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BIXBY KNOLLS,
LONG BEACH CULTURAL HERITAGE SURVEY

BY

HAROLD D. SIMKINS

Department of Planning and Building

Long Range Planning Division

May, 1981

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REFERENCE

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STATEMENT OF SIGNIFICANCE

Bixby Knolls is an attractive Long Beach neighborhood built up before World War II. It represents the styles of the era in full array. More affluent than neighborhoods such as Wrigley and California Heights, it features large single family homes on tree lined streets. It is located approximately four miles north of downtown Long Beach at what was the edge of town in the 1920's.

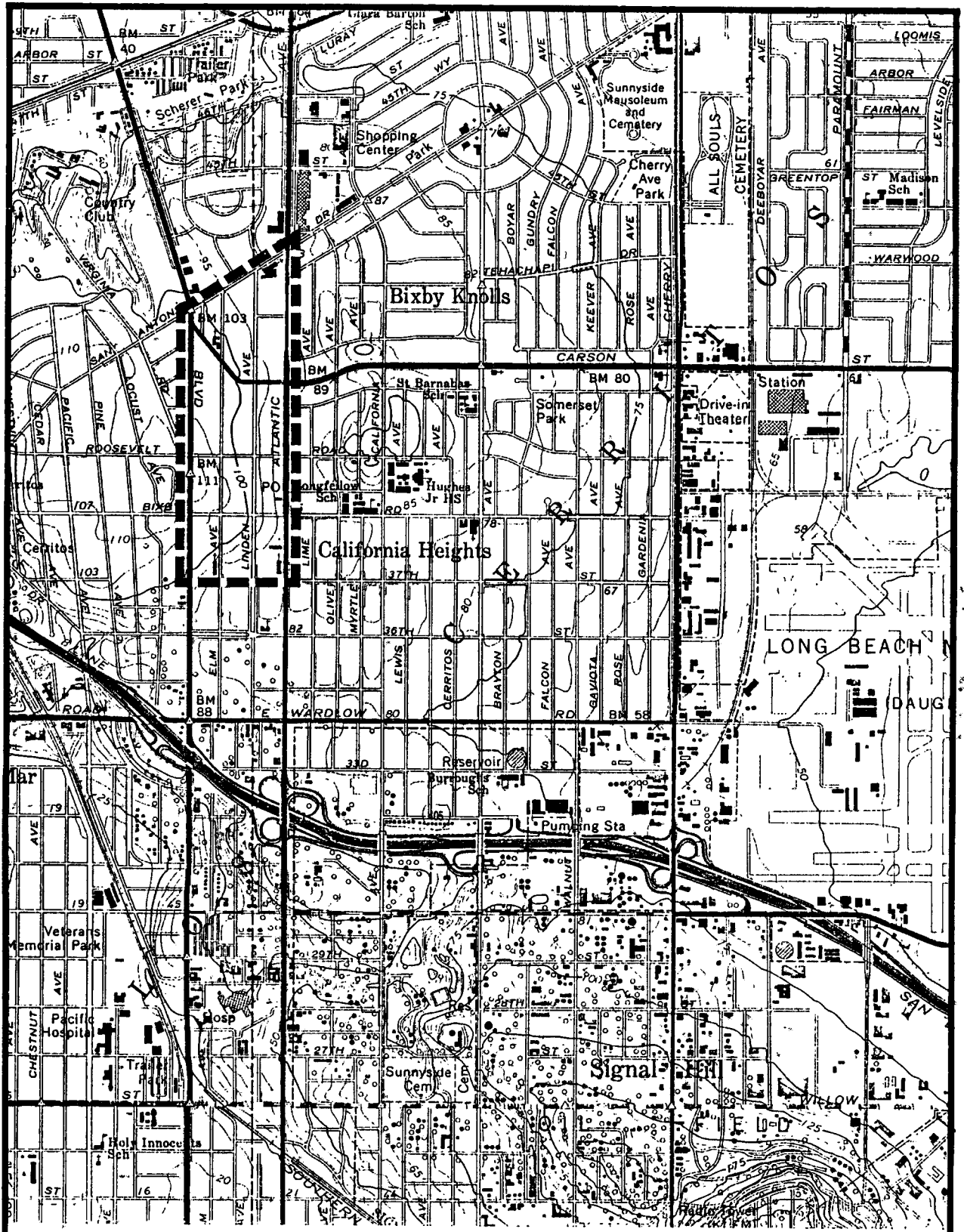
It was then that the first subdivision activity began in Bixby Knolls. Grid-iron streets were laid out running north and south in the area, but there is little through traffic within the neighborhood because Long Beach Boulevard and Atlantic Avenue act as boundaries for the area and serve as major traffic arteries. While most of the street frontage along those boundaries has changed since World War II the curious Medieval Revival "Chief Motel" stands on Long Beach Boulevard as a reminder of the time when it was a stopping point on the way north out of town.

Some of the lots within the eastern part of the area were divided by the City Boundary when they were created in 1929, and the resulting lot lines still appear on maps today. Typical lots have 60 ft. street frontage with many over 10,000 square feet in size. The stately streetscape thus created is particularly apparent on Linden Avenue. There, the right-of-way is 80 ft. wide, and an unusually deep 35 ft. front yard setback accents the spacious character of the area. Elm is only 60 ft. wide, but the other streets in the area are generally broader than might be expected. Carson is 100 ft. wide but it is not a major traffic carrier.

Homes in the area are generally larger than those found in most neighborhoods built at the same time. While the homes in Bixby Knolls do not match the mansions of Los Cerritos in scale, they are seldom working men's cottages either. Instead, they are landmarks of middle class success with all of the pride of ownership which that entails.

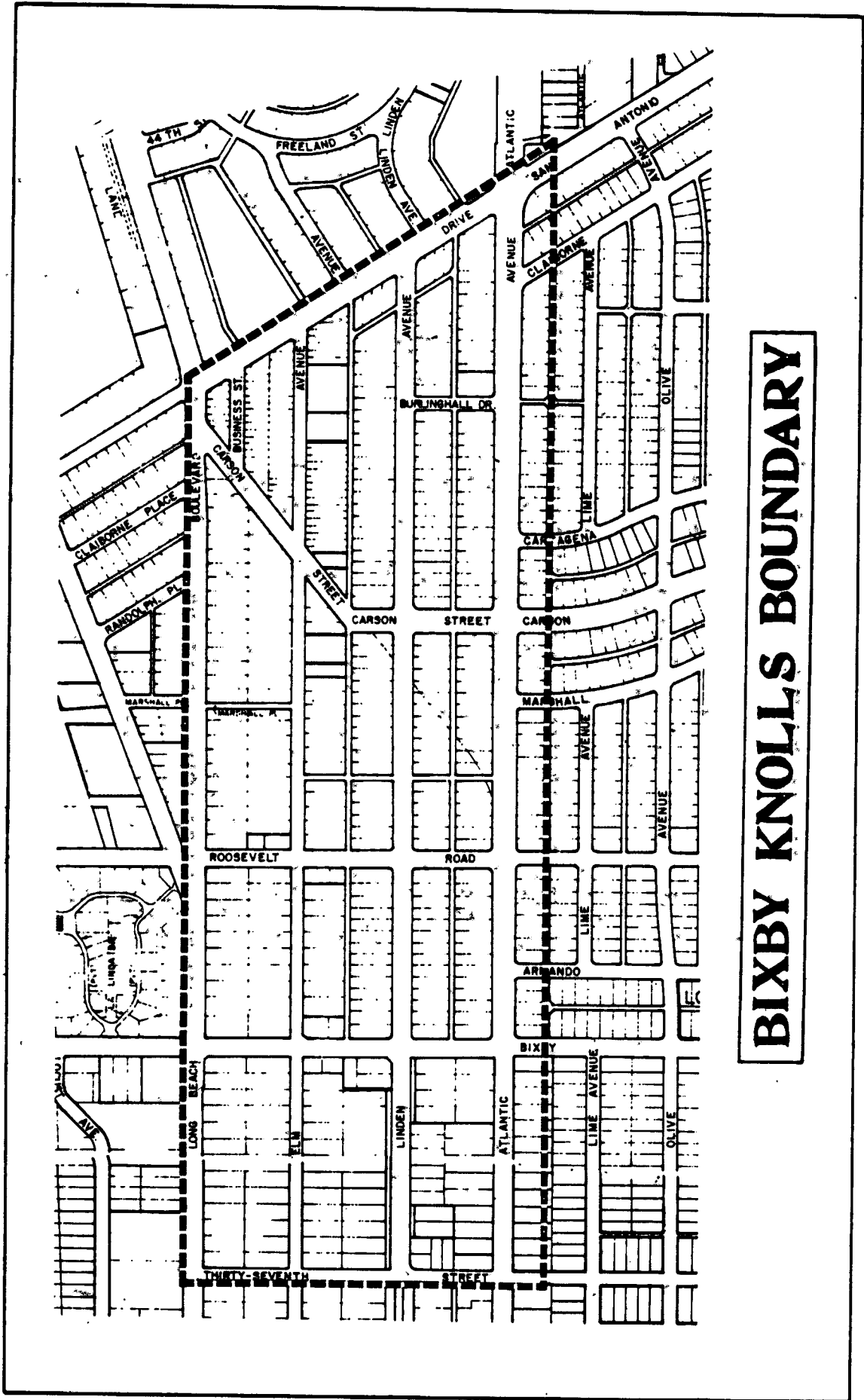
There are many Spanish Colonial Revival homes in the area. Their red tile roofs and stucco facades are much in evidence. In Bixby Knolls, however, some pacesetters began to break into more adventurous Period Revival styles. Imitation half-timbering and steep pitch shingle roofs point to European antecedents while movieland imagery is brought to mind by a small commercial structure on Carson which can only be described as Hollywood Islamic.

BY: DAVID E. BESS, Ph.D



BIXBY KNOLLS

VICINITY MAP



BIXBY KNOLLS BOUNDARY

BIXBY KNOLLS BUILDINGS

Photographs are arranged alphabetically by street name and numerically by blocks. Photo references are to roll and frame numbers on file in the Cultural Heritage Office.



3833 ATLANTIC AVENUE (1937) - Streamline Moderne stucco 2 story institutional building with large rounded bay metal paned windows at both ends. Flat roof. Corner multi-paned metal frame windows on second story. (Photo BK1-1)

Bixby Knolls Buildings (Cont'd)



323 E. BIXBY ROAD (Circa 1910) - California Bungalow with medium pitch composition intersecting gable roof and horizontal wood siding. Multi-sash and transom windows on lower story and diamond patterned window in upper gable. Brick porch and carport supports. Garage door window. Contractor, Earl L. Chessman. (Photo BK2-19)



401 E. CARSON STREET (1937) - Hollywood Islamic stucco 2 story commercial structure with a flat roof capped in tile. Octagonal front portion extending the full 2 stories with 4-center ogee decorated cut-outs on each facet. Large conical ornament with finial on top of building. Design theme extended on side yard fence. (Photo BK1-19 & BK3-10)

Bixby Knolls Buildings (Cont'd)

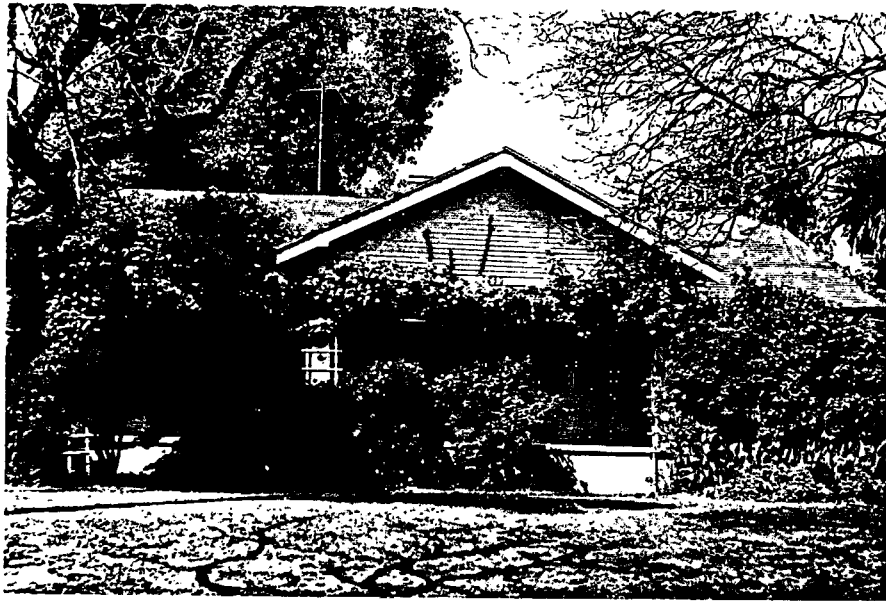


3720 ELM AVENUE (1925) - Spanish Colonial Revival stucco cottage with a low pitch intersecting gable tile roof and large square entry tower with pyramidal roof in front. Large segmented window with multi-paned transom and sidepanels. Spiral molding on the sides and top of structural opening. Contractor, Hinte & Son. (Photo BKL-5)

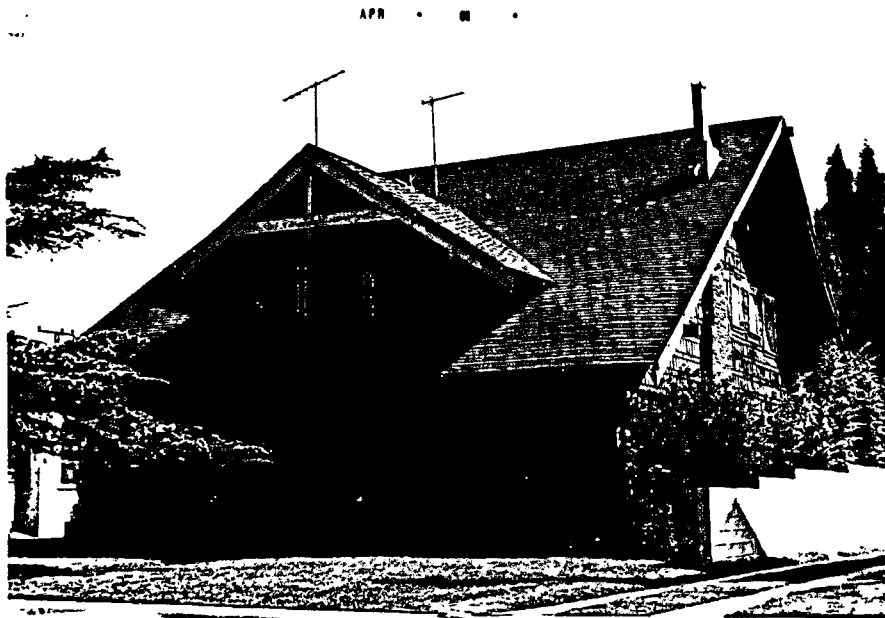


3817 ELM AVENUE (1925) - Mediterranean stucco 1 1/2 story structure with a flat multi-layered roof and large projecting linear eaves. Triple sash and transom windows surrounding building, zig-zag pediment arch entry, and lions guarding residence. (Photo BKL-7)

Bixby Knolls Buildings (Cont'd)



3839 ELM AVENUE (1916 - moved to this site, 1925) - One story California Bungalow with a cross gable roof and clapboard siding. Clipped gables on main roof. Front gable forms extended porch. (Photo BK1-8)



3944 ELM AVENUE (1909 - moved to this site, 1925) - One and a half story California Bungalow with Craftsman influence. Oversize gable roof and massive gable dormer with stickwork. Square butt shingle siding. Recessed porch runs full width of house. (Photo BK1-11)

Bixby Knolls Buildings (Cont'd)



3945 ELM AVENUE (1923) - California Bungalow with a clipped gable composition roof and large one sash windows. One car garage roof to match front porch cover. One story. (Photo BK1-12)



3950 ELM AVENUE (1925) Spanish Colonial Revival one story stucco cottage with a tile front gable and flat roof to the rear. Multi-paned sets of arched windows set in a recessed segmental opening. Decorative front door with glass side panels. Contractor, J. H. Glossom. (Photo BK1-13)

Bixby Knolls Buildings (Cont'd)

APR . 21 .



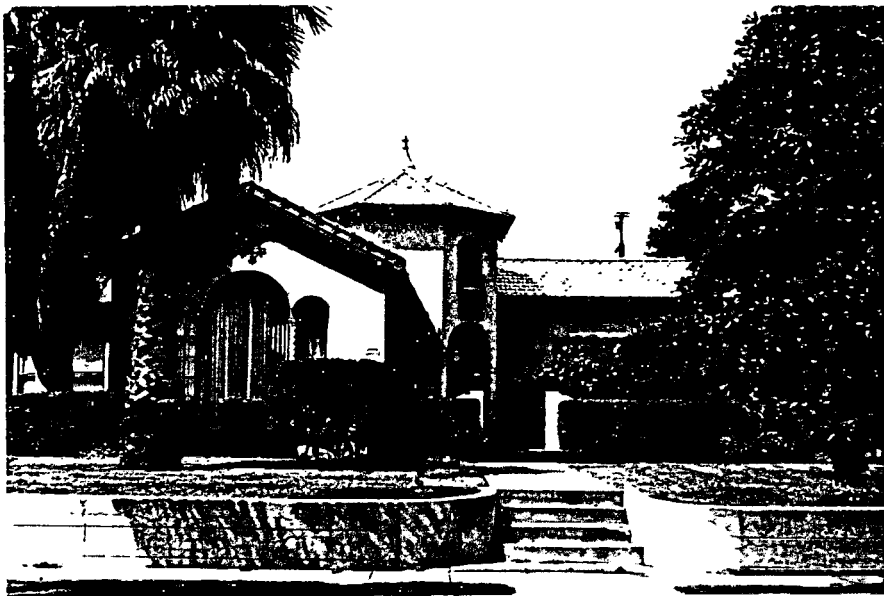
3719 LINDEN AVENUE (1925) - Period Revival stucco one story cottage with a high pitch wood shingle gable roof and imitation half-timber in the front gable. Gable pediment (also half-timbered) with brackets over entry. Three sash windows with upright dividing bars. (Photo BKL-21)

APR . 21 .



3768 LINDEN AVENUE (1925) - Spanish Colonial Revival stucco 2 story house with a low pitch pyramid tile roof. Gable pediment with tile frieze over a recessed arched entry. Spiral column supports. Turned wood-railing forming an open porch. Contractor, R. P. Mussetter. (Photo BKL-23)

Bixby Knolls Buildings (Cont'd)



3805 LINDEN AVENUE (1929) - Spanish Colonial Revival with a tile covered gable intersecting roof and octagonal tower finial. Arched tower opening and wrought iron gate. Front arched windows with spiral pilaster separations. Raised lot. Contractor, Deoble Chapman Corp. (Photo BKL-24)

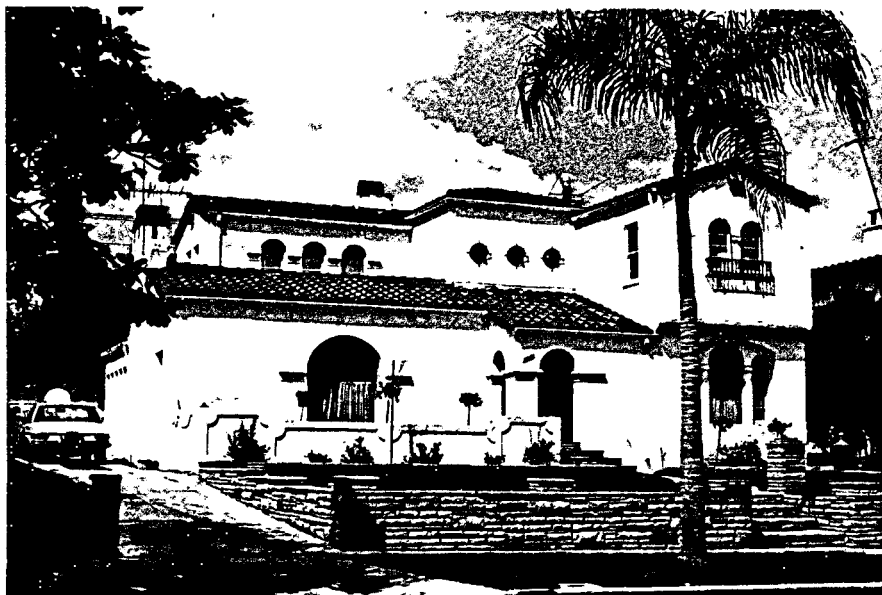


3817 LINDEN AVENUE (1929) - Spanish Colonial Revival brick cottage. Arched front window with blind single fanlight. Glass single fanlight over entry. Two double sash french windows with spoked fanlights under aluminum awning. Contractor, Sid J. Spearin. (Photo BKL-25)

Bixby Knolls Buildings (Cont'd)



3825 LINDEN AVENUE (1933) - Spanish Colonial Revival with low pitch intersecting gable tile roof. Series of arches forming porch supports. Arched front window and side yard entrance. Contractor, L. M. Thelan. (Photo BKL-27)



3829 LINDEN AVENUE (1930) - Spanish Colonial Revival 2 story stucco home with low pitch intersecting gable tile roofs on the 2nd story and shed tile roof on first floor. Repeated arch windows and entry, wrought iron false balcony and recessed panels on front wall. (Photo BKL-28)

Bixby Knolls Buildings (Cont'd)



3839 LINDEN AVENUE (1932) - Spanish Colonial Revival 2 story stucco structure with a tile gable roof on right portion and a tile hip roof on 2nd story portion. Wrought iron false balconies over recessed structural opening with flat stepped brick. Semi-circular front windows with more wrought iron. Contractor, L. M. Theleon. (Photo BKL-30)



3905 LINDEN AVENUE (1930) - Period Revival stucco cottage with a wood shingle intersecting gable rolled edge roof and imitation half-timbering. Gable dormer-type entry with radiating brick arch. Segmented vertically divided front window. Noteworthy landscaping. Contractor, A. E. Forman. (Photo BKL-32)

Bixby Knolls Buildings (Cont'd)



3909 LINDEN AVENUE (1932 - Spanish Colonial Revival stucco cottage with a intersecting tile gable roof in front and a flat roof to the rear with a-mission style parapet. Three sash mission style window with multi-arched side panels, shed porch roof with brackets, and wrought iron in several places along the front. (Photo BKL-33)



3914 LINDEN AVENUE (1938) - Period Revival stucco cottage with-high-pitch swept intersecting gable wood shingle roof and imitation half-timbering. Corner semi-circular entry with brick trim and front bay window. Contractor, George Weeks. (Photo BKL-34)

Bixby Knolls Buildings (Cont'd)



3936 LINDEN AVENUE (1929) - Hansel and Gretel stucco 1 1/2 story cottage with a clipped gable composition high pitch roof. Hipped dormer and brick chimney. Two and three sash multi-paned vertically divided windows. Roof extension forming entry. (Photo BK2-1)



4011 LINDEN AVENUE (1930) - Spanish Colonial Revival stucco one story cottage with a low pitch intersecting tile gable roof. Chimney decoration and a 2 center pointed entry way. Contractor, Deoble Chapman Corporation. (Photo BK2-3)

Bixby Knolls Buildings (Cont'd)



4015 LINDEN AVENUE (1929) - Spanish Colonial Revival stucco cottage with front gable and false rear gable and flat roof. Tile roofing. Square tower with pyramidal roof and arches. Recessed front window and wrought iron. Two and three sash windows vertically divided. Owner/Contractor, B. L. Thurber. (Photo BK2-4)



4019 LINDEN AVENUE (1929) - Spanish Colonial Revival two story stucco cottage with a tile gable roof. Mission style recessed structural opening at entry. Series of small arches segmenting the first and second story. Two sash vertical windows. Owner/Contractor, B. L. Thurber. (Photo BK2-5)

Bixby Knolls Buildings (Cont'd)



4020 LINDEN AVENUE (1929) - Period Revival stucco 1 1/2 story cottage with imitation half-timbering and a high pitch wood shingle intersecting gable roof. Multi-paned windows. Recessed arched entry. (Photo BK 2-6)



4122 LINDEN AVENUE (1931) - Period Revival stucco 1 1/2 story stucco cottage with a high pitch intersecting gable wood shingle roof and half timbering. Large beams with brackets forming corner entry. Multi-paned three and four sash vertical windows. Heavy wooden door with brass knocker. Forested landscaping. Owner/Contractor, Wm. L. Hatfield. (Photo BK2-8)

Bixby Knolls Buildings (Cont'd)



4126 LINDEN AVENUE (1932) - Hansel and Gretel stucco cottage with a high pitch rolled edge composition shingle roof. Gable entry extension with an arched recessed entry forming a swept roof line. Shed dormer-like recessed multi-paned double sash window in front and carriage type garage doors with transom windows. Large irregular shaped chimney. (Photo BK2-9)



4200 LINDEN AVENUE (1935) - Spanish Colonial Revival two story cottage with a tile gable roof. Front gable extension with large square window framed with turned wood and plain lintel. Tile gable pediment with brackets over entrance. Owner/Contractor, Adelaide Bowman. (Photo BK2-13)

Bixby Knolls Buildings (Cont'd)



4221 LINDEN AVENUE (1936) - Spanish Colonial Revival two story stucco structure with a tile covered low pitch gable roof. Large open second story balcony. Repeated arch theme on driveway and patio. Wrought iron. Contractor, Russell Mangun Co. (Photo BK2-14)



4230 LINDEN AVENUE (1938) - Spanish Colonial Revival stucco cottage with a low pitch intersecting gable tile roof. Segmental arched forming driveway and front patio. Square low tower with pyramidal roof. Contractor, L. H. Mussetter. (Photo BK2-16)

Bixby Knolls Buildings (Cont'd)



4301 LINDEN AVENUE (1931) - Monterey Revival style two story structure with wood shingle gable roof. Stucco on lower level and board and batten on upper level. Shutters on multi-paned windows, double screen doors on entry to second story balcony with wood rails, and shelf pediment over main entry. Contractor, Wm Tosh. (Photo BK2-18)



3932-38 LONG BEACH BOULEVARD (1929) - Medieval Castle Revival stucco commercial motel structure with a combination of gable and flat roof lines. Arched windows and hexagonal turrets. Contractor, John P. Harrison. (Photo BK1-18)

BIXBY KNOLLS STREET SCENES

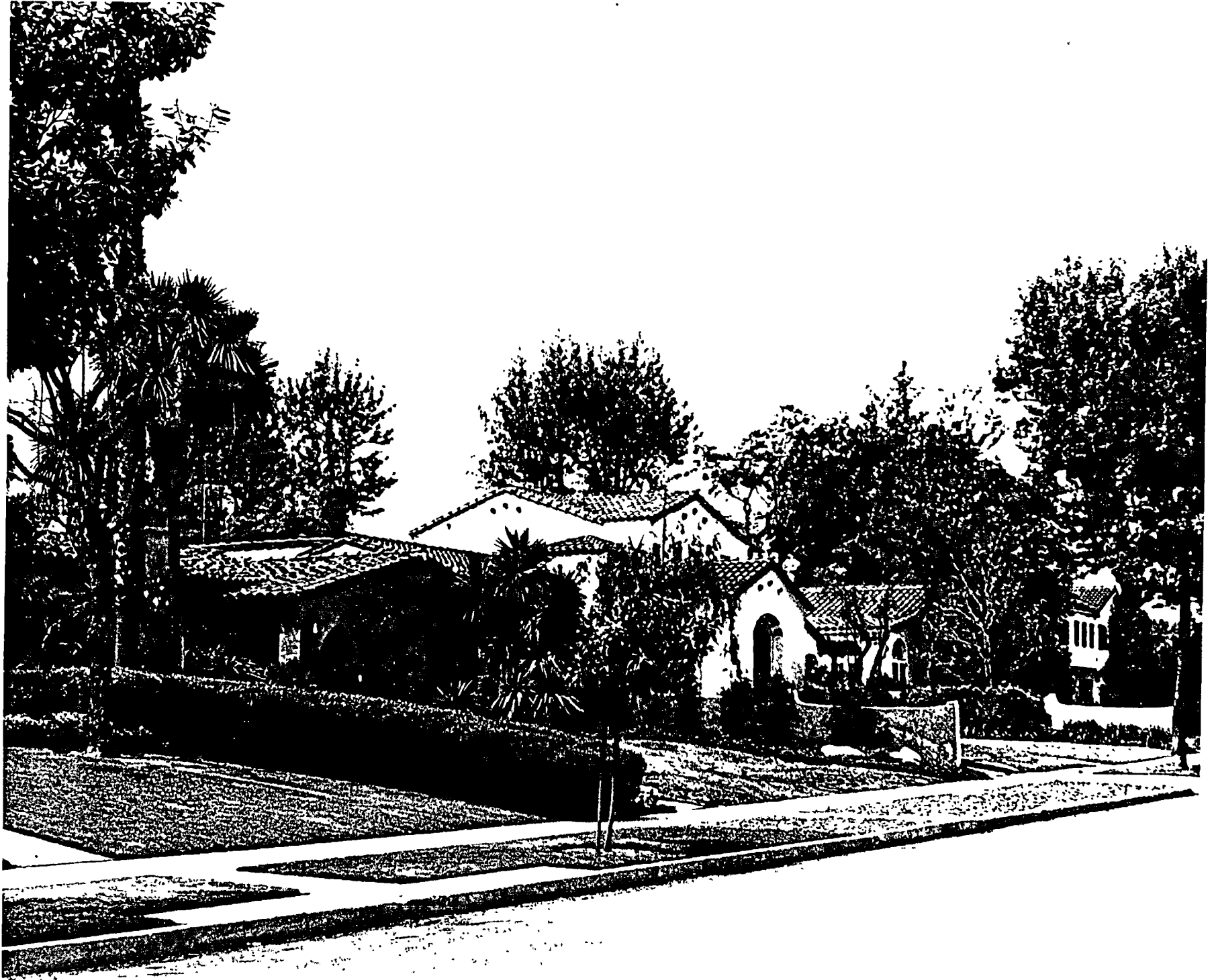
Photography by Julie Woodruff: April, 1981*

1. Elm Avenue - Looking north at the west side of the 3800 block (Photo BK3-12)
2. Linden Avenue - Looking south at the east side of the 3900 block (Photo BK3-5)
3. Linden Avenue - Looking north at the west side of the 4000 block (Photo BK3-6)
4. Linden Avenue - Looking north at the west side of the 4100 block (Photo BK3-9)
5. Roosevelt Road and Linden Avenue - Looking southwest at the 4100 block (Photo BK3-2)

*Photos are arranged alphabetically by street name and by block numerically.











BIXBY KNOLLS

Predominant Street Trees

Bixby Road -	London Plane/Magnolia/Brisbane Box
Burlingham Drive -	Elm/Jacaranda
Carson Street -	Jacaranda/London Plane/Queen Palm
Elm Avenue -	Jacaranda/Carob/Canary Island Palm/Magnolia
Linden Avenue -	Magnolia/Carob/Sycamore
Roosevelt Road -	Canary Island Pine/Sycamore/Ponocarpus (Yew Pine)
San Antonio Drive -	Parkway - Jacaranda Median - Canary Island Pine/Liquid amber
37th Street -	London Plane/Liquid amber/Magnolia

SOURCE: William Montgomery

Long Beach Bureau of Parks

HISTORIC RESOURCES INVENTORY

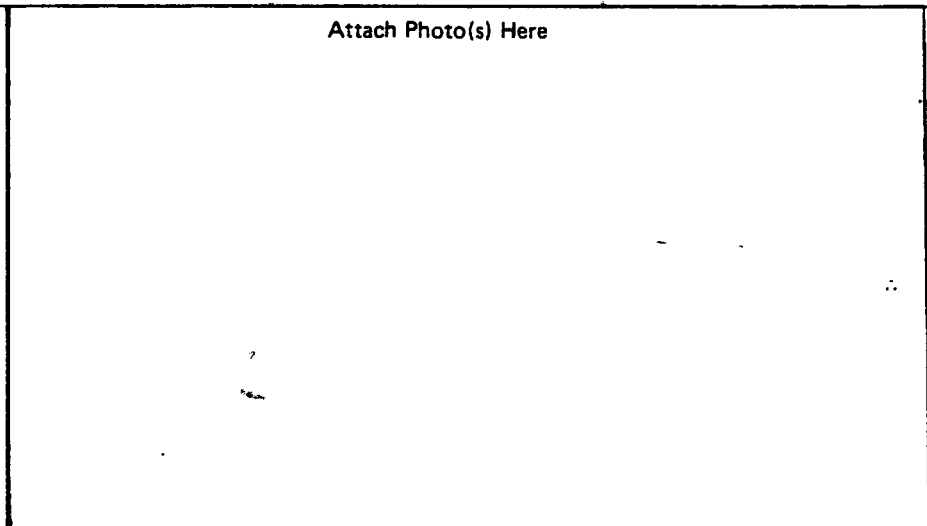
Ser. No. _____
HABS _____ HAER _____ NR 7 SHL _____ Loc _____
UTM: A 11/390020/3744240 B 11/390430/3744500
C 11/390420/3743110 D 11/390020/3743110

IDENTIFICATION

1. Common name: Bixby Knolls
2. Historic name: Bixby Knolls
3. Street or rural address: District Boundaries are: San Antonio Drive/Atlantic Avenue
37th Street/Long Beach Boulevard
City Long Beach Zip 90807 County Los Angeles
4. Parcel number: N/A
5. Present Owner: Multiple Address: _____
City _____ Zip _____ Ownership is: Public _____ Private _____
6. Present Use: Residential Original use: Residential

DESCRIPTION

- 7a. Architectural style:
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:



8. Construction date: 1920's-1940's
Estimated _____ Factual _____
9. Architect Multiple
10. Builder Multiple
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
April, 1981

13. Condition: Excellent Good _____ Fair _____ Deteriorated _____ No longer in existence _____
14. Alterations: Various
15. Surroundings: (Check more than one if necessary) Open land _____ Scattered buildings _____ Densely built-up _____
Residential Industrial _____ Commercial Other: _____
16. Threats to site: None known Private development _____ Zoning _____ Vandalism _____
Public Works project _____ Other: _____
17. Is the structure: On its original site? _____ Moved? _____ Unknown? _____
18. Related features: Street Trees

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture Arts & Leisure _____
Economic/Industrial _____ Exploration/Settlement _____
Government _____ Military _____
Religion _____ Social/Education _____

21. Sources (List books, documents, surveys, personal interviews and their dates).

Tax Assessor's Records

Building Permit Files

22. Date form prepared May 12, 1981
By (name) Harold D. Simkins
Organization Dept. Planning and Building
Address: 333 W. Ocean Blvd.
City Long Beach Zip 90802
Phone: 590-6607

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

