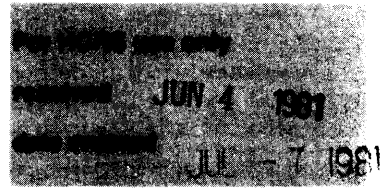


**United States Department of the Interior
Heritage Conservation and Recreation Service
National Register of Historic Places
Inventory—Nomination Form**



See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic RANCHO LOS ALAMITOS

RECEIVED

and/or common Bixby Ranch

FEB 09 1981

2. Location

OHP

street & number 6400 BIXBY HILL ROAD

not for publication

city, town LONG BEACH

vicinity of

congressional district

34

state CALIFORNIA

code

county LOS ANGELES

code

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input checked="" type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name CITY OF LONG BEACH

street & number 333 WEST OCEAN BOULEVARD

city, town LONG BEACH

vicinity of

state CALIFORNIA

5. Location of Legal Description

courthouse, registry of deeds, etc. LOS ANGELES COUNTY CLERK'S OFFICE

street & number 111 NORTH HILL STREET

city, town LOS ANGELES

state CALIFORNIA

6. Representation in Existing Surveys

title HABS-Index No: CAL 19-LONG B 1

has this property been determined eligible? yes no

date

federal state county local

depository for survey records LIBRARY OF CONGRESS

city, town WASHINGTON D.C.

state

7. Description

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input checked="" type="checkbox"/> moved	date <u>Adobe - first half 19th c.</u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			<u>additions - 1850+</u>

Describe the present and original (if known) physical appearance

Situated on top of Bixby Hill, Rancho Los Alamitos is a 7.387 acre complex which includes a ranch house (in situ), 7 outbuildings (1 in situ, 6 moved), extensive gardens, and a tennis court.

The ranch house is constructed in a "U" shaped plan which has evolved in a series of additions over approximately 175 years. At the base of the "U" is the original, early 18th century adobe structure, sheathed in stucco. It consists of four single rooms flanking an off center hall and was built upon foundations presumed to be field stones laid in adobe mortar. An arcaded, screened porch consisting of eight bays constructed upon a brick foundation extends beyond the length of the east elevation of the adobe construction. The ceiling of the porch is beaded tongue and groove and the floor consists of wood planks. In 1925 a gabled second story, stucco over frame construction, with two gabled and shingled dormers on the east elevation, was added. A four bay open porch with a simple stick railing on the west elevation of the second story addition imparts a flavor of the Monterey style to the entire composition.

Numerous additions to the original adobe were made. The north wing of seven rooms was the first addition to be constructed on a brick foundation, probably c. 1850. This service wing, sheathed in rough board and batten, and regularly pierced by tall, narrow windows and doors, contains interior partitions of both 1 inch boards and studs covered with painted plaster board. In the years between 1878 and 1887 the adobe was extended to the south with a wood addition. The music room with fireplace was added to the north wall of the adobe in 1887-1925 and stuccoed on the exterior. Two sets of tall windows open up to a concrete patio that was constructed in 1920. Three bedrooms of wood frame construction became the south wing (1887-1925). The south and north wall of the wing were stuccoed. In 1925 a concrete wall was constructed at the western end of the south wing which enclosed a 'Secret Garden'.

All the roofs are gabled and shingled. All the walls are plastered and papered. The ceilings in the first story are of 1 inch tongue and groove beaded wood and painted. The ceilings in the second story are plastered. All floors are oak. The trim in the bedrooms is painted and all other rooms are stained and varnished.

Wooden cupboards dating from c. 1880 are found in the dining room and in the main bedroom of the adobe. Wood paneled archways mark the doorways in the adobe. Skylights provide illumination to the library, the bedroom in the adobe and the kitchen. Behind the kitchen is a screened-in porch which leads to another wood frame structure that once functioned as storage, laundry and furnace rooms.

The grounds surrounding the ranch house include a South Garden consisting of flowers and a lawn. Across from this is a Gazebo, including the 'Olive Tree Sitting Area' that leads to the 'Rose Garden', all of these built and planted in the 1920's. From this area one proceeds through the 'Oleander Walk', 'Geranium Walk', 'Cypress Tree Steps' and 'Herb Garden' (1922-32). The 'Friendly Garden' (1930's) is adjacent to a tennis court (1921). Behind this is the Jacaranda Walk (1930's) with the kitchen midden exposed on the walkway. This leads to the Cactus Garden and Native Garden planted in the mid 1920's (across the driveway from the northeast corner of the ranch house). The walkway leads to the Old Garden adjacent to the northern elevation of the house which includes a pepper tree surrounded by a wooden pagoda and a Spanish Fountain (1921).

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CONTINUATION SHEET

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PAGE 2

The nominated property includes seven other buildings associated with Bixby Ranch operations. The Foreman's House, constructed in 1910 and situated on its original location, is a one-story gabled board and batten structure.

Six other utilitarian structures, constructed between 1910 and 1948, were originally clustered in an area just west of the nominated property, on private land not deeded to the City of Long Beach. These structures, closely associated with the operations of the Rancho Los Alamitos, were moved to their present location when residential development on private land threatened their destruction. These six structures include: the Feed Shed, constructed 1910, a gabled roof, long open woodframe barn; the Chuckwagon, constructed 1910, an elevated flat roof wooden structure on wheels; the Blacksmith Shop, constructed 1923, a one-story wooden structure with tin roof; the Horse Barn, constructed 1938, a one- and one-half story enclosed barn with gabled roof and open porch; the Milking Barn, constructed 1945, a one and one-half story wooden barn with catslide roof; and the Stud Barn, constructed 1948, a two-story wood shingle barn with partially enclosed porch. While relocated, these structures retain their integrity of setting, workmanship, materials, design, feeling and association, and contribute to the character of this nomination. (See Attachments A)

Modern intrusions are present within the nominated property. These include a small one-story frame restroom building and a 64-car parking lot. While intrusive, these additions are necessary parts of the city's recreation and interpretive program for the Rancho Los Alamitos. These intrusions do not detract significantly from the integrity of this 7.387 acre property.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input checked="" type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input checked="" type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> agriculture	<input checked="" type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

See Sequence of

Specific dates Construction/Architect/Builder/Architect NOT KNOWN

Statement of Significance (in one paragraph)

Rancho Los Alamitos is one of the few remaining sites that represents the growth of Southern California from its primitive beginnings to its primary ranking as the largest agriculture and livestock producer in the United States. According to W. W. Robinson,

This small area has at least two claims to fame. It is the site of an important Indian Village, perhaps the most important in Southern California. Also, it is part of a former twenty-eight-thousand-acre Mexican rancho - the so-called 'Los Nietos Grant.' Thus it symbolizes California's rancho days (Robinson 1966:21).

The ranch house of Rancho Los Alamitos has grown from a four room adobe to an eighteen room structure. The importance of the building is not only its early nineteenth century adobe construction (some of it still visible; most gutted in 1933), but the c. 1850's Stearn's wing and the 1880's wooden additions. The house as it exists today is an outstanding example of the way in which a family lived on a ranch and transformed an existing Mexican construction into an Eastern form of building translated to the California lifestyle.

The Gabrielino village of Pubuna (also referred to as Puvunga: Site LAn -306) is said to have been on the site of Rancho Los Alamitos, although there is no evidence as to when it was first occupied, the extent of the site or its relation to other archaeological remains in the area. (Dixon 1972) Pubuna Indians do have baptismal records from 1785 until 1805 at which time the village was probably abandoned. On the site is evidence of kitchen midden tossed by these Indian inhabitants. The village was the legendary birthplace of the Indian prophet Chinigchinich. More archaeological investigation needs to be done on the site.

Rancho Los Alamitos was carved from the largest Spanish land grant by the King of Spain. In 1784 it was deeded to Manuel Perez Nieto, a corporal in the Spanish army who deeded it to his children upon his death in 1804.

According to W. W. Robinson, Nieto built an adobe home which "could have been in the year 1806, for Jose Antonio Carrillo recalled visiting it in 1806" (Robinson 1966:27). Other testimony from the Stearns Land Commission hearings refer to 3 or 4 houses on the site and it is difficult to determine if the adobe portion of the rancho was one of them. When Jose Figueroa (Mexican Governor) purchased the rancho in 1834, he had additional houses constructed (Land Commission Case 404:16). Therefore, one cannot determine if the adobe structure that exists today dates from the Nieto or Figueroa period.

Abel Stearns purchased Rancho Los Alamitos in 1842. It was Stearns who "personified both the Southern California of the Mexican period and the Southern California of the American period" (Cleland 1975:184). This transition is evidenced in the architecture of the ranch house with the construction of the south wing of wood frame construction placed upon a brick foundation and positioned at a right angle to the original adobe

9. Major Bibliographical References

Cleland, Robert Glass. The Cattle on a Thousand Hills. San Marino:
The Huntington Library, 1975.

(See Continuation Sheet.)

10. Geographical Data

Acreeage of nominated property 7.387 acres

Quadrangle name Los Alamitos

Quadrangle scale 1:24000

UMT References

A 11 397660 3737800
Zone Easting Northing

B
Zone Easting Northing

C

D

E

F

G

H

Verbal boundary description and justification

The verbal boundary corresponds to that indicated on the attached Plot Plan.

(See Continuation Sheet.)

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title Nancy J. Sanguist

organization Bixby Ranch Company date February 5, 1981

street & number 911 Studebaker Road telephone (213) 596-3365

city or town Long Beach state CA 90815

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature K. M. Ellen

title date 5/20/81

For HCRS use only

I hereby certify that this property is included in the National Register

for activity
Selma Byer
Keeper of the National Register

Entered in the
National Register date 7/7/81

Attest: date

Chief of Registration

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CONTINUATION SHEET SIGNIFICANCE

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construction. Stearns, like the later owners of Rancho Los Alamitos, came from the east, became a large landowner and helped to change the economic life of Southern California. He was a trader who settled in Los Angeles and became one of its wealthiest citizens, as well as serving as first alcalde and President of Los Angeles under Mexican rule. Stearns increased the cattle raising operation on the Rancho. Ranchos in California were "the controlling factor in much of the state's settlement and agriculture development for nearly half a century" (Cleland 1975:4). Stearns' main residence was in Los Angeles, but none of the structures he built, or was involved with, exist today, except Rancho Los Alamitos.

Stearns mortgaged Rancho Los Alamitos to Michael Reese in 1861, who eventually purchased it in a sheriff's sale five years later. Reese was a Bavarian who after living in various eastern and midwestern cities settled in San Francisco in 1850. He became one of San Francisco's leading landowners by seizing on the chance of purchasing land and houses vacated by the exodus to the North in search of gold. By 1878, when Reese died on a trip to his homeland, his estate, including the Long Beach Rancho, was worth \$6,427,591.00 (Cuttler 1963:140). Reese never lived on the ranch, but leased it for stock grazing.

In 1878, John Bixby leased the ranch and thus began the Bixby's 90 year occupation of Rancho Los Alamitos. The Bixby family would become one of the largest landholders in the Los Angeles area by the early 20th century. Lewellyn, Amasa and Jotham Bixby left Maine in the early 1850's for California, as many Maine residents from that state had done during this early period of western migration. Llewellyn returned east and drove approximately 2000 sheep from Illinois to San Gabriel with his cousins, Dr. Thomas and Benjamin Flint. Jotham became involved in mining and farming in the Mother Lode area, then joined Llewellyn, the Flints and W.W. Hollister in raising sheep in Monterey County.

John William Bixby traveled from his native state of Maine to California to supervise the sheep raising operation on his cousin Jotham Bixby's Rancho Los Cerritos. During the Civil War, cotton was replaced by wool, hence the profitability and importance of sheep raising to the economics of the newly created state. The Bixbys, along with Dr. Thomas and Benjamin Flint were considered to be among the important pioneers in this industry.

In 1881, the Rancho was purchased by John W. Bixby, Jotham Bixby Co. and I.W. Hellman who each assumed approximately one third of the 26,395 acre rancho. John managed the rancho which contained cattle, sheep, dairy cows and horses, the later of which was of special interest to him. To make the adobe more liveable for his wife, the former Susan Patterson Hathaway, and their young child Fred, many improvements were made during John's lifetime on the Ranch (1878-1887).

Upon John's death in 1887, the rancho was divided into three parcels, with John's widow and two children receiving the middle section which included the ranch house, barns and corrals (8,300 acres). Hence Rancho Los Alamitos began to shrink in size.

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By 1906 when Susan Bixby died, the ranch included only 3,700 acres (now owned by the son Fred Bixby), the remaining acreage having been deeded to his sister Susanne Bixby Byrant.

The Rancho soon became the headquarters for the Fred H. Bixby Ranch Company and his acquisition of land. Like Stearns and Reese before him, Fred became one of the largest landowners in Southern California, as well as owning ranches in Nevada and Arizona. The ranch's activities included farming hay, grain, barley, sugar beets, bran and alfalfa and breeding Shorthorn and Hereford cattle and draught horses. In 1915 Rancho Los Alamitos was described as being:

one of the most beautiful in this section, the buildings being located on the heights overlooking the mountains, valley and sea, an ideal spot for a home, the land extending six miles along the coast and being in itself a small principality. The old adobe house that was built over 100 years ago with walls from three and a half to four feet in thickness, has been improved and modernized and yet retains the appearance and necessarily its historical interest that clings to the days when the Spanish dons reigned supreme. The other buildings of the ranch are large and in keeping with the progressive spirit of the owner. (A History of California and an Extended History of Los Angeles and Environs 1915:540).

The gardens of Rancho Los Alamitos grew out of the inspiration of Florence Bixby. By the time she occupied the ranch house in 1906, there was only a eucalyptus tree, pepper tree and two Moreton Fig trees on the front lawn, the later of which date from c. 1890. During the 1920's and early 1930's, the fields around the ranch house were transformed into formalized gardens under Florence's direction. Four of Southern California's most important landscape architects designed various areas of the gardens:

1. Rose Garden - Florence Yoch, a member of "the pioneer firm of women landscape architects in the West" (California Southland, Nov. 1920, p.10)
2. Herb Garden - Charles Gibbs Adams, important landscape designer for West Los Angeles and Pasadena in the 1920's and 1930's.
3. Cactus Garden - William Hertirich who designed the Huntington Botanical Gardens which included the Desert Plant Collection "considered the finest outdoor planting of it's kind" (Padilla 1961:194).
4. Native Garden - Ed Howard, member of the famed horticultural family who had a special interest in Southwestern plant life.

In 1940, 84.2 acres of Rancho Los Alamitos were condemned by the Navy for a hospital and nine years later c. 300 acres were condemned for Long Beach State College. Fred Bixby died in 1952 and the rancho days on the hill were over. All the ranch lands, except 7.5 acres, were sold for development.

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In 1968, Rancho Los Alamitos was granted to the City of Long Beach by a majority of the surviving trustees of the Bixby Home Property Trust. According to the Historical Site Agreement, the site was considered a unique example of "the historical evidence of the growth and change in the California way of life in the Los Alamitos Bay area" and was meant to be a living historical site (Historical Site Agreement 1968: 2).

Five of the eight structures on the site have been moved (see attached plan). This was necessary due to the sale of the surrounding land for single family dwellings. If the structures had not been moved to the site, they would have been destroyed. Since they are contributing components to the understanding of the ranch structures (few of which still exist in Southern California) and were moved only short distances, I do not believe their move should affect their National Register status. The most important structure on the site is the ranch house which is in its original location.

There is no other site locally, in the state or country which exhibits the evolution of a Mexican structure to an Anglican dwelling of a working ranch accompanied by formalized gardens.

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CONTINUATION SHEET BIBLIOGRAPHY ITEM NUMBER 9 PAGE 2

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- Cuttler, Charles H. "Michael Reese. Parsimonious Patron of the University of California." California Historical Society Quarterly, Vol. XLII, No. 2 (June 1963), 127-144.
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- Gebhard, David and Robert Winter. A Guide to Architecture in Los Angeles and Southern California. Santa Barbara: Peregrine Smith, Inc.
- Grenier, Judson A, Ed. A Guide to Historic Places in Los Angeles County. Dubuque, Iowa: Kendall/Hunt Publ. Co., 1978.
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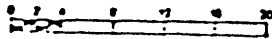
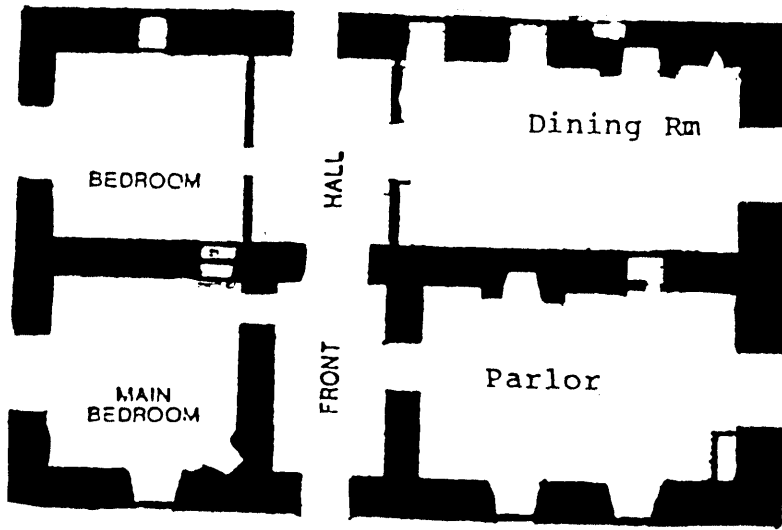
JUL - 7 - 1981

CONTINUATION SHEET VERBAL BOUNDARIES ITEM NUMBER 10 PAGE 2

Beginning at the southeast corner of Lot 50 of Tract No. 21067, as per map recorded in Book 737 pages 76 to 84 inclusive of maps, records of said county; thence along the boundary line of said Tract No. 21067, the following courses and distances: North 00° 27' 31" West 130.00 feet, North 89° 32' 29" East 214.67 feet, South 84° 03' 18" East 300.00 feet, South 50° 56' 42" West 69.00 feet, South 43° 30' 45" East 141.00 feet, South 27° 00' 45" East 40.00 feet, South 30° 10' 45" East 209.00 feet, South 84° 03' 18" East 126.00 feet, South 5° 56' 42" West 60.00 feet, North 84° 03' 18" West 122.00 feet South 86° 39' 15" West 250.00 feet, South 56° 49' 15" West 127.00 feet, North 33° 10' 45" West, 129.00 feet, South 86° 39' 15" West 126.80 feet, South 56° 49' 15" West 28.00 feet, North 33° 10' 45" West 280.00 feet and North 35° 46' 18" East 171.50 feet to the point of the beginning.

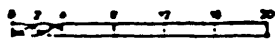
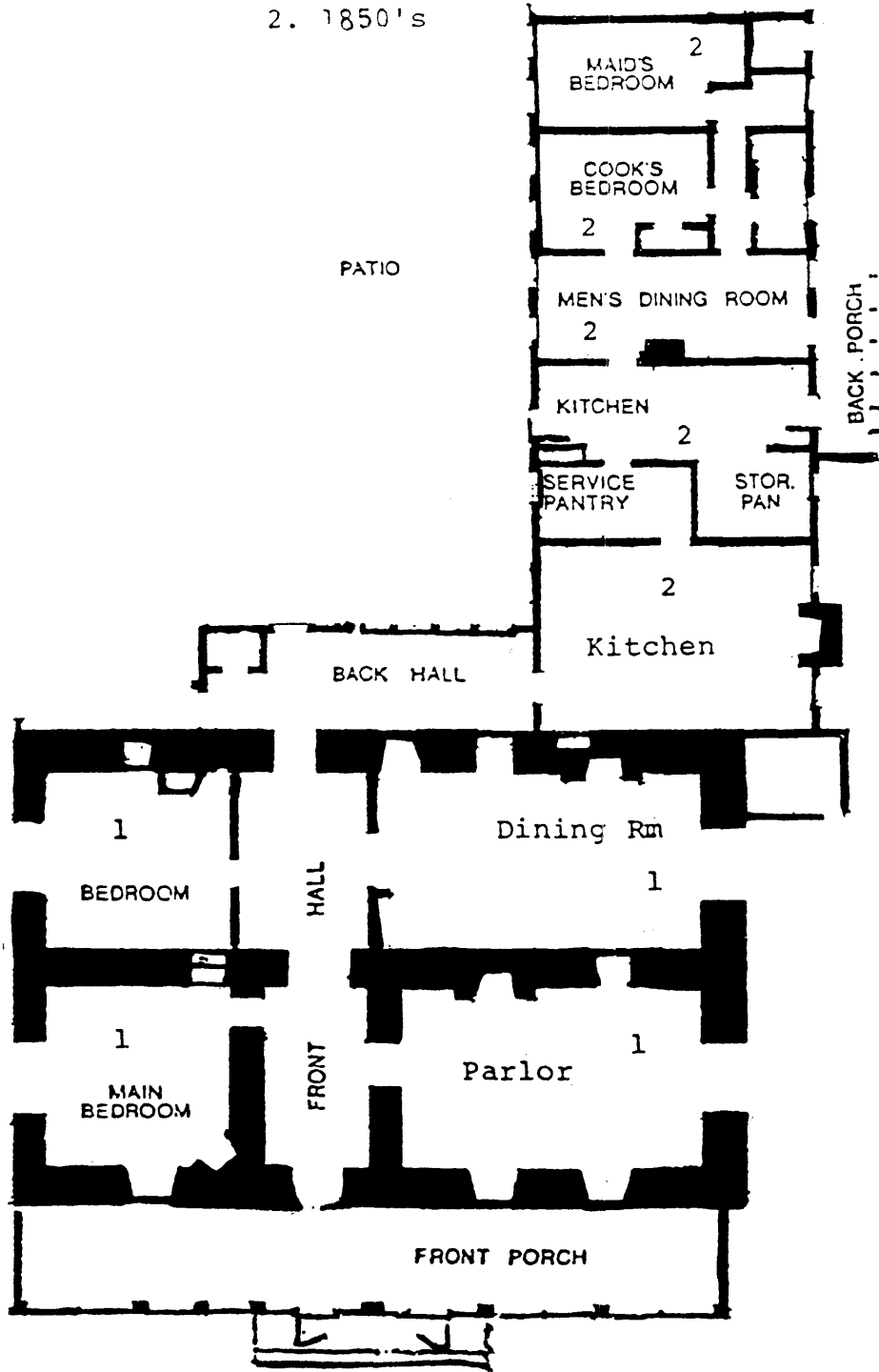
Beginning at the intersection of the center line of Bixby Hill Road, 60 feet wide, with the Northerly prolongation of the Westerly line of said Lot 101, as said intersection is shown on said map; thence along said center line, south 84° 03' 18" East 22.00 feet; thence parallel with said prolongation and said Westerly line, South 50° 56' 42" West, 69.00 feet; thence South 36° 56' 55" East 125.10 feet to an angle point in the Southwesterly line of said Lot 100, said angle point being the Southeasterly terminus of that certain course in said Southwesterly line, shown on said map as having a length of 16.39 feet; thence along said Southwesterly line to and along the Southwesterly line of said Lot 101, North 43° 30' 45" West 141.00 feet to the Southwest corner of said Lot 101; thence along the Westerly line of said Lot 101 and its prolongation, North 50° 56' 42" East, 69.00 feet to the point of beginning.

PATIO



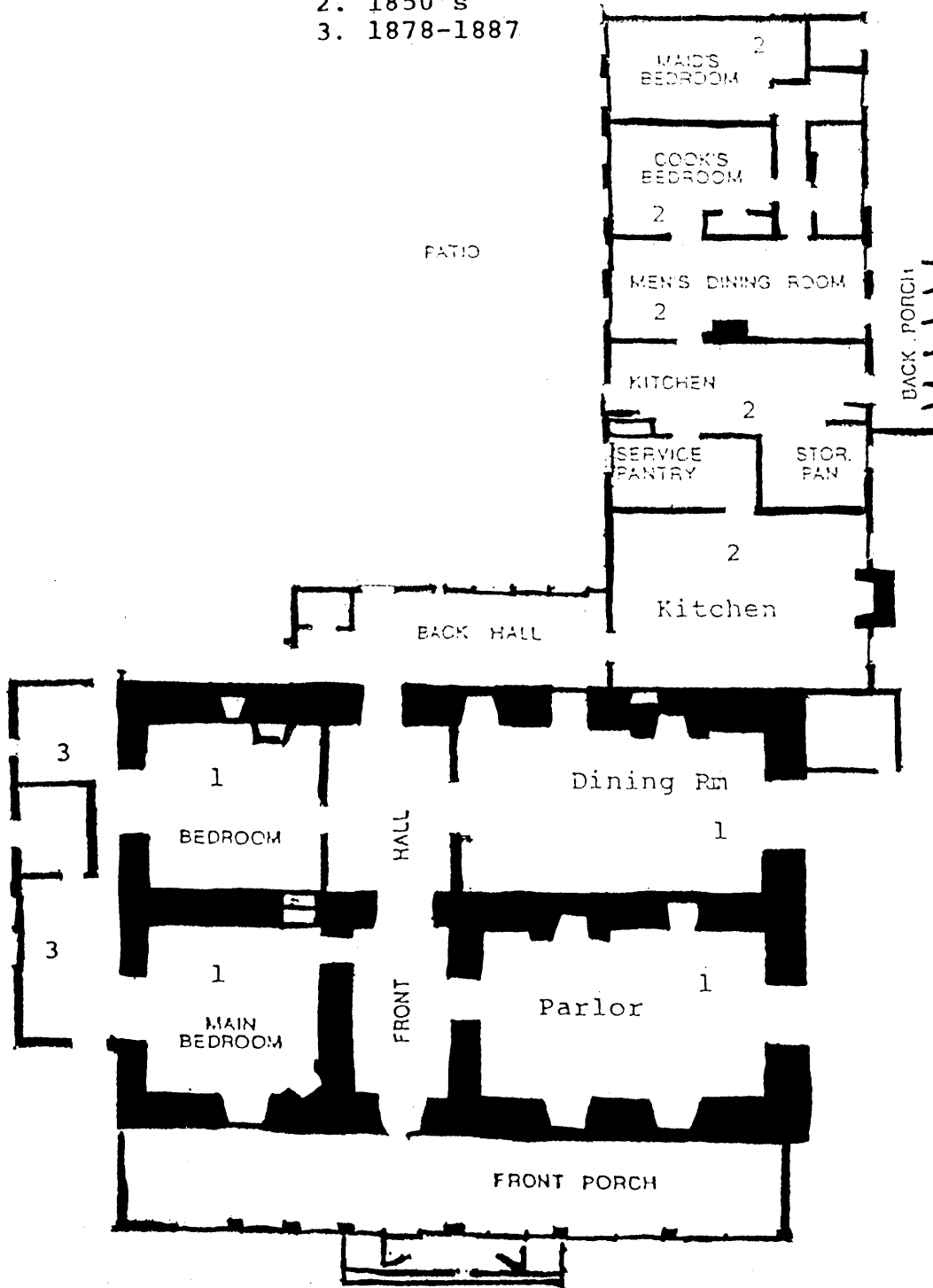
KEY

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- 2. 1850's

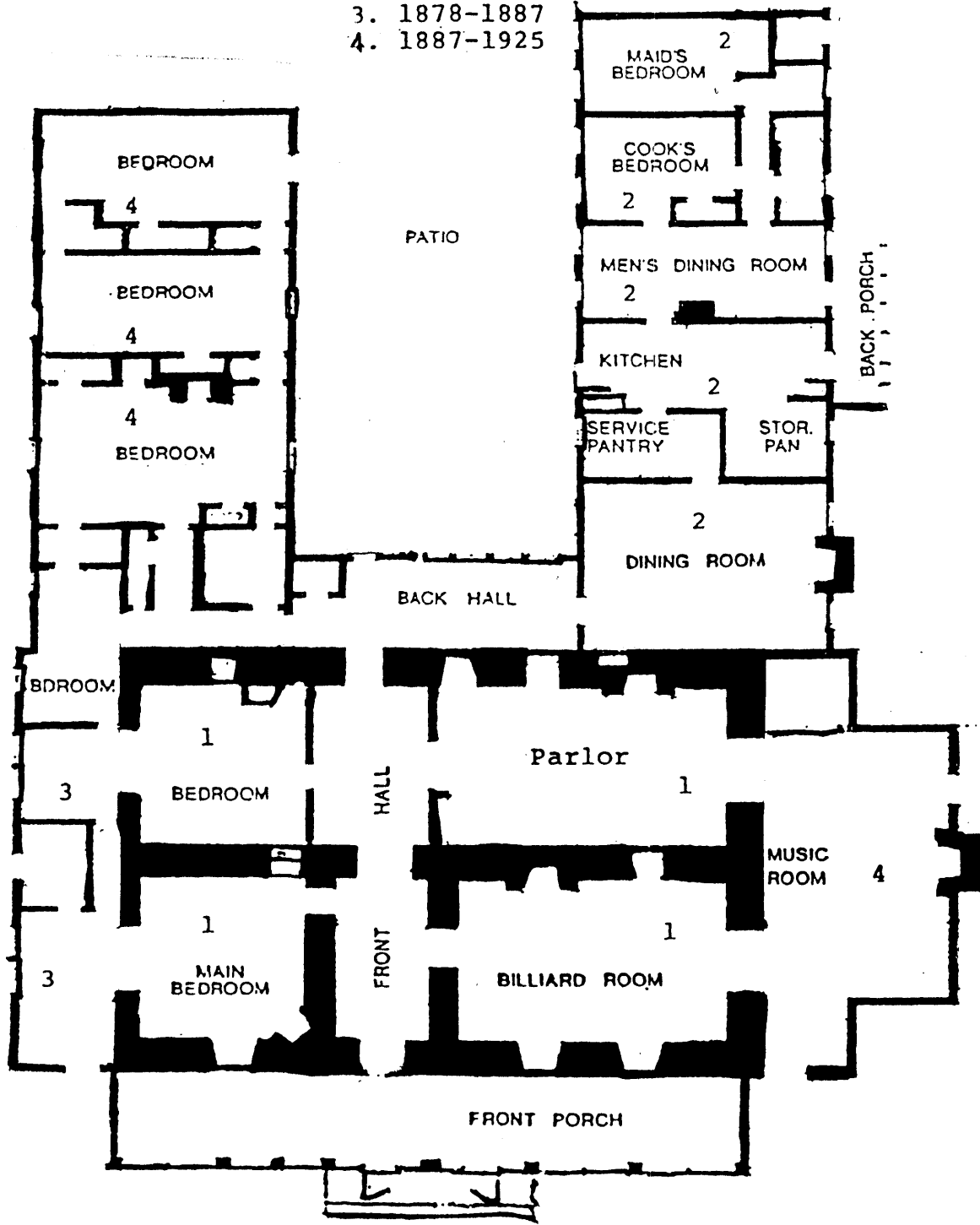


KEY

1. Original Adobe + Additions
2. 1850's
3. 1878-1887



- 1. Original Adobe + Additions
- 2. 1850's
- 3. 1878-1887
- 4. 1887-1925



RANCHO LOS ALAMITOS
Attachment B
 Sequence of Construction

SECRET GARDEN
 1925

4

TANK HOUSE WITH
 COOL ROOMS BUILT
 1890-1923

KEY

1. Original Adobe + Additions
2. 1850's
3. 1878-1887
4. 1887-1925
5. 1931+

PATIO
 (1850-1927)

(1850-1927)

BACK HALL

HALL

FRONT

FRONT PORCH

OFFICE ENTRANCE
 OLD OFFICE

5 OFFICE

5 OFFICE

5 VAULT

2 MAID'S BEDROOM

2 COOK'S BEDROOM

2 MEN'S DINING ROOM

2 KITCHEN

2 SERVICE PANTRY

2 STOR. PAN.

2 a. Kitchen
 2 b. DINING ROOM

1 a. Dining Rm.
 1 b. Parlor
 1 c. LIBRARY

1 a. Parlor
 1 b. BILLIARD ROOM

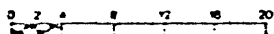
4 MUSIC ROOM

Patio
 (1920's)

RECEIVED

JUN 4 1981

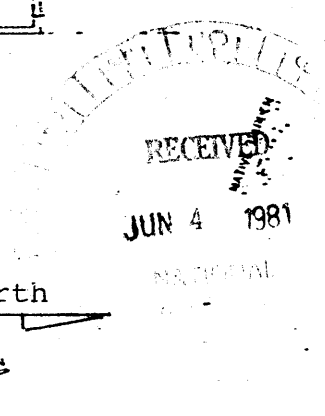
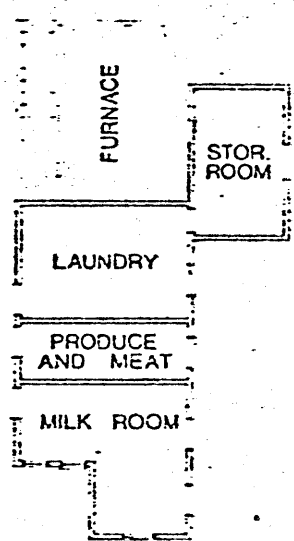
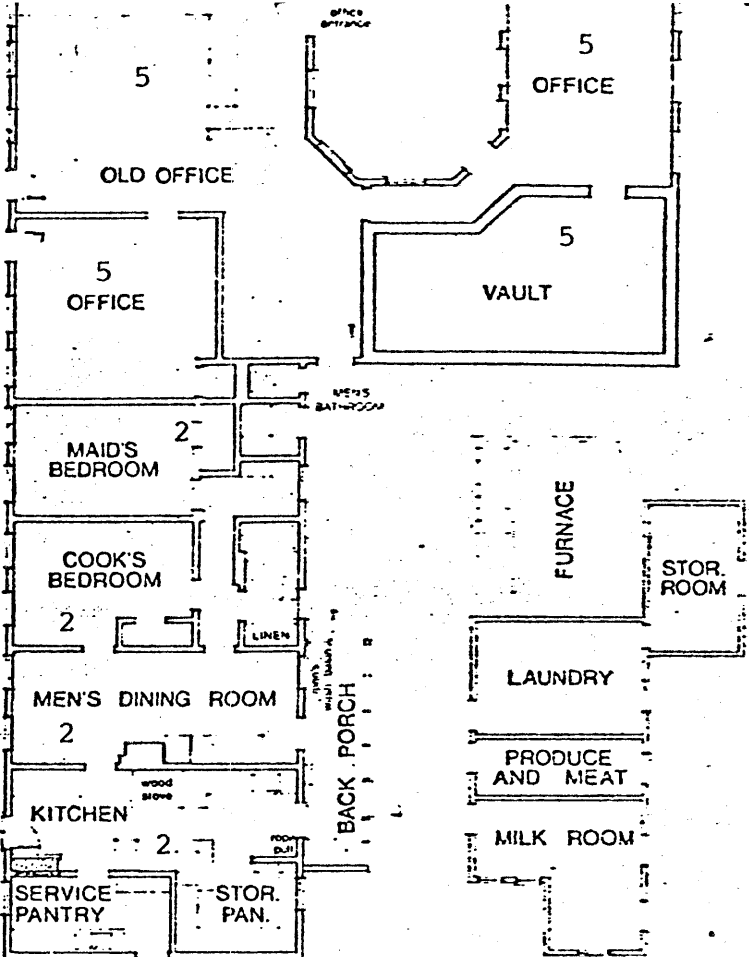
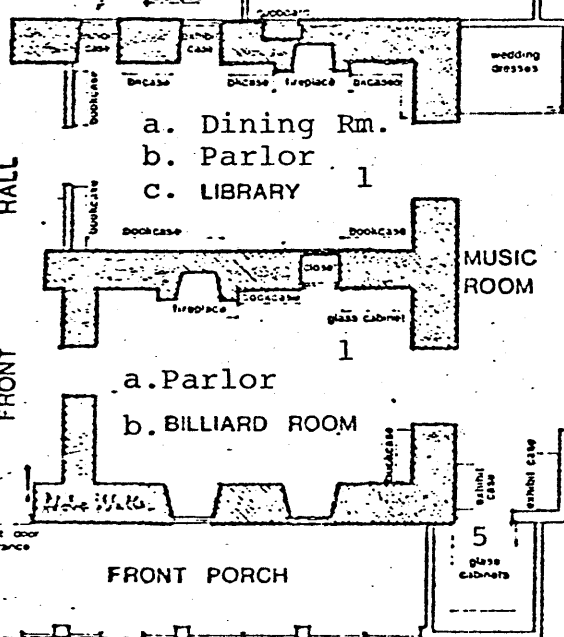
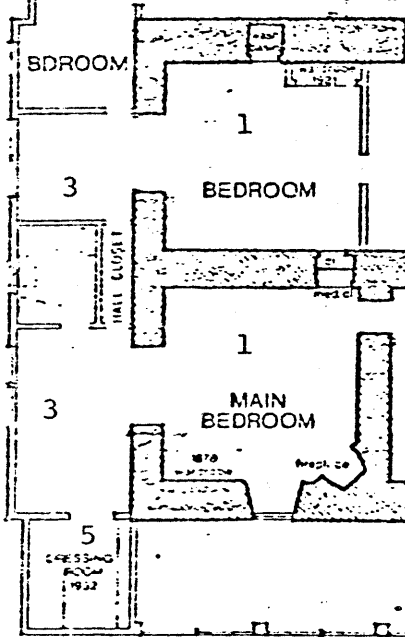
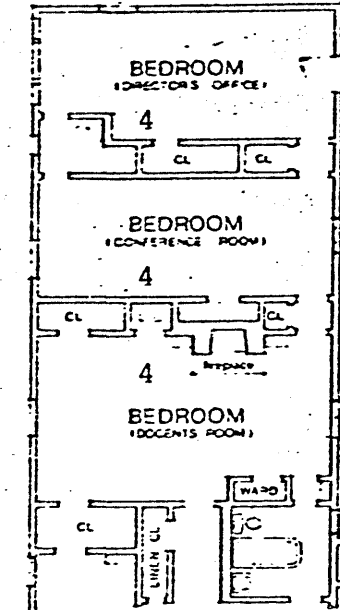
north



COMPUTER DRAWING

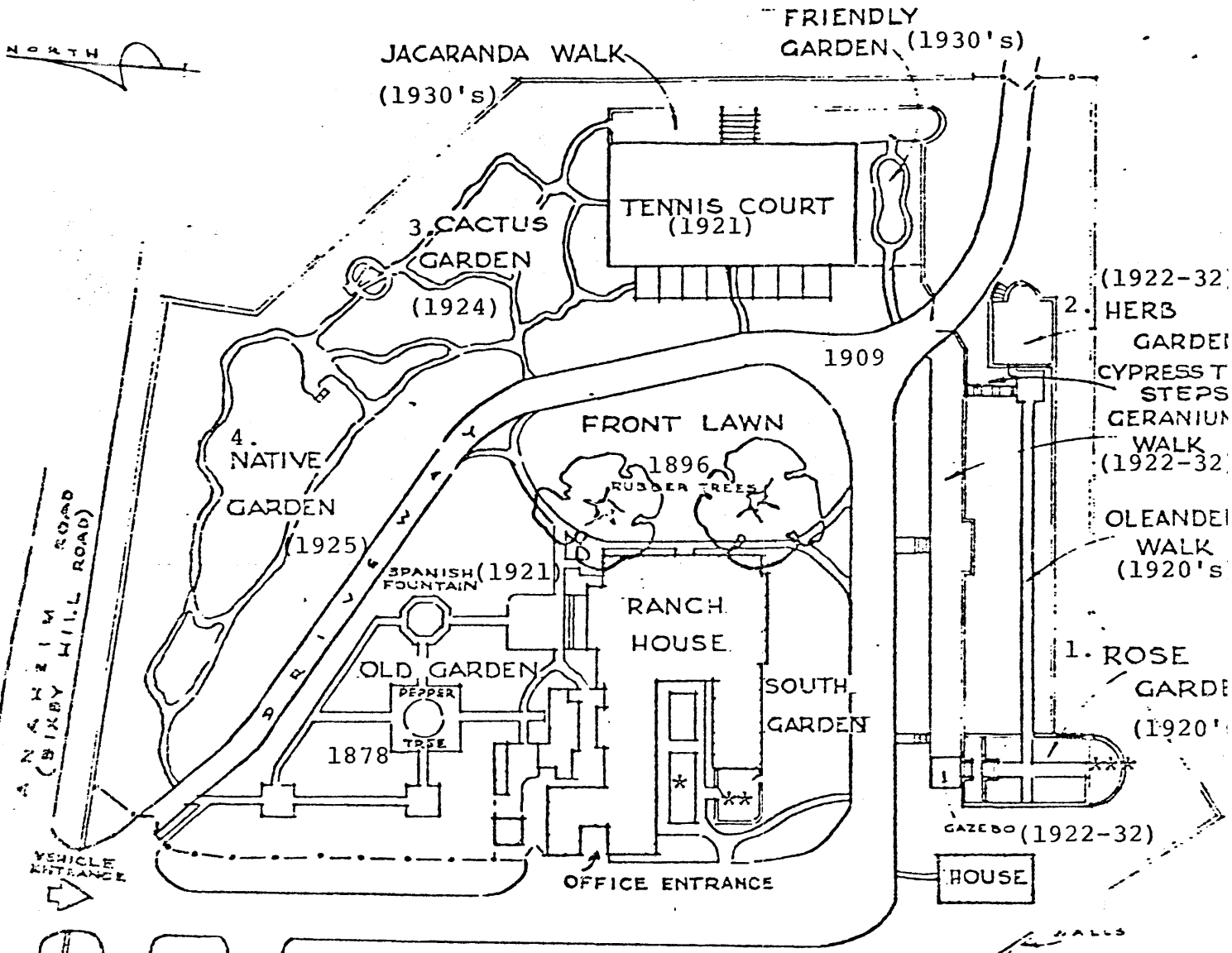
JUN - 7 1981

SECRET GARDEN



THE DATING OF THE GARDENS OF
 RANCHO LOS ALAMITOS

Attachment D



THE GARDENS OF
 RANCHO LOS ALAMITOS

JUNE 22, 1968

RECEIVED

JUN 4

NATIONAL
 REGISTRY

Gardens designed by Florence
 Bixby with the assistance of:

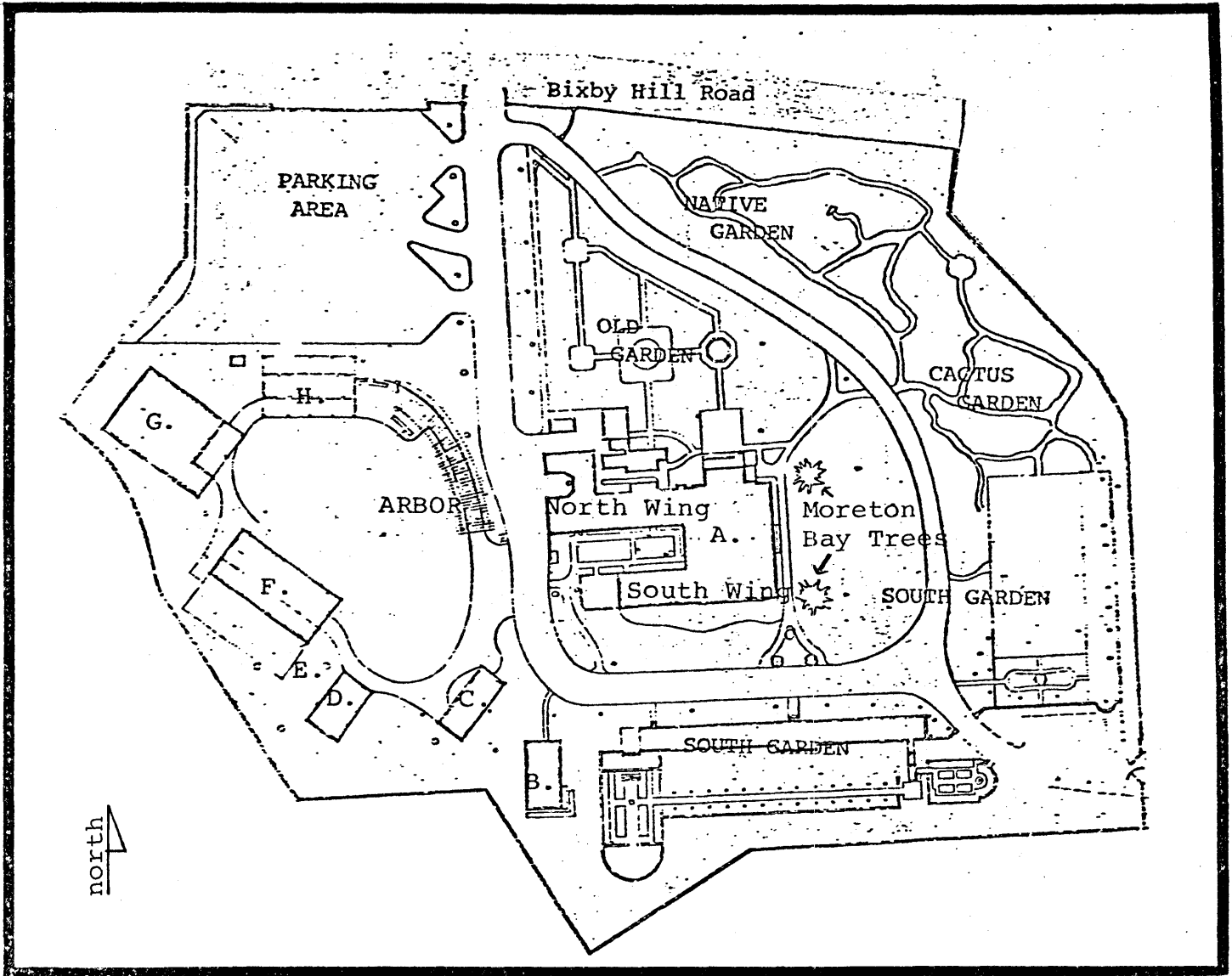
1. Florence Yoch (Yoch & Council)
 2. Charles Adams (Pasadena)
 3. William Hertrich, Huntington Library Gardens
 4. Ed Howard (Paul Howard, Landscape Architecture)
- Allen L. Chickering (Piedmont)

- * Back Patio (1927)
- ** Secret Garden (1925)
- *** Olive Tree Sitting Area (1920's)

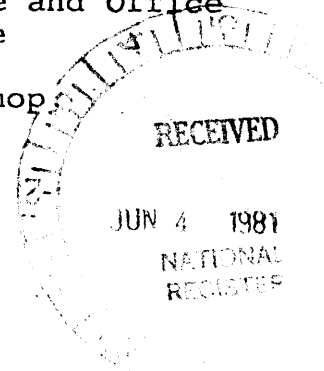
Attachment E

RANCHO LOS ALAMITOS

SITE PLAN



- STRUCTURES:
- A. Bixby Residence and Office
 - B. Foreman's House
 - C. Milking Barn
 - D. Blacksmith's Shop
 - E. Chuckwagon
 - F. Feed Barn
 - G. Stallion Barn
 - H. Horse Barn



PHOTOGRAPH LOCATION:
RESIDENCE AND OFFICE
RANCHO LOS ALAMITOS

Photo 6

SECRET GARDEN
1925

Photo 1 & 2

SALES AREA

DOCENT ROOM

VIDEO/
FILM ROOM

SALES MATERIALS STORAGE

TANK HOUSE with
COOL ROOMS approx
1900-1925

SECRETARY

EXHIBIT AREA

CURATOR

MEN'S DINING ROOM

EXECUTIVE DIRECTOR

SERVICE PANTRY

STOR. PAN.

Photo 5

BACK HALL

DINING ROOM

Photo 12

Photo 7

BDROOM

BEDROOM

LIBRARY

MUSIC ROOM

MAIN BEDROOM

BILLIARD ROOM

Photo 10

DRESSING ROOM 1937

FRONT PORCH

Photo 8 & 9

JUL - 7 1981

north JUN 4 1981

NATIONAL REGISTER

0 2 4 8 12 16 20

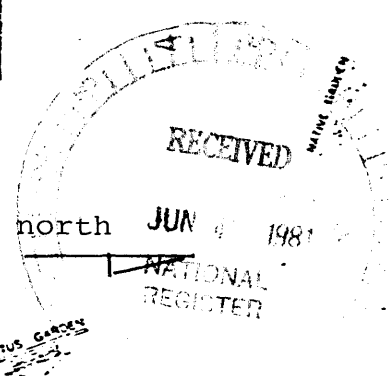
COMMUNITY BUILDING

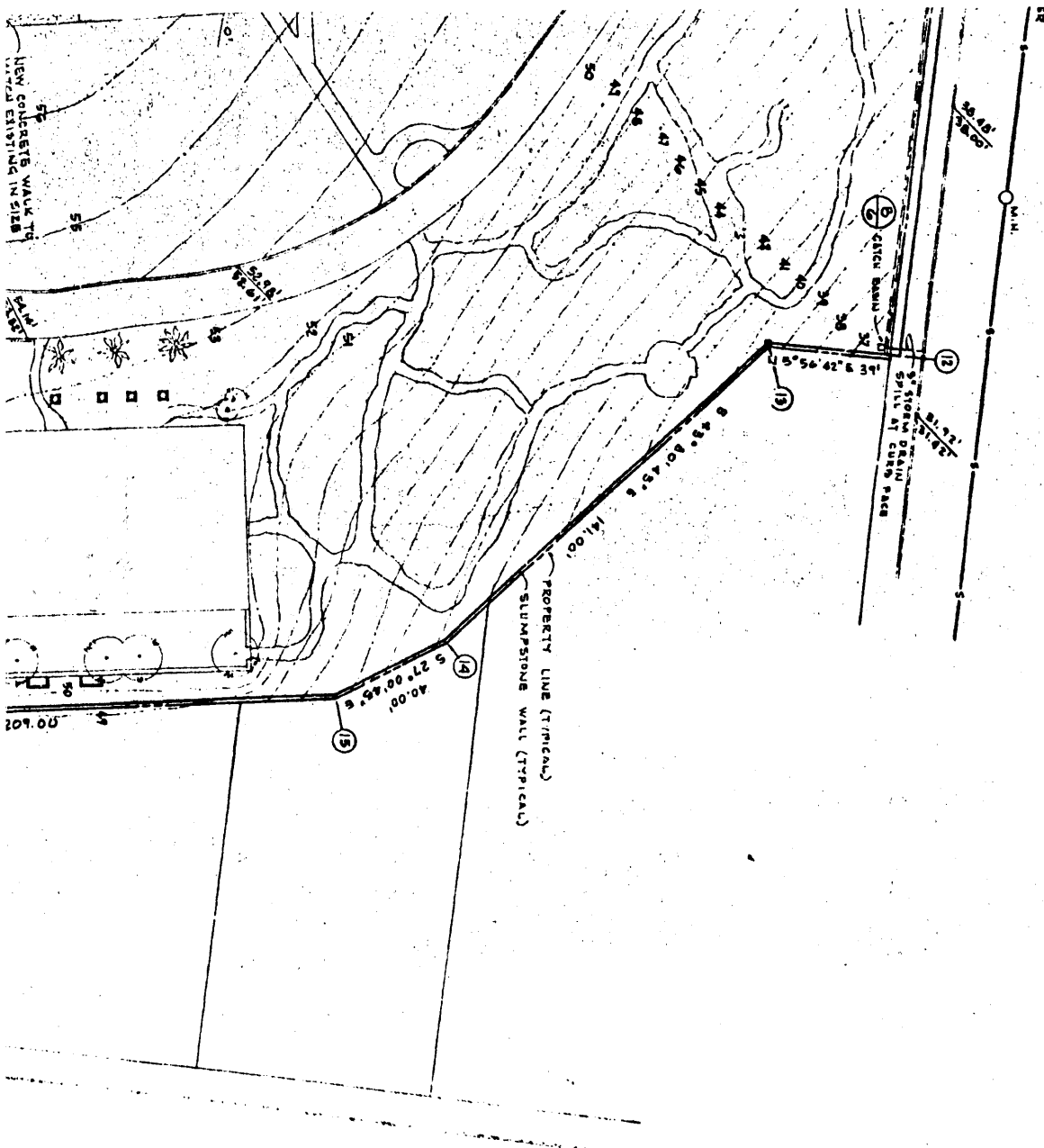
CACTUS GARDEN

IND. GARDEN

OLD GARDEN

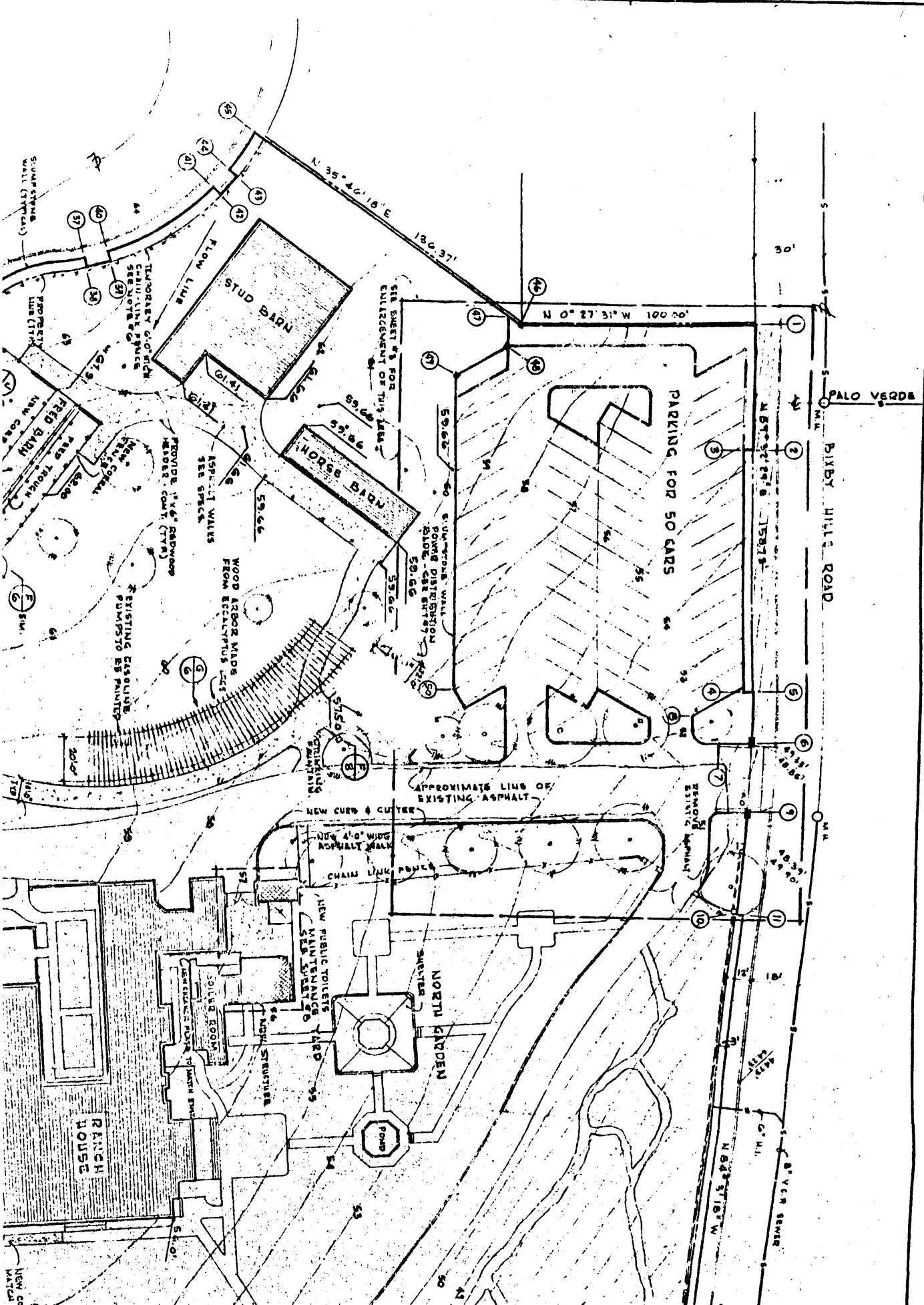
IND. GARDEN

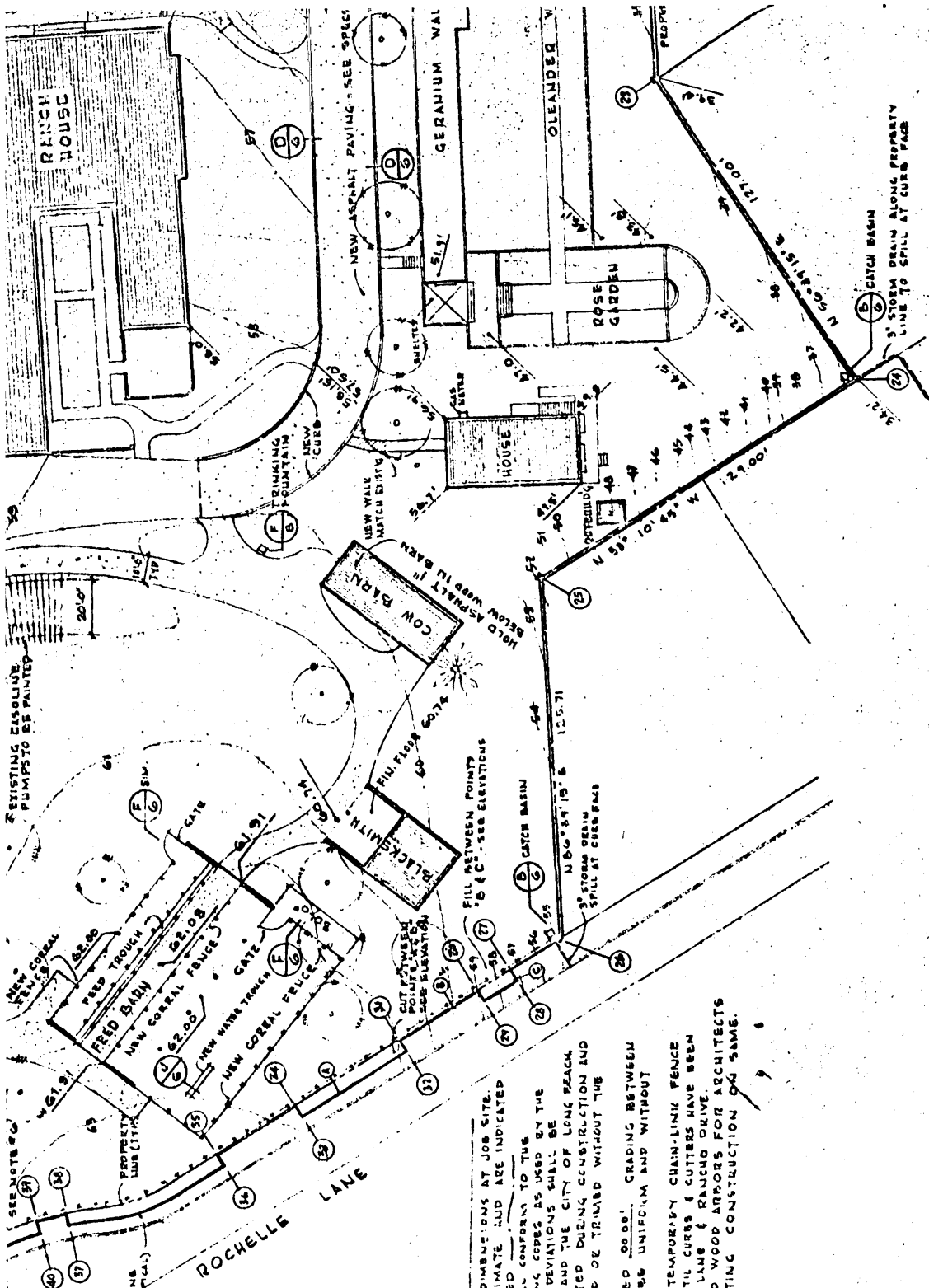




RANCHO LOS ALAMITOS

BIXBY HOME PROPERTY TRUST LONG BEACH, CALIFORNIA





GENERAL NOTES:

1. VERIFY ALL CONDITIONS AND DIMENSIONS AT JOB SITE.
2. NATURAL GRADES ARE APPROXIMATE AND ARE INDICATED BY CONTOUR LINES AS SHOWN.
3. ALL WORK AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE BUILDING CODES AS USED BY THE CITY OF LONG BEACH. ANY DEVIATIONS SHALL BE APPROVED BY THE ARCHITECT AND THE CITY OF LONG BEACH.
4. ALL TREES SHALL BE PROTECTED DURING CONSTRUCTION AND NO TREES SHALL BE REMOVED OR TRIMMED WITHOUT THE APPROVAL OF THE ARCHITECT.
5. FINISH GRADES ARE INDICATED 00.00'. GRADING BETWEEN INDICATED GRADES SHALL BE UNIFORM AND WITHOUT ABRUPT CHANGE.
6. CONSTRUCTION BOUNDARY BY TEMPORARY CHAIN-LINK FENCE SHALL NOT BE STARTED UNTIL CURBS & CUTTERS HAVE BEEN CONSTRUCTED ON ROCHELLE LANE & RAUCHO DRIVE.
7. LAY OUT ASPHALT WALKS AND WOOD ARBORS FOR ARCHITECTS APPROVAL BEFORE STARTING CONSTRUCTION ON SAME.

CATCH BASIN
3" STORM DRAIN ALONG PROPERTY LINE TO SPILL AT CURB FACE

STORM DRAIN
3" STORM DRAIN
SPILL AT CURB FACE

FILL BETWEEN POINTS
'B' & 'C' - SEE ELEVATIONS

CON BARN
HOLD ASPHALT IN PLACE
BELOW WALK

EXISTING RESOLINE
PUMPS TO BE PAINTED

SEE NOTES

PROPERTY LINE (1714)

SLUMPING WALL (1714)

NEW CORRAL

FEED TROUGH

NEW CORRAL FENCE

NEW WOOD TRUSS

GATE

BLACKSMITH

CON BARN

HOUSE

ROSE GARDEN

GERANIUM WAY

OLEANDER WAY

ROCHELLE LANE

NEW ASPHALT PAVING - SEE SPEC

NEW ASPHALT

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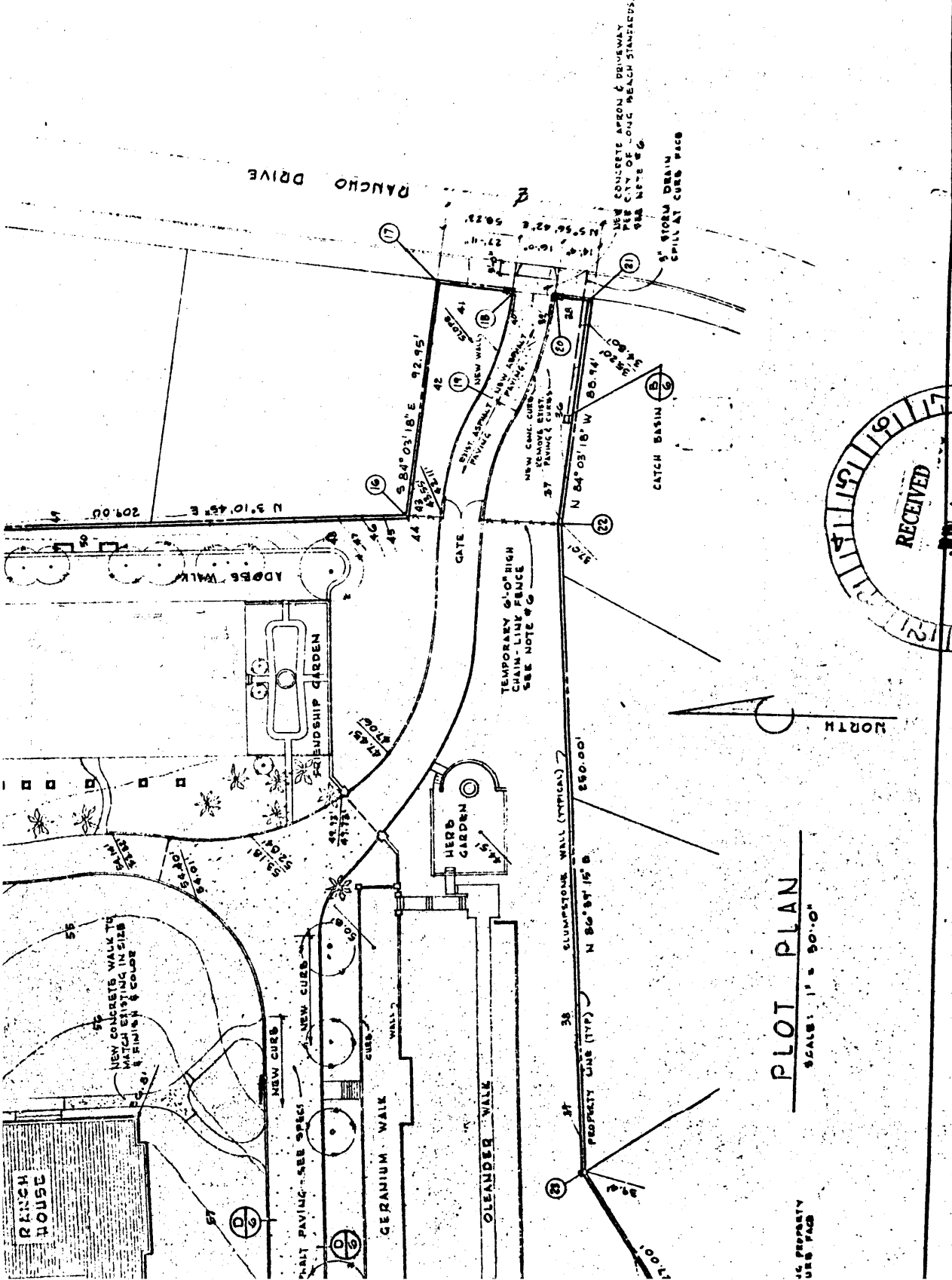
NEW ASPHALT

W. A. LOCKEIT
 ARCHITECT
 441 EAST FIRST STREET
 LONG BEACH 2 CALIFORNIA

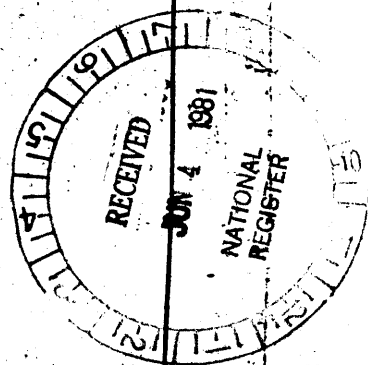
A.I.A.

MAR 6, 1967
 APR 21, 1967
 JUNE 8, 1967
 SEPT. 27, 1967
 SHEET 2
 OF 13 SHEETS

DWG NO 63229-
 H-123



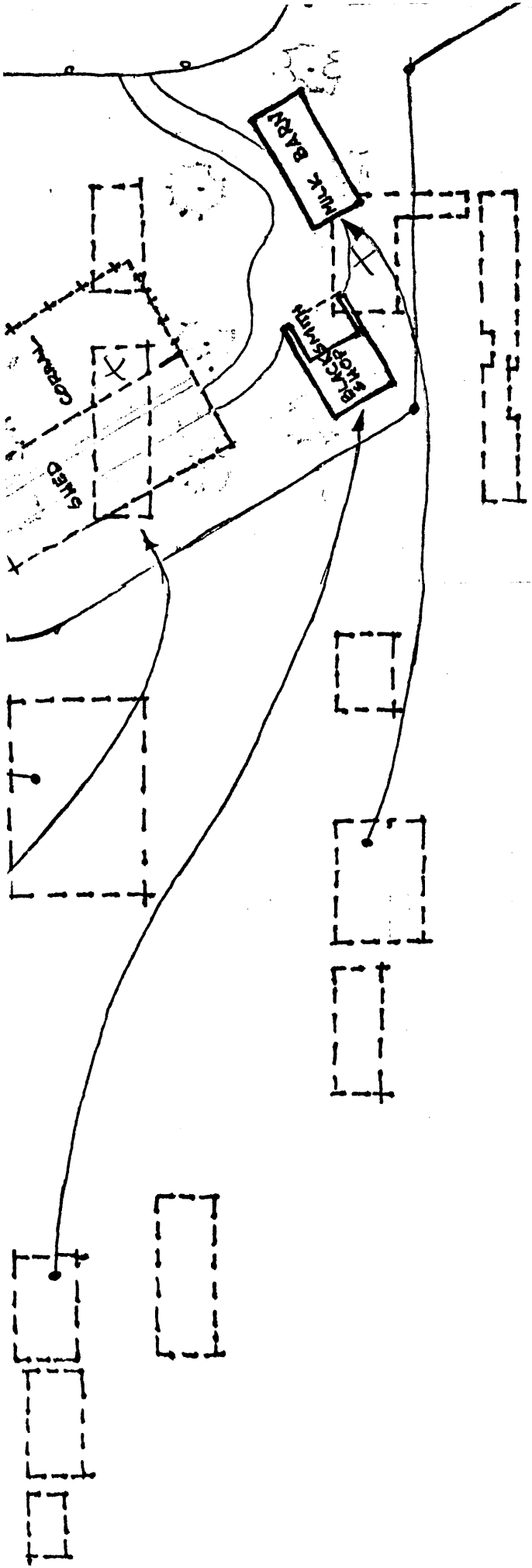
PLOT PLAN
 SCALE: 1" = 30'-0"



JUL -7 1981

CERTIFICATE OF AUTHENTICITY
 This is to certify this microphotograph is a true, accurate and complete reproduction of a record in the custody of the [unclear] Department. All documents were reviewed
 [Signature]
 Custodian of Records

Attachment C



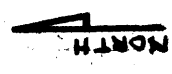
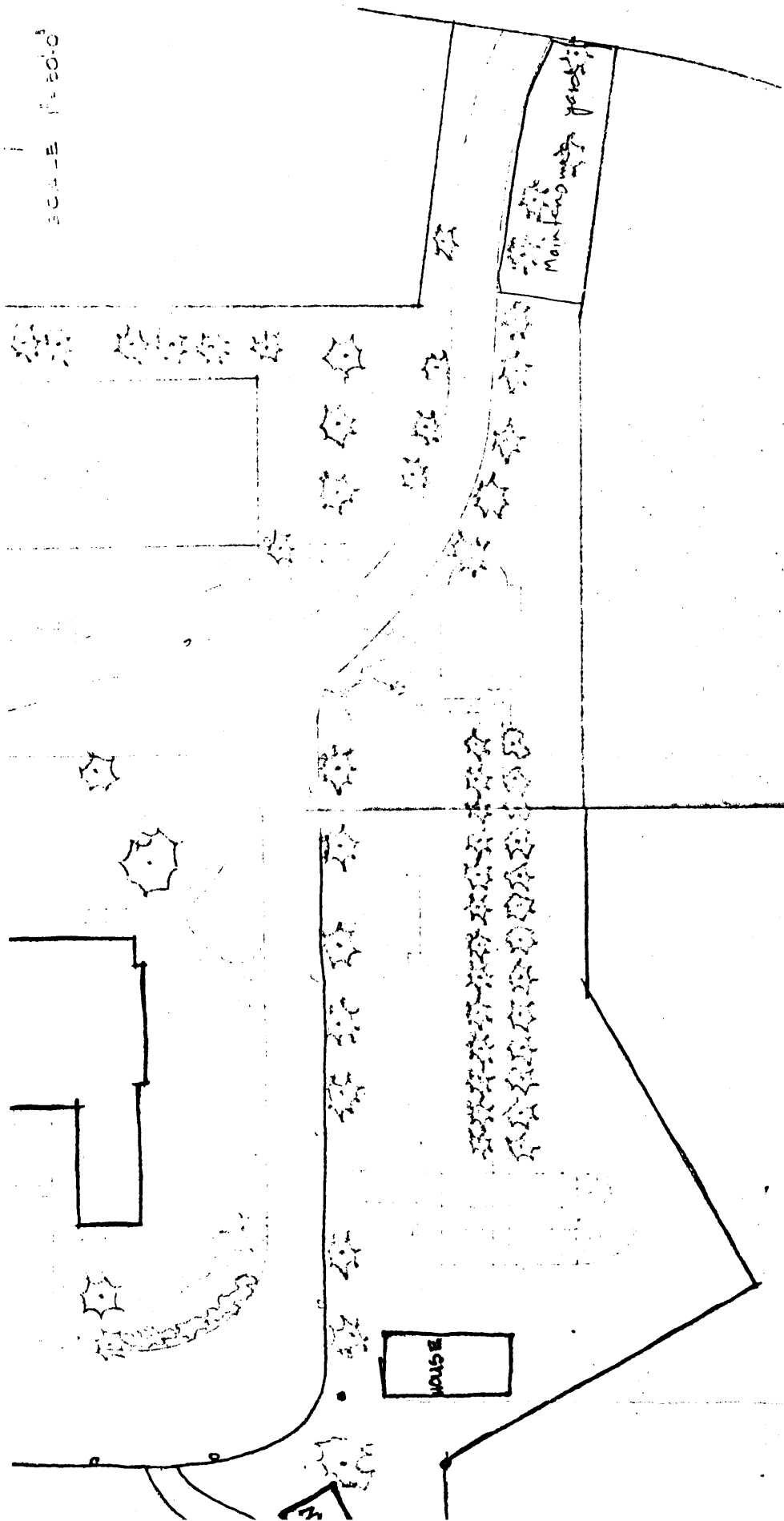
RANCHO

ORIGINAL LOCAT

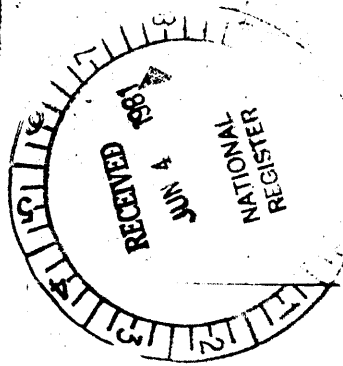
MOVED TO SITE

PROPE

Attachment A

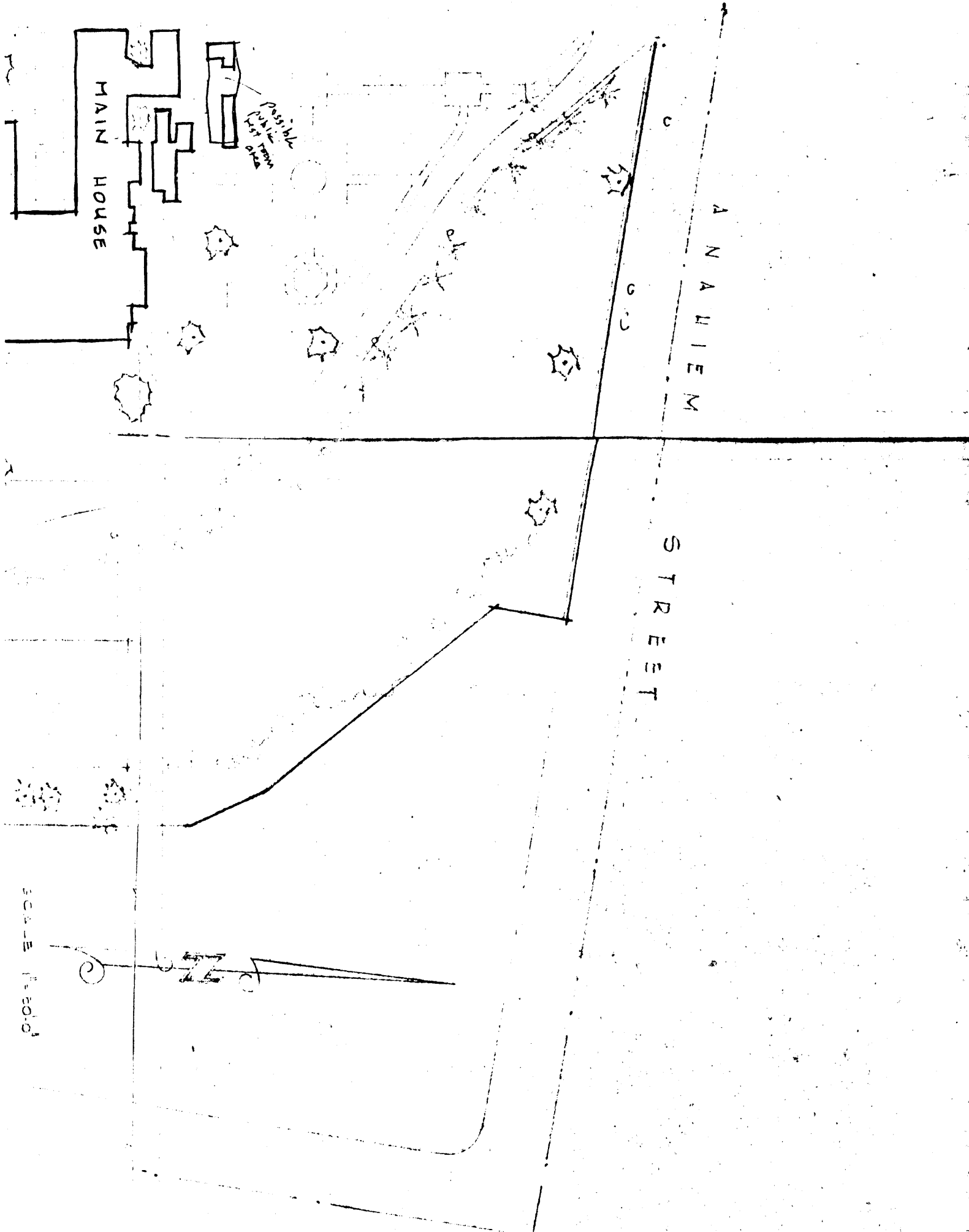


0 LOS ALAMITOS



NATIONAL LOCATION OF BUILDINGS
 ADJACENT TO SITE FROM ADJACENT
 PROPERTY

A JUL - 7 1981



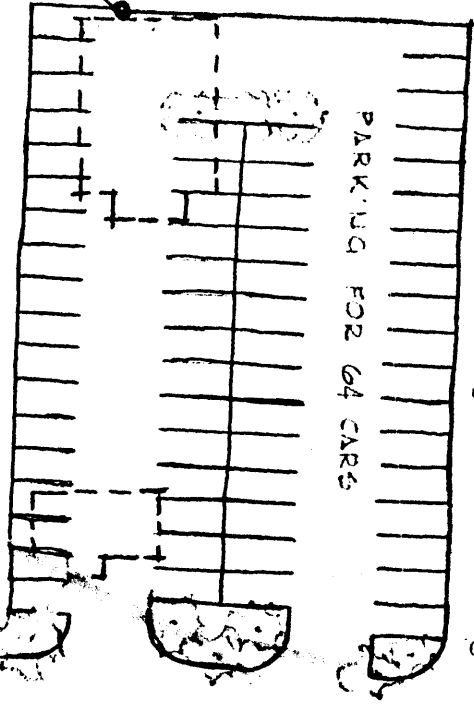
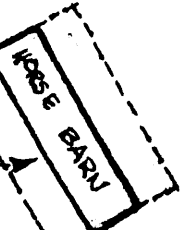
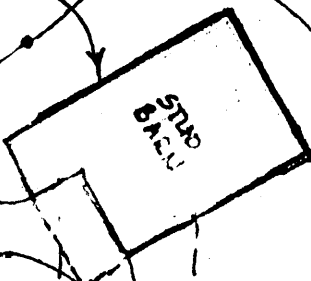
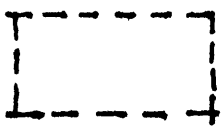
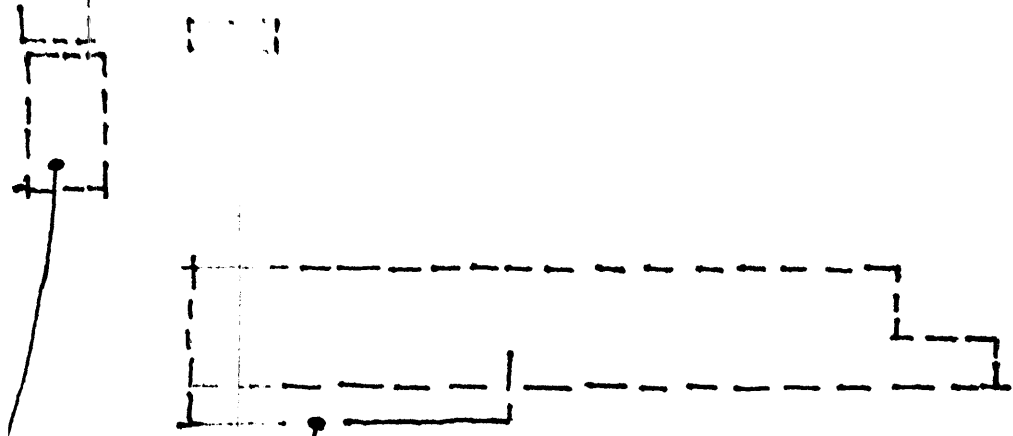
MAIN HOUSE

Possible
Public
Rest Room

ANANIEM STREET

STREET

SCALE 1" = 50'



PALO VERDE AVE

