constructed 1929. In 1994, permit was renewed to add den and bath.

*B7. Moved? No Yes Unknown

Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: _____

b. Builder: Deeble Chapman Corp.

*B10. Significance: Theme Residential development in Long Beach Area California Heights

Period of Significance 1920-1950 Property Type Single family house Applicable Criteria C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Deeble Chapman Corp. was the builder of the earliest homes constructed in the area being surveyed: Gaviota, Rose, and Gardenia. They built homes in the Spanish Colonial Revival and Tudor Revival styles. These architectural styles relate to the character of the existing California Heights Historic District, to the west of the new survey area, where the Spanish Colonial Revival architecture predominates. Consequently, the homes constructed by Deeble Chapman provide a chronological and stylistic link to the existing District.

This house is a good example of Tudor Revival architecture, in which the character of the steep gable roof makes a dramatic visual statement. It enhances the streetscape and contributes to the historic value of the District.

B11. Additional Resource Attributes: (List attributes and codes) HP2- Single family house

*B12. References:

City building permit records

McAlester: A Field Guide to American Houses

B13. Remarks:

Updates 1981 California Heights Survey

*B14. Evaluator: Ruthann Lehrer

*Date of Evaluation: December 1999

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page _____ of _____ *Resource Name or #: (Assigned by recorder) Parcel # 7147019010

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted California Heights *a. County Los Angeles
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5 Quad _____ Date _____ T _____ : R _____ : ¼ of _____ ¼ of Sec _____ ; _____ B.M.

c. Address 3525 Gaviota Ave. City Long Beach Zip 90807

e. Other Locational Data: (e.g. parcel #, directions to resource, elevation, etc., as appropriate)

Parcel # 7147019010

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size settings and boundaries)
One story Neo-traditional house with Colonial Revival detailing. Massing is laid out in L-shape, each section with hipped roof. Windows are generously proportioned, 6 over 9 wood sash with shutters. The door, set at the intersection of the L, is covered by a metal shed canopy with scalloped fringe supported by pairs of iron rods with paired circle arcs inside. There is a brick chimney on the south side.

*P3b. Resource Attributes: (List attributes and codes)

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



*P5b. Description of Photo: (View, Date, accession #) _____

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
1939

*P7. Owner and Address:
R.J. and Naomi Loveday
3525 Gaviota
Long Beach, CA 90807

*P8. Recorded by: (Name, Affiliation, and address)
Ruthann Lehrer, Historic Preservation Officer, City Hall 5th fl.

*P9. Date Recorded: December 1999

*P10. Survey Type (Describe)
Windshield

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page _____ of _____

*NAHP Status Code _____

*Resource Name or # (Assigned by recorder) Parcel # 7147019010

- B1. Historic Name: 3525 Gaviota Ave.
- B2. Common Name: _____
- B3. Original Use: Single family home B4. Present Use: Same
- *B5. Architectural Style: Neo-traditional/Colonial Revival
- *B6. Construction History: (Construction date, alterations, and date of alterations): _____

Built in 1939 by J.W. Pettifer, a Long Beach contractor. The owner was J.E. Solem. It consisted of 5 rooms and cost \$4200. In 1979 a patio was added to the rear. No other alterations.

- *B7. Moved? No Yes Unknown Date: _____ Original Location: _____
- *B8. Related Features: _____

- B9a. Architect: _____ b. Builder: J.W. Pettifer
- *B10. Significance: Theme Residential development in Long Beach Area California Heights
 Period of Significance 1920-1950 Property Type Single family home Applicable Criteria C
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This house is a good example of the Neo-traditional architectural style which predominates in the area. It is a single story home designed in an L-shape covered by hipped roofs. The eaves are shallow. The porch is reduced to a covering over the entry door. Walls are stucco and devoid of decoration. Windows are Colonial Revival in type, consisting of multi-paned sash and shutters. It reflects an architectural trend which emerged in the mid-thirties, rejecting Period Revival and European prototypes. While drawing upon American architectural precedents, it was modern in spirit in terms of its direct, simple and straightforward expression of its function as a home.

- B11. Additional Resource Attributes: (List attributes and codes) HP2 - single family home

- *B12. References:
 City building permits
 McAlester: Field Guide to American Houses

- B13. Remarks:
 Update of 1981 California Heights survey

- *B14. Evaluator: Ruthann Lehrer

- *Date of Evaluation: December 1999

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code _____
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page _____ of _____ *Resource Name or #: (Assigned by recorder) Parcel # 7147019005

P1. Other Identifier: _____
*P2. Location: Not for Publication Unrestricted California Heights *a. County Los Angeles
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5 Quad _____ Date _____ T _____ : R _____ : . ¼ of _____ ¼ of Sec _____ ; _____ B.M.
c. Address 3561 Gaviota Ave. City Long Beach Zip 90807
e. Other Locational Data: (e.g. parcel #, directions to resource, elevation, etc., as appropriate)
Parcel # 7147019005

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size settings and boundaries)
A one story house, L-shaped in plan, with stucco walls and medium-pitched gable roofs covered in composition. The front gable extends the roof slope into an entry walkway or porch with the door at the rear, where the gables intersect. The porch supports are complex, consisting of open paired posts with vertical boards inside of graduated heights. The front gable has a bay window, the center portion having multipaned sash and the side portions single pane of clear glass. The wall edges of the façade have quoins, and under the gable are wide wood boards with a scalloped lower edge. The recessed façade wall has a small octagonal window next to the door, a multipaned sash window, and a small window with an aluminum slider with a plant ledge beneath. No visible alterations.

*P3b. Resource Attributes: (List attributes and codes) HP2

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo: (View, Date, accession #) _____

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
1939

*P7. Owner and Address:
Mary Paul
3561 Gaviota
Long Beach, CA 90807

*P8. Recorded by: (Name, Affiliation, and address) _____
Ruthann Lehrer, Historic Preservation Officer, City Hall 5th fl.

*P9. Date Recorded: December 1999

*P10. Survey Type (Describe)
Windshield

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") _____

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page _____ of _____

*NAHP Status Code _____

*Resource Name or # (Assigned by recorder) Parcel # 7147019005

- B1. Historic Name: 3561 Gaviota
- B2. Common Name: _____
- B3. Original Use: Single family house B4. Present Use: Same
- *B5. Architectural Style: Neo-traditional
- *B6. Construction History: (Construction date, alterations, and date of alterations): _____

Constructed in 1939 by owner contractor Mae E. Moomaw, 5 rooms costing \$4,000. In 1969 a detached patio and storage shed was built. In 1977 a sliding door replaced two windows, not visible from street. Aluminum slider window in the façade may date from this time also.

- *B7. Moved? No Yes Unknown Date: _____ Original Location: _____
- *B8. Related Features: _____

- B9a. Architect: Unknown b. Builder: Mae E. Moomaw
- *B10. Significance: Theme Residential development in Long Beach Area California Heights
Period of Significance 1920-1950 Property Type Single family house Applicable Criteria C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This house is typical of the Neo-traditional architectural style prevalent in the area, but includes more decorative detailing than most. The porch supports, use of wood accents with the stucco walls, use of quoins, are unusual decorative embellishments, deriving from American Colonial prototypes. The house has had some minor window alterations on the façade which do not detract substantially from the historic qualities of the house. The fact that the owner contractor was a woman is another unusual element of this property.

- B11. Additional Resource Attributes: (List attributes and codes) HP 2 - Single family house

*B12. References:

(Sketch Map with north arrow required.)

B13. Remarks:

*B14. Evaluator: _____

*Date of Evaluation: _____

(This space reserved for official comments.)