

**221 ST. ANDREWS PLACE RESIDENCE**  
221 S. St. Andrews Place  
CHC-2015-4017-HCM  
ENV-2015-4018-CE

Agenda packet includes

1. Final Staff Recommendation Report
2. Categorical Exemption
3. Under Consideration Staff Recommendation Report
4. Nomination

Please click on each document to be directly taken to the corresponding page of the PDF.

# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2015-4017-HCM  
ENV-2015-4018-CE

HEARING DATE: January 21, 2016  
TIME: 10:00 AM  
PLACE: City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA  
90012

Location: 221 South St. Andrews Place  
Council District: 4  
Community Plan Area: Wilshire  
Area Planning Commission: Central  
Neighborhood Council: Greater Wilshire  
Legal Description: Tract TR 269, Lot 52

PROJECT: Historic-Cultural Monument Application for the  
221 ST. ANDREWS PLACE RESIDENCE

REQUEST: Declare the property a Historic-Cultural Monument

OWNER(S)/  
APPLICANT(S): Kevin J. Cohen and Clare K. Sebenius  
221 South St Andrews Place  
Los Angeles, CA 90020

PREPARER: Anna Marie Brooks  
1109 4<sup>th</sup> Avenue  
Los Angeles, CA 90019

### RECOMMENDATION That the Cultural Heritage Commission:

1. **Declare the subject property** a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7.
2. **Adopt** the staff report and findings.

MICHAEL J. LOGRANDE  
Director of Planning

[SIGNED ORIGINAL IN FILE]

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Ken Bernstein, AICP, Manager  
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

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Shannon Ryan, City Planning Associate  
Office of Historic Resources

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Lambert M. Giessinger, Preservation Architect  
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

## FINDINGS

- The 221 St. Andrews Place Residence embodies “the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction” as an example of the Craftsman style with Japanese influences.

## CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age.

## SUMMARY

The 1912 221 St. Andrews Place Residence is located on South St. Andrews Place just south of Second Street. It was designed by Arthur S. Heineman (1878-1972) as a speculative residence for contractor and owner Wilbur F. Miner. Records indicate that the property was used as a rental early on and that the first two owners lived in Portland, Oregon. The first person to make the house his home was William F. Radis in 1921. Radis was a real estate salesperson and later the secretary of a bond house.

Arthur S. Heineman did not have formal architectural training. He came to California at a young age in 1894, and lived in Pasadena with his family including his brother Alfred. He first entered into the real estate development field but by 1911 had become a respected and in-demand designer of homes. Legend has it that Los Angeles architects encouraged him to become licensed and after only a few exam questions he was granted an architect's certificate. Heineman designed many buildings in Los Angeles including the Fuller House in Hollywood, the Cumnock School for Expression in Hancock Park, and the J.R. Dennison House in West Adams, HCM #818. He is most well-known for developing the concept of the motor hotel or Mo-Tel, which he later trademarked.

The subject property was designed in the Craftsman style with Japanese influences. It features low-pitched cross gables, a side gabled roof with peaks, deep overhanging eaves, stone and cement piers flanking a full-length front porch, and decorative clapboard siding. Interior elements of the house include the Grueby tile inglenook with art glass windows, wooden ceiling beams, built-in buffet, original entry door with decorative glass inset, and original hardware. The high quality of design is typical of the Heineman brothers who were often compared to the Greenes, but built within lower budgets.

Interior alterations to the property include remodeling of the kitchen, bathrooms, and the removal of one bedroom to create an enlarged master bedroom. The living room and dining room remain intact.

The citywide historic resources survey, SurveyLA, found the Gramercy Place-St. Andrews Place Residential Historic District, which includes the subject property as a contributing element, as eligible for listing in the National Register of Historic Places, the California Register of Historical Places, and as eligible for designation as a local Historic Preservation Overlay Zone. The survey identified the area for its significant concentration of Arts and Crafts residential architecture in the Wilshire area and as an example of early 20<sup>th</sup> century streetcar suburbanization in the Wilshire area.

## **DISCUSSION**

The 221 St. Andrews Place Residence embodies “the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction” as an example of the Craftsman style with Japanese influences. Character-defining features of the style that appear on the house are the upturned barge boards, decorative peaks at the roof line apexes, a wide front porch with thick square arroyo stone pier bases, exposed rafter tails, wood siding, and decorative picture windows. Interior Craftsman elements include the inglenook, the built in cabinetry and buffet, high wainscoting in the dining room, exposed ceiling beams, and use of art glass in the public spaces.

## **CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) FINDINGS**

State of California CEQA Guidelines, Article 19, Section 15308, Class 8 “*consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.*”

State of California CEQA Guidelines Article 19, Section 15331, Class 31 “*consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic buildings.*”

The designation of the 221 St. Andrews Place Residence as a Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code (“LAAC”) will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of an irreplaceable historic site/open space. The Secretary of the Interior’s Standards for Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of historic buildings and sites in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Categorical Exemption ENV-2015-4018-CE was prepared on January 6, 2016.

## **BACKGROUND**

On November 19, 2015 the Cultural Heritage Commission voted to take the property under consideration. On December 17, a subcommittee of the Commission consisting of Commissioners Scrafano and Irvine visited the property, accompanied by a staff member from the Office of Historic Resources.

COUNTY CLERK'S USE

**CITY OF LOS ANGELES**

CITY CLERK'S USE

OFFICE OF THE CITY CLERK  
 200 NORTH SPRING STREET, ROOM 360  
 LOS ANGELES, CALIFORNIA 90012

**CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**NOTICE OF EXEMPTION**

(California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY <b>City of Los Angeles Department of City Planning</b>	COUNCIL DISTRICT 4
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PROJECT TITLE 221 St. Andrews Place Residence	LOG REFERENCE ENV-2015-4018-CE CHC-2015-4017-HCM
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PROJECT LOCATION  
221 S. St. Andrews Place

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:  
Designation of the 221 St. Andrews Place Residence as a Historic-Cultural Monument.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:

CONTACT PERSON Shannon Ryan	AREA CODE 213	TELEPHONE NUMBER 978-1192	EXT.
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EXEMPT STATUS: (Check One)

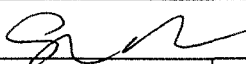
	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
<input checked="" type="checkbox"/> CATEGORICAL EXEMPTION	Sec. 15300 <i>et seq.</i>	Art. III, Sec. 1

Class 8 & 31 Category \_\_\_\_\_ (City CEQA Guidelines)

OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.)

JUSTIFICATION FOR PROJECT EXEMPTION: Article 19, Section 15308, Class 8 of the State's Guidelines applies to where project's consists of "actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment." Class 31 applies "to maintenance, repair, stabilization, rehabilitation, restoration, preservation, or reconstruction of historical resources in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Buildings." Designation of the 221 St. Andrews Place Residence as a Historic-Cultural Monument will assure the protection of the environment by the enactment of project review regulations based on the Secretary of Interior's Standards to maintain and preserve the historic site.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

SIGNATURE 	TITLE City Planning Associate	DATE 1/6/16
FEE:	RECEIPT NO.	REC'D. BY
		DATE

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record

IF FILED BY THE APPLICANT:

NAME (PRINTED) \_\_\_\_\_

SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2015-4017-HCM  
ENV-2015-4018-CE

HEARING DATE: November 19, 2015  
TIME: 10:00 AM  
PLACE: City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA  
90012

Location: 221 South St. Andrews Place  
Council District: 4  
Community Plan Area: Wilshire  
Area Planning Commission: Central  
Neighborhood Council: Greater Wilshire  
Legal Description: Tract TR 269, Lot 52

PROJECT: Historic-Cultural Monument Application for the  
RESIDENCE BY HEINEMAN ON ST. ANDREWS PLACE

REQUEST: Declare the property a Historic-Cultural Monument

OWNER(S)/  
APPLICANT(S): Kevin J. Cohen and Clare K. Sebenius  
221 South St Andrews Place  
Los Angeles, CA 90020

PREPARER: Anna Marie Brooks  
1109 4<sup>th</sup> Avenue  
Los Angeles, CA 90019

### RECOMMENDATION That the Cultural Heritage Commission:

1. **Take the property under consideration** as a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.10 because the application and accompanying photo documentation suggest the submittal warrants further investigation.
2. **Adopt** the report findings.

MICHAEL J. LOGRANDE  
Director of Planning

[SIGNED ORIGINAL IN FILE]

\_\_\_\_\_  
Ken Bernstein, AICP, Manager  
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

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Lambert M. Giessinger, Preservation Architect  
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

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Shannon Ryan, City Planning Associate  
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

## **SUMMARY**

The 1912 Residence by Heineman on St. Andrews Place is located at 221 South St. Andrews Place just south of Second Street. It was designed by Arthur S. Heineman (1878-1972) as a speculative residence for contractor and owner Wilbur F. Miner. Records indicate that the property was used as a rental early on and that the first two owners lived in Portland, Oregon. The first person to make the house his home was William F. Radis in 1921. Radis was a real estate salesperson and later the secretary of a bond house.

Arthur S. Heineman did not have formal architectural training. He came to California at a young age in 1894, and lived in Pasadena with his family including his brother Alfred. He first entered into the real estate development field but by 1911 had become a respected and in-demand designer of homes. Legend has it that Los Angeles architects encouraged him to become licensed and after only a few exam questions he was granted an architect's certificate. Heineman designed many buildings in Los Angeles including the Fuller House in Hollywood, the Cumnock School for Expression in Hancock Park, and the J.R. Dennison House in West Adams, HCM #818. He is most well-known for developing the concept of the motor hotel or Mo-Tel, which he later trademarked.

The Residence by Heineman on St. Andrews Place was designed in the Craftsman style with Oriental influences. It features low-pitched cross gables, a side gabled roof with Oriental peaks, deep overhanging eaves, stone and cement piers flanking a full-length front porch, and decorative clapboard siding. Interior elements of the house include the Grueby tile inglenook with art glass windows, wooden ceiling beams, built-in buffet, original entry door with decorative glass inset, and original hardware.

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## **CRITERIA**

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age.

## **FINDINGS**

Based on the facts set forth in the summary and application, the Commission determines that the application is complete and that the property may be significant enough to warrant further investigation as a potential Historic-Cultural Monument.



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 1. PROPERTY IDENTIFICATION

Proposed Monument Name: <b>Residence by Heineman on St. Andrews Place</b>		Notable architect/builder	
Other Associated Names: <b>Arthur Heineman, Wilbur F. Miner, William H. Grueby, William F. Radis</b>			
Street Address: <b>221 South St Andrews Place</b>		Zip: <b>90004</b>	Council District: <b>4</b>
Range of Addresses on Property: <b>221 South St Andrews Place</b>		Community Name: <b>Wilshire</b>	
Assessor Parcel Number: <b>5516-023-004</b>	Tract: <b>TR 269</b>	Block: <b>None</b>	Lot: <b>52</b>
Identification cont'd:			
Proposed Monument Property Type:	<input checked="" type="radio"/> Building	<input type="radio"/> Structure	<input type="radio"/> Object
		<input type="radio"/> Site/Open Space	<input type="radio"/> Natural Feature
Describe any additional resources located on the property to be included in the nomination, here: <b>Original two car garage, adaptively re-purposed.</b>			

## 2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: <b>1912</b>	<input checked="" type="radio"/> Factual	<input type="radio"/> Estimated	Threatened? <b>Other:</b>
Architect/Designer: <b>A[rthur] Heineman</b>	Contractor: <b>W[ilbur] F. Miner</b>		
Original Use: <b>Single Family Residence</b>	Present Use: <b>Single Family Residence</b>		
Is the Proposed Monument on its Original Site?	<input checked="" type="radio"/> Yes	<input type="radio"/> No (explain in section 7)	<input type="radio"/> Unknown (explain in section 7)

## 3. STYLE & MATERIALS

Architectural Style: <b>Craftsman, Airplane Bungalow with Oriental influence</b>		Stories: <b>2</b>	Plan Shape: <b>Irregular</b>
<i>FEATURE</i>	<i>PRIMARY</i>	<i>SECONDARY</i>	
CONSTRUCTION	Type: <b>Wood</b>	Type: <b>Stone</b>	
CLADDING	Material: <b>Wood clapboards</b>	Material: <b>Stone</b>	
ROOF	Type: <b>Gable, crossed</b>	Type: <b>Gable</b>	
	Material: <b>Composition shingle</b>	Material: <b>Composition shingle</b>	
WINDOWS	Type: <b>Casement</b>	Type: <b>Fixed</b>	
	Material: <b>Wood</b>	Material: <b>Wood</b>	
ENTRY	Style: <b>Off-center</b>	Style: <b>Corner</b>	
DOOR	Type: <b>Plank</b>	Type: <b>Double</b>	



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 4. ALTERATION HISTORY

List date and write a brief description of any major alterations or additions. This section may also be completed on a separate document. Include copies of permits in the nomination packet. Make sure to list any major alterations for which there are no permits, as well.

	Please see attached "Permits" sheet.

## 5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

Listed in the National Register of Historic Places	
Listed in the California Register of Historical Resources	
Formally determined eligible for the National and/or California Registers	
Located in an Historic Preservation Overlay Zone (HPOZ)	Contributing feature Non-contributing feature
Determined eligible for national, state, or local landmark status by an historic resources survey(s)	Survey Name(s):
Other historical or cultural resource designations:	

## 6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):	
	Reflects the broad cultural, economic, or social history of the nation, state, or community
✓	Is identified with historic personages or with important events in the main currents of national, state, or local history
✓	Embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction
✓	A notable work of a master builder, designer, or architect whose individual genius influenced his or her age

**Permits: 221 S. St. Andrews Place**

- 1912 Original residence erection permit. Owner & Contractor: W(ilbur) F. Miner. Architect: A. Heineman.
- 1912 Original garage erection permit. W. F. Miner, Owner & Contractor.
- 1933 Tile bath & drain board. Owner: H. L. Miller.
- 1986 Install smoke detectors. Owner: Virginia Rowe.
- 1989 Install 2 outlets and 1 fan. Owner: J. Poole.
- 1989 Install 4 circuits. Owner: Joe Poole.
- 2002 Tear off existing roofing. Reroof with Class A fiberglass or asphalt shingles/mas 2 overlays total 40 sqrs. Owner: Wayne Chan.
- 2002 Voluntary earthquake repair: Install new foundation and retaining walls in portion of basement.
- 2003 Change out hot water heater.
- 2006 Interior remodel of 2-story single family dwelling. Structural upgrade. Owners: David M Cunningham, Jr. & Jenn Cunningham.
- 2006 New deck (approx. 350 sq. ft.) attached to rear of existing single family dwelling. Owners: Matthew Drake and Michelle Nader.
- 2006 One story addition to extend garage. Add a half bathroom—210 sq. ft. per type V sheet. Owners: Matthew Drake and Michelle Nader.



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 7. WRITTEN STATEMENTS

*This section allows you to discuss at length the significance of the proposed monument and why it should be designated an Historic-Cultural Monument. Type your response on separate documents and attach them to this form.*

**A. Proposed Monument Description** - Describe the proposed monument's physical characteristics and relationship to its surrounding environment. Expand on sections 2 and 3 with a more detailed description of the site. Expand on section 4 and discuss the construction/alteration history in detail if that is necessary to explain the proposed monument's current form. Identify and describe any character-defining elements, structures, interior spaces, or landscape features.

**B. Statement of Significance** - Address the proposed monument's historic, cultural, and/or architectural significance by discussing how it satisfies the HCM criteria you selected in Section 6. You must support your argument with substantial evidence and analysis. The Statement of Significance is your main argument for designation so it is important to substantiate any claims you make with supporting documentation and research.

## 8. CONTACT INFORMATION

### Applicant

Name: Anna Marie Brooks		Company:	
Street Address: 1109 4th Avenue		City: Los Angeles	State: CA
Zip: 90019	Phone Number: 310-650-2143	Email: historichomesla@aol.com	

### Property Owner

Is the owner in support of the nomination?  Yes  No  Unknown

Name: Kevin J Cohen & Clare K Sebenius		Company:	
Street Address: 221 South St Andrews		City: Los Angeles	State: CA
Zip: 90004	Phone Number:	Email: clare_sebenius@me.com	

### Nomination Preparer/Applicant's Representative

Name: Anna Marie Brooks		Company:	
Street Address: 1109 4th Avenue		City: Los Angeles	State: CA
Zip: 90019	Phone Number: 310-650-2143	Email: historichomesla@aol.com	

# HISTORIC-CULTURAL MONUMENT NOMINATION FORM



## 9. SUBMITTAL

When you have completed preparing your nomination, compile all materials in the order specified below. Although the entire packet must not exceed 100 pages, you may send additional material on a CD or flash drive.

### APPLICATION CHECKLIST

- |   |   |
|---|---|
| 1. ✓ Nomination Form  | 5. ✓ Copies of Primary/Secondary Documentation  |
| 2. ✓ Written Statements A and B   | 6. ✓ Copies of Building Permits for Major Alterations<br>(include first construction permits) |
| 3. ✓ Bibliography   | 7. ✓ Additional, Contemporary Photos  |
| 4. ✓ Two Primary Photos of Exterior/Main Facade<br>(8x10, the main photo of the proposed monument. Also<br>email a digital copy of the main photo to:<br>planning.ohr@lacity.org) | 8. Historical Photos  |
|   | 9. ✓ Zimas Parcel Report for all Nominated Parcels<br>(including map)                         |

## 10. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or preparer may sign.

- I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.
- I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation.
- I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

ANNA MARIE BIRDOKS 6/1/2015  
Name: Date:

Signature:

Mail your Historic-Cultural Monument Submittal to the Office of Historic Resources.

Office of Historic Resources  
Department of City Planning  
200 N. Spring Street, Room 620  
Los Angeles, CA 90012  
Phone: 213-978-1200  
Website: preservation.lacity.org



# City of Los Angeles Department of City Planning

## 1/4/2015 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

221 S ST ANDREWS PL

### ZIP CODES

90004

### RECENT ACTIVITY

None

### CASE NUMBERS

ORD-49103

### Address/Legal Information

PIN Number	138B193 1418
Lot/Parcel Area (Calculated)	9,755.6 (sq ft)
Thomas Brothers Grid	PAGE 633 - GRID H1
Assessor Parcel No. (APN)	5516023004
Tract	TR 269
Map Reference	M B 14-169
Block	None
Lot	52
Arb (Lot Cut Reference)	None
Map Sheet	138B193

### Jurisdictional Information

Community Plan Area	Wilshire
Area Planning Commission	Central
Neighborhood Council	Greater Wilshire
Council District	CD 4 - Tom LaBonge
Census Tract #	2115.00
LADBS District Office	Los Angeles Metro

### Planning and Zoning Information

Special Notes	None
Zoning	R1-1
Zoning Information (ZI)	None
General Plan Land Use	Low II Residential
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Baseline Hillside Ordinance	No
Baseline Mansionization Ordinance	Yes
Specific Plan Area	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Streetscape	No
Sign District	No
Adaptive Reuse Incentive Area	None
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	30
500 Ft School Zone	No
500 Ft Park Zone	No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at [zimas.lacity.org](http://zimas.lacity.org)  
 (\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

**Assessor Information**

Assessor Parcel No. (APN)	5516023004
APN Area (Co. Public Works)*	0.224 (ac)
Use Code	0100 - Single Residence
Assessed Land Val.	\$1,320,000
Assessed Improvement Val.	\$330,000
Last Owner Change	09/23/14
Last Sale Amount	\$1,650,016
Tax Rate Area	67
Deed Ref No. (City Clerk)	2712912
	2005131
	1753191
	1577054
	1231070
	1116084
	1018649
	1003322
	0-681

**Building 1**

Year Built	1913
Building Class	D9C
Number of Units	1
Number of Bedrooms	4
Number of Bathrooms	2
Building Square Footage	2,522.0 (sq ft)

Building 2 No data for building 2

Building 3 No data for building 3

Building 4 No data for building 4

Building 5 No data for building 5

**Additional Information**

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Oil Wells	None

**Seismic Hazards****Active Fault Near-Source Zone**

Nearest Fault (Distance in km)	1.83501792
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000

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 (\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Tsunami Inundation Zone	No

**Economic Development Areas**

Business Improvement District	None
Renewal Community	No
Revitalization Zone	Central City
State Enterprise Zone	None
State Enterprise Zone Adjacency	No
Targeted Neighborhood Initiative	None

**Public Safety**

Police Information

Bureau	West
Division / Station	Olympic
Reporting District	2011

Fire Information

Division	1
Batallion	11
District / Fire Station	29
Red Flag Restricted Parking	No

## **CASE SUMMARIES**

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

## **DATA NOT AVAILABLE**

ORD-49103



Address: 221 S ST ANDREWS PL  
 APN: 5516023004  
 PIN #: 138B193 1418

Tract: TR 269  
 Block: None  
 Lot: 52  
 Arb: None

Zoning: R1-1  
 General Plan: Low II Residential





**Name: Gramercy Place-St. Andrews Place Residential Historic District**

**Description:**

The Gramercy Place-St. Andrews Place Residential Historic District is a district of almost exclusively single-family residences located in the Wilshire Center area of central Los Angeles. The one and two-story residential district includes parcels on both sides of South Gramercy Place and South St. Andrews Place, between 2nd Street and 3rd Street. The topography of the district is generally flat, and the area is characterized by its regular, rectilinear street grid pattern. Lot sizes are modest, and properties have uniform setbacks with detached garages and driveways with curb cuts; some properties have concrete steps integrated into walkways to accommodate sloped/elevated front lawns. Historically developed as a single tract, the district has original sidewalks and various species of mature street trees, including magnolias and jacarandas. Of the 50 total properties, 43 are contributors and seven are non-contributors to the district.

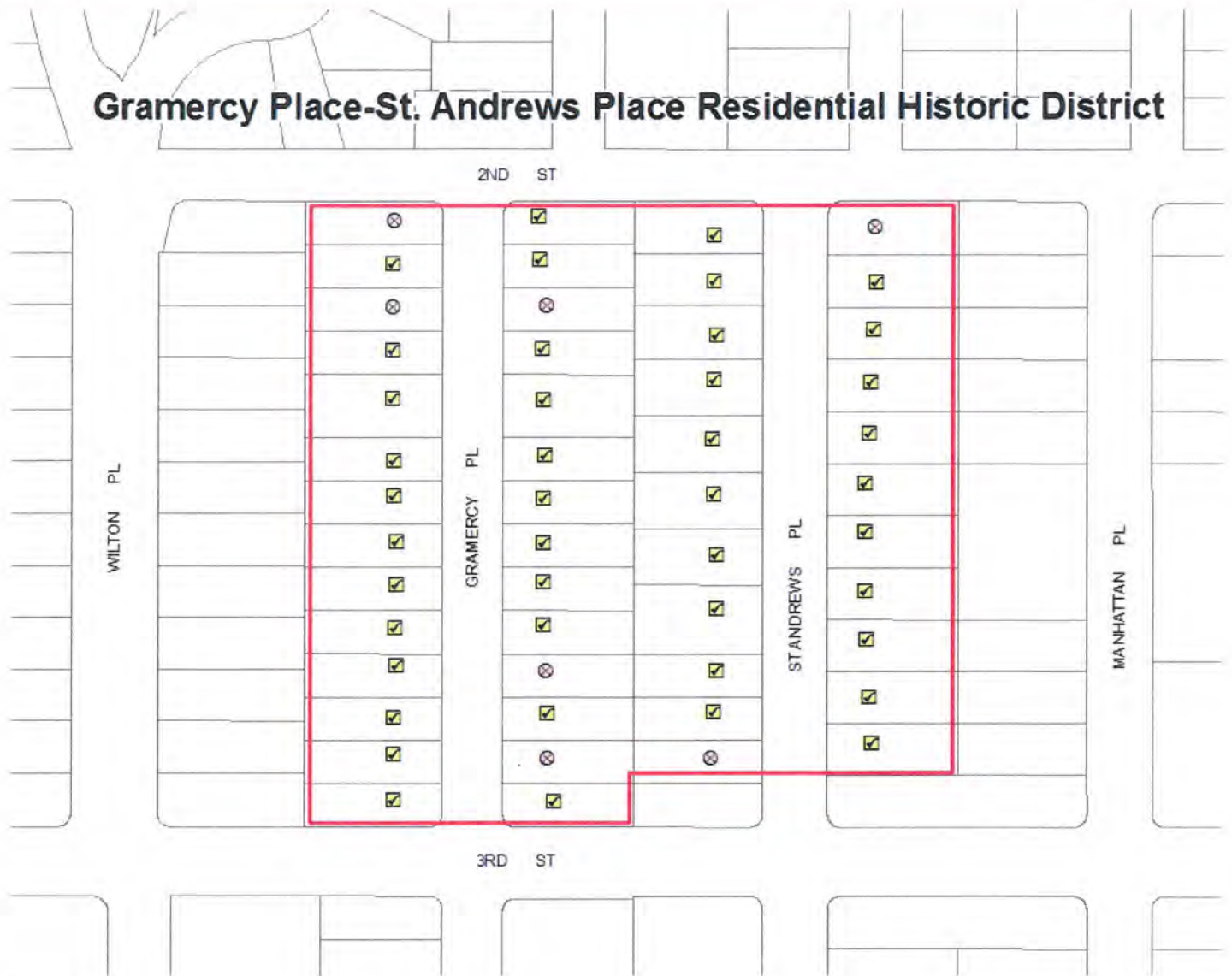
The dominant period of development for the district is 1908 to 1932, and most residences are constructed in the Craftsman style (with a few in the American Colonial Revival style); various Period Revival styles are scattered throughout the district as well. The district consists of one and two-story single-family residences, and one apartment house. Typical architectural features include wood clapboard siding, front porches and wide eaves.

**Significance:**

The Gramercy Place-St. Andrews Place Residential Historic District is significant as an excellent collection of Arts and Crafts residential architecture from the early 1900s to the 1920s and as an excellent example of a streetcar suburb in the Wilshire CPA. Residences within the district retain their original plans, massing, scale and character-defining features, mostly of the Craftsman style. The historic district is located near major streetcar corridors such as Western Avenue and West 3rd Street. Of its 50 residences, 86% contribute to the district's significance.

The district consists of a single tract, originally called Plummer Square, which was subdivided by several proprietors in 1906; however, the majority of houses were not constructed until the 1910s and continued into the 1930s. No evidence was found suggesting that this tract was advertised as a cohesive development. The period of significance for the historic district is 1908 to 1932, which captures its major period of development and the time during which all of its buildings were constructed.

## Gramercy Place-St. Andrews Place Residential Historic District



**Context 1:**

Context:	Architecture and Engineering, 1850-1980
Sub context:	No Sub-context
Theme:	Housing the Masses, 1880-1975
Sub theme:	Arts and Crafts Neighborhoods, 1890-1930
Property type:	Residential Suburb
Property sub type:	Subdivision
Criteria:	C/3/3
Status code:	3S;3CS;5S3
Reason:	Significant concentration of Arts and Crafts residential architecture in the Wilshire area.

**Context 2:**

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Streetcar Suburbanization, 1888-1933
Sub theme:	Suburban Planning and Development, 1888-1933
Property type:	Streetcar Suburb
Property sub type:	Subdivision
Criteria:	A/1/1
Status code:	35;3CS;5S3
Reason:	Excellent example of early 20th century streetcar suburbanization in the Wilshire area, developed due to its proximity to streetcar lines that historically served the area.

**Contributors/Non-Contributors:**



Primary Address: 4468 W 2ND ST  
 Other Address: 4470 W 2ND ST  
 4472 W 2ND ST  
 200 S ST ANDREWS PL  
 Type: Non-Contributor  
 Year built: 1940  
 Property type/sub type: Residential-Multi Family; Apartment House  
 Architectural style: Minimal Traditional



Primary Address: 200 S GRAMERCY PL  
 Type: Contributor  
 Year built: 1915  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: American Colonial Revival



Primary Address: 203 S GRAMERCY PL  
 Type: Non-Contributor  
 Year built: 1912  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Craftsman



Primary Address: 205 S GRAMERCY PL  
 Other Address: 207 S GRAMERCY PL  
 Type: Contributor  
 Year built: 1919  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: American Colonial Revival; Craftsman



Primary Address: 215 S ST ANDREWS PL  
 Type: Contributor  
 Year built: 1912  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Craftsman



Primary Address: 220 S ST ANDREWS PL  
 Type: Contributor  
 Year built: 1912  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Mediterranean Revival; Craftsman



Primary Address: 221 S ST ANDREWS PL  
 Type: Contributor  
 Year built: 1913  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Craftsman



Primary Address: 225 S ST ANDREWS PL  
 Type: Contributor  
 Year built: 1914  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: American Colonial Revival



Primary Address: 226 S ST ANDREWS PL  
 Type: Contributor  
 Year built: 1914  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Craftsman



Primary Address: 232 S ST ANDREWS PL  
 Type: Contributor  
 Year built: 1914  
 Property type/sub type: Residential-Single Family; House  
 Architectural style: Prairie

The Craftsman Airplane Bungalow with Oriental influence with multiple low pitched cross gabled, as well as side gabled roofs with Oriental peaks, with deeply overhanging eaves supported by triangular knee braces was designed by architect Arthur S. Heineman in 1912.

The front/east porch runs the length of the east elevation and wraps along the south elevation where it intersects with the paired double panel screen doors and paired transomed window doors of the dining room. The east facing porch has a concrete base and curved finished steps at either end. The east facade is a raised concrete low wall divided by vertical and horizontal brick-work courses. The porch is covered by a low pitched gabled roof with a tongue and groove ceiling and a complex underpinning of beam work, as well as horizontal venting beneath its eaves, which are supported by Orientalist brackets. Square stone and cement piers, topped by a horizontal band of bricks, support wooden beams which in turn support a cross-member below the venting and roof. The south elevation portion of the porch is covered by a side-gabled roof of the porte-cochere, then that porch's own gabled roof.

The porte-cochere is a south facing gable with extended eaves and beam ends at all outer edges. Immediately behind is the shorter south facing gable porch roof. An added fence/gate, across the east/west driveway is at the southeast corner of the two-story house. The south elevation begins here with wood clapboard with an exaggerated half-round finish at the lower edge of each, on the first level, and a pattern of a full clapboard with a half-clapboard tucked beneath repeated on the second level, and flaring out above the first level.

The rear/two-story façade has a one-story gabled portion beginning at the southwest corner. A deck, spanning the west elevation, was added by the former owner.

The north elevation is difficult to visualize as a hedge of house-height bamboo grows along it.

A cement driveway along the south elevation of the home, leads to the original two car garage with double wood doors with X-crossed planks, a forward facing gable with Oriental peak, extended eaves with exposed beam ends. It was repurposed as an entertainment space by architect Barbara Bestor for a former owner, and a half-bath was added, along with paired contemporary sliding glass in aluminum frames doors on the north façade.

The centered single-panel wooden door with a wooden S-form inlaid in the circular art glass enters the living room. This room has a central beam running under the peak of the gable with perpendicular beams which intersect the ceiling molding at the east and west walls. At the north end is an independently framed Inglenook with the north, Grueby-tiled fireplace wall with a wooden mantel and a smaller, centered fire brick box, wooden benches at either end, with lifting seats, providing storage beneath, and reversed bat-and-board wall at the west end and a bat-and board wall, with paired transomed casement windows with a curving transom pattern, at the east end of the Inglenook. Above the Inglenook is a rectangle of boxed beams at each corner and a non-period ceiling fixture, at center, left by the former owner, to be replaced by the current owners. To either side of the non-original centered, horizontal, beveled mirror above the firebox is an art glass casement window with a central flower motif. The Inglenook floor is Grueby-tiled.

The living room east wall has a large, fixed window with an Orientalist curved and straight line, fixed-transom above, joined by a horizontal wood trim piece which is the top piece of the entry door, and

continues around the room, providing the top of the windows and doors. The south wall fixed, centered, square window has single transomed casement windows to either side. The north wall southerly opening is to the dining room with the northerly one being to a short hall with a powder room to the north, the stair entry to the south and the now-family room at the west. At the wall is a floor register.

The dining room east wall has paired, single transomed doors and screen doors to the south wrapping porch. The south wall has four transomed, casement windows. The west wall breakfront is composed of a buffet with drawers and cabinetry with original drawer pulls and cabinet knobs, an angled china closet with custom curved-top doors at the north and south ends, connected by a horizontal beveled mirror. The north wall is paneled, as are the others, and a complex, deep ceiling molding is above. The north wall closet entry, contains an interior cellar entry. An original doorbell is above the closet door.

The cellar stairs are along the northern wall and turn south, entering the cellar with its water heater, furnace, and sump pump.

The kitchen, breakfast room, service porch have been reconfigured as one: kitchen/entertainment space/breakfast nook/casual office which retains all original windows, with a southerly single pane in a single wood door exit in the west wall to the raised, added deck.

The now-family room west exit is composed of contemporary periodesque, paired, single panel wood with glass doors to the added deck. Three casement windows are on the north wall; an entry to the short hall to living room is on the east wall and book cases and a kitchen entry are at the south. There is a powder room to the north of the hall and concealed stairs to the second level is at the south.

The upstairs is accessed via a one-return, concealed staircase which intersects a north/south hallway with a closet at the north end. Two bedrooms, with original windows are at the north. A bathroom is west off the hall. The master bedroom, bath and his and her closets were fashioned by a former owner and their architect from the south bedroom and sleeping porch, retaining all original bedroom windows. There is an attic entry hatch from the ceiling of the closet.

The residence at 221 South St. Andrews Place was designed in the Craftsman Airplane Bungalow style with Oriental influences by architect Arthur S. Heineman for contractor and speculative owner Wilbur F. Miner in 1911. No architect's announcement was discovered, although a permit notice, not mentioning Heineman, but only Miner, the contractor, was found in the Los Angeles Times, Jan 7, 1912, p. VI 5, as follows:

**Residence, nine rooms, St Andrews'  
place, near Second street; W. T.  
Miner. \$3900.**

The residence appears to have had ownership as a rental property during its early years. It was first sold in March 1913 to John C. P. Edwards who was a department store buyer residing in Portland, OR. During 1915 the house was purchased by Henry Schulderman, an attorney, also of Portland, OR. Neither lived in the residence full-time, if at all.

The fourth owner purchased the residence in 1921. William F. Radis, a real estate salesperson dealing in land, also sold oil drilling operations, and later was secretary of a bond house. Radis was the first owner to make the house at 221 S. St. Andrews his home.

Arthur Heineman lacked formal architectural training. He came to California as a very young person in 1894, and grew up, with his brother Alfred and their family, at Pasadena, CA. He first entered the development and real estate field. By 1910 he had become a well-respected and in-demand designer of homes—so much so that Los Angeles architects insisted he become licensed in order to practice architecture. Legend has it that he took the exam and after a few questions was granted an architect's certificate. (Winter. Toward a Simpler Way of Life. pg.138.)

At the end of 1911 he designed the Craftsman Airplane Bungalow with a few Oriental influences, for speculator Wilbur F. Miner to be erected at 221 South St. Andrews Place, for which a permit was requested and Permit No. 87 was granted Jan. 3, 1912. The same day, Permit No. 86 was issued for the erection of a garage at the same address, listing W. F. Miner as owner, with architect (though he was not) checked, as well as contractor, for the much simpler project with matching Oriental peaks at the east and west gable ends.

There is no comprehensive list of works for Arthur Heineman. This historian also nominated the J. R. Dennison House designed by Heineman later in 1912, at 1919 S. Harvard Blvd. It became Los Angeles Historic-Cultural Monument 818. There are many known works by Heineman in Pasadena and Los Angeles, as well as other locales. He continued designing in the Arts & Crafts mode until 1917.

In the commercial realm Heineman designed in 1911, for the Salvation Army, a six story building with a gym and a swimming plunge in the basement and roof top open-air sleeping area, in addition to the sleeping quarters below. There was a large fireplace, library, billiard room, and writing room. The building also included the amenities of a first class hotel, since this would be the first home for many working men at Los Angeles.

In addition Heineman designed the largest building in the West for printing, lithography and book binding in wood, steel and concrete, for the Western Lithography Company.

Heineman designed the Pig 'n' Whistle Cafes beginning in 1915 and the franchise extended from San Diego to Seattle. He did the White Oak Farm Sanatorium in Marion, Ohio, as an adaptation of the bungalow court concept which, while they did not conceptualize same, they certainly capitalized on it by building bungalow courts in Pasadena and Hollywood.

For the Panama-California Exposition at San Diego in 1915 he designed lower art exhibits including the Ostrich Farm and the Chinese Underground Life exhibits. For the Panama-Pacific International Exposition in San Francisco he designed the Cawston Ostrich Farm.

Heineman became fascinated by the automobile and is said to have purchased the second or third one sold in Los Angeles. He is recognized for the invention of the Mo-Tel (combining motor and hotel) or the modern over-night sleeping location for motorists. He trademarked the word "motel" with the State of California and registered the name with the Library of Congress in 1925. He opened the Milestone Mo-tel as the world's first such structure. It was designed in California Missionesque style in San Luis Obispo, CA, also in 1925. He made plans to expand to a chain called Milestone Interstate Corporation, but competition for his new idea proved intense. He also conceived drive-thru banking and introduced the concept to the world through the Hellman Banks. And lastly, Heineman conceptualized drive-up health care.

Heineman was also a known inventor and improver on the ideas of others. Among his inventions were a version of the electric iron; and a process for packaging small items, such as sliced butter, in a paper or cardboard box providing easy access to the package contents.

He continued to design, obviously in other styles, through the 1920s and 1930s. In 1923 he designed all the buildings on the Cumnock School for Expression at Third Street at Los Palmas Avenue. The campus has since served as home to varied educational enterprises.

Also in 1923 Heineman designed the automobile accessory showroom on the northwest corner of 15<sup>th</sup> Street and Grand Avenue.

Arthur S. and his brother Alfred Heineman were a productive design team for several decades. They represent entrepreneurs who acquired the necessary credentials to leave an everlasting aesthetic imprint on the architectural face of Southern California. Arthur S. Heineman, architect, who lived with his brother, following the death of his wife, died in 1972, at age 91, and Alfred followed him in death two years later. They left behind a legacy of graceful Arts & Crafts residences and bungalows as well as a wealth of residential, commercial and institutional buildings in later styles.

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## CURBED FEATURES

The Creation of Beachwood Canyon's Theosophist "Dreamland"

### *Proposed Layout of Theosophical University in Hollywood.*



Tentative Sketch by Arthur S. Hineman for "Krotona" Group.

The administration building, at the left, will be started at once. At the right are the proposed university buildings, while at the crest of the hill is shown the mammoth temple projected by the society.

[Arthur Heineman's tentative sketch of Krotona from the September 29, 1912, LA Times.]

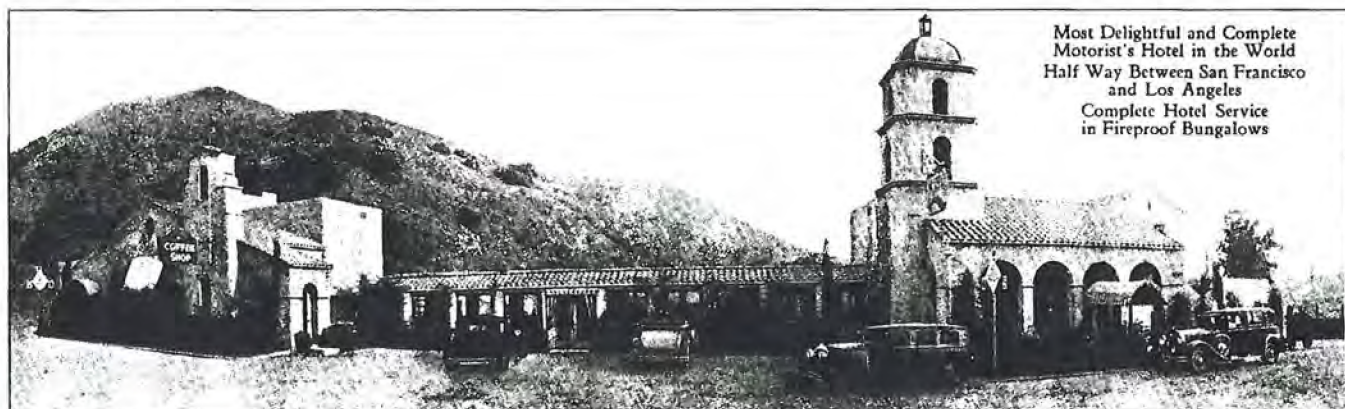
In 1918, LA Times reporter Grace Kingsley went to visit Krotona, the national headquarters of the Theosophical Society. This idealistic community of around 300 or so was nestled in the hills of Beachwood Canyon, above the expanding village of Hollywood. It featured stunning buildings by some of California's most influential architects, including Mead & Requa and Arthur and Alfred Heinemen. Like most visitors, Kingsley was quickly enraptured with the mysterious commune's architecture and beauty:

Away from the hum of the trolley, your climbing automobile will suddenly at a twist in the road, land you in a wonderful garden, facing a picturesque Moorish house which might have been transported from ancient India. Inside the house, instead of the turbaned, white-robed dreamers of India, whom you feel you have every right to expect, you come upon a group of gentle mannered women, all clad in very long dresses. [Outside] you won't see nor hear any movement ... except the birds in the trees, the humming insects in the lazy sunshine, and the daring goldfish in the splashy fountains, while the roses nod to you, and the little Moorish summer houses with their enveloping vines will make you sure you've discovered a bit of dreamland.

# Roadside Dreamin'

THE WORLD'S FIRST MOTEL OPENED A NEW CHAPTER IN CALIFORNIA CAR CULTURE

BY MATTHEW W. ROTH



The Milestone Mo-Tel in a promotional postcard from the 1930s (top); the remaining portion of the Motel Inn as it appears today (above).

Automobile touring opened up a vast new territory for travelers in the early 20th century. “Tin can tourists” could take their cars wherever a hint of a road existed, then pitch a tent or bundle up under a blanket in the backseat whenever they needed to stop for the evening. Automobile campgrounds opened on major tourist routes, particularly in the West.

In the early 1920s, several entrepreneurs experimented with different styles of roadside accommodations that would combine a campground’s convenience with a hotel’s respectability and comforts. They coined the word “motel,” which combined “motor” and “hotel.” The first building in the world to do business as a motel was the Milestone Mo-Tel in San Luis Obispo. It was built in 1925 by Arthur S. Heineman, an architect and developer from Glendale.

The word *motel* has become commonplace, but when Heineman put up a billboard in San Luis Obispo to announce the imminent construction, people deluged him with reports of an apparent error. They said his sign painter had put an “M” in place of the “H.” He had the sign repainted as “Mo-Tel” to signal the word’s compound character.

Heineman envisioned the Milestone Mo-Tels as a chain stretching from San Diego to Seattle. He chose San Luis Obispo for the first location because it was the midpoint in the

two-day automobile journey between Los Angeles and San Francisco. His original plan called for each Milestone Mo-Tel to have a mix of both free-standing bungalow units and attached apartments, with parking outside each door and private garages for some apartments. The biggest departure from the auto camps was that every unit had its own indoor bathroom with a shower. He planned the locations at the outskirts of major towns to help travelers avoid urban traffic and noise. Each Milestone Mo-Tel would include laundry facilities, a restaurant, and a grocery store.

In promoting the chain, Heineman characterized it as an updated version of the California missions, a string of way stations for the modern traveler. His architecture reflected this agenda: The San Luis Obispo building featured a three-stage bell tower modeled after Mission Santa Barbara.

Heineman incorporated his firm as the Milestone Interstate Corporation and raised money from investors to complete the chain of Mo-Tels.

But competition was fierce, and Heineman’s attempt to register the name as a trademark did not prevent others from adopting it. The Milestone Mo-Tel was his vision for roadside accommodations, but less extravagant alternatives became far more numerous.

A boarded-up portion of the Milestone Mo-Tel (most recently known as the Motel Inn) stands today, tucked beside the Monterey Avenue exit of Route 101. ⊕



Arts&CraftsTile.com  
grueby-landscape.jpg

Grueby Faience Company William H. Grueby

William H. Grueby (1867-1925) founded the Grueby Faience Company in 1894 in Boston, Massachusetts. Beginning in 1898, focusing primarily on art pottery vases, he introduced his own version of French matte finishes, including the matte green finish that became his signature work.

The popularity of his work, however, spawned mass market competition and eventually resulted in the company's demise in 1909. Grueby emerged from bankruptcy and began limited production runs that included statues, pottery, and tiles, before the company closed for good in 1920.

This company specialized in architectural tiles, brick and terra cotta. Grueby's work won international acclaim, earning medals at the 1900 International Exposition in Paris, the 1901 Pan -American Exposition in Buffalo, and the 1904 Louisiana Purchase Exposition in St. Louis. They were renowned for the matte green glaze which can be found in the 50th Street station. The company, which became even better known for its art pottery, was bought out by the C. Pardee Works in Perth Amboy, New Jersey in 1917.

It closed completely in 1938. The Grueby Faience Company produced many of the larger and more distinctive plaques: the ships at Columbus Circle; the eagle at 33rd Street; the beaver at Astor Place; as well as numerous decorative name and number plaques at Brooklyn Bridge, Bleeker Street, 14th, 18th, 42nd, 50th, 103rd, 110th and 116th Streets

All applications must be filled out by applicant.

(USE INK OR INDELIBLE PENCIL)

Ward 2

PLANS AND SPECIFICATIONS and other data must also be filed

BOARD OF PUBLIC WORKS

# 2 DEPARTMENT OF BUILDINGS

## Application for the Erection of Frame Building

CLASS "D"

Application is hereby made to the Board of Public Works (Chief Inspector of Buildings), of the City of Los Angeles, for the approval of this detailed statement of specifications herewith submitted for the erection of the building herein described. All provisions of the building ordinances and state laws shall be complied with in the erection of said building, whether herein specified or not. It is also understood the granting of a permit on this application does not grant any right or privilege to erect the building or structure herein described, or any portion thereof on any public street or alley or on any land or portion thereof, the title or right of possession to which is in litigation by, or is disputed by the City, County or State; or as giving or granting any right or privilege to use the said structure or building for any purpose which is or may hereafter be prohibited by ordinances of the City of Los Angeles.

(SIGN HERE)

W. J. Miner

(Applicant)

Lot No. 52 Block Tract 269

TAKE TO ROOM NO. 6 FIRST FLOOR

ASSESSOR PLEASE VERIFY

Tract No. 269

District No. 29 M. B. page 3 F. B. page 112

TAKE TO ROOM NO. 34 THIRD FLOOR

ENGINEER PLEASE VERIFY

No. Westside St. Andrews Place

fourth lot south of Second Street

O. J. City Assessor  
Per Davis  
D. City Engineer  
Per Davis  
D. City

- PURPOSE OF BUILDING Residence Number of rooms 9
- OWNER'S NAME W. J. Miner
- Owner's address 439 Gramercy Place
- Architect's name A. Kleinerman
- CONTRACTOR'S NAME W. J. Miner
- Contractor's address 439 Gramercy Place
- ENTIRE COST OF PROPOSED BUILDING, \$ 3900.00
- Size of lot 65 x 150 Size of building 36 x 34
- Will building be erected on front or rear of lot? Front
- NUMBER OF STORIES IN HEIGHT 2 Height to highest point of roof 22
- Height of first floor joist above curb level, or surface 2 1/2 ft
- Character of ground: rock, clay, sand, filled, etc. Adobe
- Of what material will FOUNDATION and cellar walls be built? Concrete
- GIVE depth of FOUNDATION below the surface of ground 18 in.
- GIVE dimensions of FOUNDATION and cellar wall FOOTINGS 20 in.
- GIVE width of FOUNDATION and cellar walls at top 8"
- NUMBER and KIND of chimneys 2 Brick Number of flues 3
- Number of inlets to each flue 2 - 8" Interior size of flues 8 x 12
- Give sizes of following materials: MUDDSILLS 2 x 6 Girders and stringers 4 x 4  
EXTERIOR STUDS 2 x 4 BEARING STUDS 2 x 4 Interior studs 2 x 2  
Ceiling joist 2 x 10 Roof rafters 2 x 4 FIRST FLOOR JOISTS 2 x 8  
SECOND FLOOR JOIST 2 x 10 Third floor joist x Fourth floor joist x

PERMIT NO 87 Date Issued JAN 3 - 1912 1912.

OVER

Application Received M. J. Miner



All applications must be filled out by applicant.

USE INK OR INDELIBLE PENCIL

Ward.....2.....

PLANS AND SPECIFICATIONS and other data must also be filed

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

2 Application for the Erection of Frame Building CLASS "D"

Application is hereby made to the Board of Public Works (Chief Inspector of Buildings), of the City of Los Angeles, for the approval of this detailed statement of specifications herewith submitted for the erection of the building herein described. All provisions of the building ordinances and state laws shall be complied with in the erection of said building, whether herein specified or not. It is also understood the granting of a permit on this application does not grant any right or privilege to erect the building or structure herein described, or any portion thereof on any public street or alley or on any land or portion thereof, the title or right of possession to which is in litigation by, or is disputed by the City, County or State; or as giving or granting any right or privilege to use the said structure or building for any purpose which is or may hereafter be prohibited by ordinance of the City of Los Angeles.

(SIGN HERE)

W F Miner

(Applicant)

Rear- 52

Lot No.

52

Block

269

Tract No. 269

District No.

29

M. B. page

3

F. B. page

42

TAKE TO ROOM NO. 6 FIRST FLOOR ASSESSOR PLEASE VERIFY

TAKE TO ROOM NO. 34 THIRD FLOOR ENGINEER PLEASE VERIFY

No. Westside of St. Andrews Place

fourth lot south of Second

Street

O. J. City Assessor Deputy Per O. J. City Engineer

- 1. PURPOSE OF BUILDING Garage Number of rooms 1
2. OWNER'S NAME W F Miner
3. Owner's address 439 Gramercy Place
4. Architect's name W F Miner
5. CONTRACTOR'S NAME
6. Contractor's address
7. ENTIRE COST OF PROPOSED BUILDING, \$ 60.00
8. Size of lot 6.5 x 15.0 Size of building 12 x 16
9. Will building be erected on front or rear of lot? Rear
10. NUMBER OF STORIES IN HEIGHT 1 Height to highest point of roof
11. Height of first floor joist above curb level, or surface
12. Character of ground: rock, clay, sand, filled, etc.
13. Of what material will FOUNDATION and cellar walls be built? Cement
14. GIVE depth of FOUNDATION below the surface of ground 5"
15. GIVE dimensions of FOUNDATION and cellar wall FOOTINGS 5" Thick
16. GIVE width of FOUNDATION and cellar walls at top
17. NUMBER and KIND of chimneys Number of flues
18. Number of inlets to each flue Interior size of flues x
19. Give sizes of following materials: MUDSILLS 2 x 6 Girders and stringers x
EXTERIOR STUDS 2 x 4 BEARING STUDS 2 x 4 Interior studs x
Ceiling joist x Roof rafters 2 x 4 FIRST FLOOR JOISTS cement
SECOND FLOOR JOIST x Third floor joist x Fourth floor joist x

PERMIT NO. 86 Date Issued JAN 3 - 1912 - 1912.

OVER Application Received



3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles: Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit: First; That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof. Second; That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles. Third; That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in each permit.

REMOVED FROM

REMOVED TO

Lot..... Lot.....

Tract..... Tract.....

Present location of building } 279 S. Broadway Los Angeles (House Number and Street)

New location of building } (House Number and Street)

Between what cross streets } (House Number and Street)

Approved by City Engineer. Deputy.

1. Purpose of PRESENT building. Res. Families..... Rooms..... Store, Residence, Apartment House, or any other purpose.

2. Use of building AFTER alteration or moving..... Families..... Rooms.....

3. Owner (Print Name) H.L. MILLER Phone.....

4. Owner's address Pasadena

5. Certificated Architect..... State License No..... Phone.....

6. Licensed Engineer..... State License No..... Phone.....

7. Contractor Mather Tile & Marble Co. Inc. State License No..... Phone.....

8. Contractor's address 496 So Broadway Pasadena

9. VALUATION OF PROPOSED WORK {including all Material, Labor, Finishing, Equipment, and Appliances in Completed Building.} \$.....

TILE SETTING ORDINANCE FEE \$1.00

10. State how many buildings NOW on lot and give use of each. Residence, Hotel, Apartment House, or any other purpose.

11. Size of existing building.....x..... Number of stories high..... Height to highest point.....

12. Class of building..... Material of existing walls..... Exterior framework..... Wood or Steel

Describe briefly and fully all proposed construction and work:

Tile Bath & Drawboard

Fill in Application on other Side and Sign Statement (OVER)

FOR DEPARTMENT USE ONLY PERMIT NO. 9028 PLANS Fee 1.00 Stamp here when Permit is issued JUN 21 1933 Inspector [Signature]

PLANS, SPECIFICATIONS, and other data must be filed if required.

**NEW CONSTRUCTION**

Size of Addition.....x.....Size of Lot.....x.....Number of Stories when complete.....  
Material of Foundation.....Width of Footing.....Depth of footing below ground.....  
Width Foundation Wall.....Size of Redwood Sill.....x.....Material Exterior Walls.....  
Size of Exterior Studs.....x.....Size of Interior Bearing Studs.....x.....  
Joists: First Floor.....x.....Second Floor.....x.....Rafters.....x.....Roofing Material.....

I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State Laws.

Sign Here *Mahee Jib & Marble*  
(Owner or Authorized Agent)

By *Edmore*

FOR DEPARTMENT USE ONLY			
Application.....	Fire District.....	Set back.....	Termite Inspection.....
Construction.....	Zoning.....	Street Widening.....	Forced Draft Ventil.....

(1)  
**REINFORCED CONCRETE**  
Barrels of Cement.....  
Tons of Reinforcing Steel.....

(2)  
The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from  
.....Street  
Sign Here.....  
(Owner or Authorized Agent)

(3)  
No required windows will be obstructed.  
Sign Here.....  
Owner or Authorized Agent

(4)  
There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.  
Sign Here.....  
(Owner or Authorized Agent)

REMARKS: .....

15-20A 120 V LT. OR REC. BT. CIR. AND DWELL APPL. BR. CIR. (75 TO 60) AND NONDWELL MTRS. OR APPL. NOT EX. 3-HP-KVA	4 CIR
UTILIZATION EQUIP. EXISTING C.I.P. (0-3 KW)	
15-20 A 208 V TO 277 V LT. BR. CIR.	
NONDWELL POW. EQUIP. HP OR KVA 3.1 -	
6.1-20	20.1-50
60.1-100	OVER 100
SERVICES 0-200A	201-400
SERVICES OVER 600V	MISC.
SWITCHBOARDS	PANEL BOARDS
F.A./EMER./COMM. DEVICES	CONTROL PANELS
SMOKE DETECTORS-NO. OF RESIDENTIAL UNITS	
NO. OF UNITS	DESCRIPTION OF WORK
INVESTIGATION FEE	UPGRADING ELECTRICAL
SUPPLEMENTAL FEE	
ISSUING FEE	ECT 1.50
SUBTOTAL	57.50
ONE STOP SURCHARGE	1.33
TOTAL FEE DUE	58.83

COMMUNITY SAFETY

JOB ADDRESS: 221 S ST ANTHONYS PL SUITE OR ROOM NO. OFFICE DIST. 4

OWNER: JOE POOLE ACTION DATE BY

OWNER'S ADDRESS: CHAPARRAL COUNTRY CLUB #33 COUNTRY CL. CITY STATE ZIP PALM DESERT CALIF 92260

USE AND AREA OF BUILDING: RESIDENCE NO. OF DWELL. UNITS

QUALIFIED INSTALLER: NICHOLAS ELECTRIC CO. LICENSE NO. 180603 TYPE C-10 PHONE NO. 935-1144

NAME (Qualified Install.): NICHOLAS ELECTRIC CO. ADDRESS: 7218 BEVERLY BLVD CITY LA CALIF 90036

DIST. OFFICE BUSINESS TAX REGISTRATION CERT. NO. ADDED METER INFO. F C

O.H.	U.G.	RES.	COML.	LITE	POW.	1 φ	3 φ	3 W	4 W	120/00
120/240	240	277/480	480	NO. MTRS.	CTS.	NEW	CHANGE	REF ET	RESEAL	REROUTE

DISTRIBUTION: Original-Inspector White-Cashier Pink-File Yellow-Applicant B & S-6 (12/87)

DECLARATIONS AND CERTIFICATIONS LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 9000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Lic. Class C-10 Lic. Number 180603 Contractor's/Agent's Signature Date 2-28-89

OWNERS-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7791.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the State for the alleged exemption. Any violation of Section 7001.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).)

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is, or is intended or offered for sale (Sec. 7004, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves structure, and who does such work with himself or through his own employees provided that such improvements are not intended for resale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7004, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves structure, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.

I am exempt under Sec. 7791.5, B. & P. C. for this reason:

Date: 2-28-89

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of contract to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 8000, Lab. C.).

Policy No. W-32000 Insurance Company American State

Certified copy is hereby furnished.

Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.

Applicant's Signature: [Signature]

Applicant's Mailing Address: 221 S ST ANTHONYS PL, LA 36

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become a subject to the Workers' Compensation Laws of California.

Date: 2-28-89 Applicant's Signature: [Signature]

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be revoked.

CONSTRUCTION LENDER'S AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued.

Lender's Name: [Blank]

Lender's Address: [Blank]

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county rules and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above mentioned property for inspection purposes.

I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that the contractor or permittee is responsible to comply with the building laws, that neither the city of Los Angeles nor any City Engineer, Department, officer or employee thereof makes any warranty or shall be responsible for the performance or results of any work done on the property or on the work which such work is performing. (Sec. 86.020, LAMC)

Signed: [Signature] Position: [Signature] Date: 2-28-89

(Owner or agent having property owner's consent) Position Date

Permit expires if work is not commenced within 180 days after fee is paid or if work is suspended for period of more than 180 days.

6 EQUIPMENT TO BE INSPECTED

City of Los Angeles Department of Building and Safety

APPLICATION FOR ELECTRICAL INSPECTION

\$		15-20A 120 V LT. OR REC. BR. CIR. (15 TO 50A) AND NONDWELL MTRS. OR APPL. NOT EL. UTILIZATION EQUIP. EXISTING CIR. (0-3 KW)	
\$		15-20 A 208 V TO 277 V LT. BR. CIR. NONDWELL ROW. EQUIP. (0-3 KW)	
\$		5.1-20	
\$		50.1-100	OVER 100
\$		SERVICES 0-200A	201-400 401 600 801-1200 OVER 1200
\$		SERVICES OVER 800V	MISC.
\$		F.A./EMER. CONTROL DEVICES	PANELS
\$		SWITCHBOARDS	PANEL BO. TDS
\$	15	SMCKE DETECTORS--NO. OF RESIDENTIAL UNITS	
\$		OTHER FEES	NO. OF UNITS
\$		INVESTIGATION FEE	
\$		SUPPLEMENTAL FEE	
\$	10	ISSUING FEE	20.00 ELEC
\$	35	SUBTOTAL	1.00 DSS
\$		ONE-TOP SURCHARGE	K 114 3 11/19/86 26.00 CHTD
\$	26	TOTAL FEE DUE	

JOB ADDRESS: 221 S. ST. ANDREWS, LOS ANGELES, CA SUITE OR ROOM NO. DIST. NO.

OWNER: VIRGINIA ROWE  
 OWNER'S ADDRESS: 221 S. ST. ANDREWS  
 CITY: LOS ANGELES, CA STATE: ZIP: APPL. O.K.  
 USE AND AREA OF BUILDING:  NEW  EXIST. NO. OF DWELL UNITS: 1 ROUGH O.K.  
 QUALIFIED INSTALLER: LICENSE NO. 446554 TYPE C-10 PHONE NO. 750-2393 TEMP. O.K.  
 NAME (of qualified installer): FITZROY MILLET PALACE ELECTRIC, INC (Please Print - Use Ink) OTHER  
 ADDRESS: 6250 W. SUNSET BLVD FINAL O.K.  
 CITY: HOLLYWOOD, CA STATE: CA ZIP: 90028 BLDG. PER. NO.  
 DIST. OFFICE: BUSINESS TAX REGISTRATION CERT. NO. ADDED METER INFO. F C  
 O. H. U. G. RES. COM. LITE POW. 1 Ø 5 Ø 3 W 4 W 120/208  
 120/240 240 277/480 480 NO. MTRS. CTS. NEW CHANGE RESET RESEAL REROUTE

DISTRIBUTION: Original—Inspector White—Cashier Green—Inspector Pink—File Yellow—Applicant B & S E-C (R.7.85)

DECLARATIONS AND CERTIFICATIONS LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under the provisions of Chapter 9 commencing with Section 7000 of Division 3 of the Business and Professions Code and my license is in full force and effect.

OWNER-BUILDER DECLARATION I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code):

- I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code).
I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code).
I am exempt under Sec. B. & P. C. for this reason.

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a related copy thereof (Sec. 3600, Lab. C.).

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

CONSTRUCTION LEASING AGENCY

I hereby affirm that there is a construction leasing agency for the performance of the work for which this permit is issued (Sec. 3997, Civ. C.).

Signature: [Signature] Position: [Blank] Date: [Blank]
Permit expires if work is not commenced within 180 days after fee is paid or if work is suspended for a period of more than 180 days.
USE OPPOSITE SIDE OF SHEET FOR ELECTRICAL PLAN



FEE	NO.	TYPE APPLIANCE OR EQUIPMENT	BTU
2.00	1	BDA FAN (SARNAUT)	95 M
		COMFORT COOLING COMP. H.P.	INCIDENTAL GAS
		REFRIGERATION COMP. H.P.	SMOKE DAMPERS
4.50	2	VENTS - OUTLETS	APPL. VENTS
5.00		COMMERCIAL VENT. SYSTEMS	FIRE DAMPERS
		HOODS - VENT. SYSTEMS	SMOKE DET.
		OTHER VENT. SYSTEMS	EVAP COOLERS
		AIR HANDLING UNITS	BOILER VENT (LISTED)
10.00		ISSUING FEE	BOILER VENT (UNLISTED)
		INVESTIGATION	
		SUPPLEMENTAL	
		PLAN CHECK	
		MISC. PERMIT	
27.50		SUB TOTAL	
1.00		CHURCHARGE	
28.50		TOTAL FEE	

HEATING - VENTILATION - AIR CONDITIONING - REFRIGERATION  
 ALTERED  REPAIRED  ADDED TO

CASHIER'S CHECK  
 D6771 H-CI 27.50  
 059 1.00  
 28.50  
 CASHIER'S CHECK NO. 14156

JOB ADDRESS: 2-1 S. ST. ANTHONY PL. SUITE OR ROOM NO. 48 DIST. NO. 48

OWNER: J. POOLE OWNER'S PHONE NO. (819) 340-9447 CITY USE ONLY CHECKED AND APPROVED

OWNER'S ADDRESS: 33 CONTEO CIRCLE CITY: PALM BEACH STATE: FL ZIP: 33460

QUALIFIED INSTALLER: LICENSE NO. 279020 TYPE: C-10 PHONE NO. 467-6207

PLANCHHECK APPLICANT: NAME: CARLIE HEAT & PL ADDRESS: 520 N. LAUREL MOUNT BLD CITY: LA STATE: CA ZIP: 90004

NO. OF DWELL. UNITS: 1

USE OF BUILDING: RESID. LOCATION OF EQUIPMENT IN BUILDING: BALCONY

Permit expires if work is not commenced within 180 days after fee is paid or if work is suspended for a period of more than 180 days.

Plan check expires after one year unless a permit has been issued.

CHANGE OF ADDRESS: From \_\_\_\_\_ To \_\_\_\_\_ Old Application # \_\_\_\_\_

DECLARATIONS AND CERTIFICATIONS

**LICENSED CONTRACTORS DECLARATION**  
 I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.  
 Date: 2/8/89 Lic. Cl. No. C20 Lic. No. 22022 Contractor's Signature: J. P. O.

**OWNER-BUILDER DECLARATION:**  
 I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7051.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed under the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code); or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7051.5 by the applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).  
 I, as owner of the property, or my employee with wages as their sole compensation, will do the work, and the structure is not intended or used for sale (Sec. 7051.5, Business and Professions Code). The Contractor's License Law does not apply to or over a person who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.  
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7051.5, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor, licensed pursuant to the Contractor's License Law.  
 I am exempt under Sec. \_\_\_\_\_ B & P. C. for this reason: \_\_\_\_\_  
 Date: \_\_\_\_\_ Owner's Signature: \_\_\_\_\_

**WORKERS' COMPENSATION DECLARATION**  
 I hereby affirm that I have a certificate of contract to contract, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3100, Labor Code).  
 Policy No. WTS 249 2247 Insurance Company: CNA Comp.  
 Certified copy is hereby furnished.  
 Certified copy is filed with the Los Angeles City Dept. of Bldg. & Insp.  
 Date: 2/8/89 Applicant's Signature: J. P. O.  
 Applicant's Mailing Address: \_\_\_\_\_

**CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE**  
 I certify that in the performance of the work herein, I shall not employ any person in any manner as to become subject to the Workers' Compensation Laws of California.  
 Date: \_\_\_\_\_ Applicant's Signature: \_\_\_\_\_

**NOTICE TO APPLICANT:** If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions. This notice shall be deemed received.

**CONSTRUCTION TRADING AGENCY**  
 I hereby affirm that there is a construction trading agency for the performance of the work for which this permit is issued (Sec. 3107, Labor Code).  
 Leader's Name: \_\_\_\_\_

I certify that I have read the application and plan check, and that I am satisfied that the work specified therein will be done in accordance with the applicable codes and rules, and that I am satisfied that the applicant has provided adequate insurance for the work.  
 I require that the permit be used only for the work specified herein. If it is used for any other work, the permit shall be void. I shall not be responsible for any work performed or results of any work described herein or the condition of the property or equipment which such work is performed, if so Sec. 3107.5, Labor Code.  
 Signed: J. P. O. W.A. FURMAN 2/8/89  
 (Owner or agent having property owner's consent) Position Date



**13. STRUCTURE INVENTORY** (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

**02016 - 30000 - 21194**

**14. APPLICATION COMMENTS:**

**15. BUILDING RELOCATED FROM:**

<b>16. CONTRACTOR, ARCHITECT &amp; ENGINEER NAME</b>	<b>ADDRESS</b>	<b>CLASS</b>	<b>LICENSE #</b>	<b>PHONE #</b>
(C) CLIFFORD'S ROOFING CO	3223 W 134TH STREET, HAWTHORNE, CA 90250	C39	736369	(310) 901-8491



**13. STRUCTURE INVENTORY** (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

**02016 - 10000 - 23261**

**14. APPLICATION COMMENTS:**

**15. BUILDING RELOCATED FROM:**

<b>16. CONTRACTOR, ARCHITECT &amp; ENGINEER NAME</b>	<b>ADDRESS</b>	<b>CLASS</b>	<b>LICENSE #</b>	<b>PHONE #</b>
(C) CORNERSTONE CONSTRUCTION AND	3622 MONON STREET,	LOS ANGELES, CA 90027	B	775449
(E) PARMAR, RAKSHA NARENDRA	14208 DICKENS ST,	SHERMAN OAKS, CA 914		C35246





Bldg-Alter/Repair 1 or 2 Family Dwelling Appointment Plan Check Plan Check	City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY</b>	Issued on: 02/24/2006 Last Status: Permit Finaled Status Date: 01/25/2007
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1. TRACT	BLOCK	LOT(s)	ABB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 269		52		M B 14-169	138B193 1418	5516 - 023 - 004

**3. PARCEL INFORMATION**

1. ADBS Branch Office - LA Bldg. Line - 30 Council District - 4 Certified Neighborhood Council - Greater Wilshire Census Tract - 2115.00	District Map - 138B193 Energy Zone - 9 Thomas Brothers Map Grid - 633-H1 Area Planning Commission - Central Community Plan Area - Wilshire	Near Source Zone Distance - 4.4
--	--	---------------------------------

ZONES(S): R1-1

**4. DOCUMENTS**

CDBG - LARZ-Central City

**5. CHECKLIST ITEMS**

Special Inspect - Structural Observation Fabricator Reqd - Prefabricated Joist Combine HVAC - Wrk per 91.107.2.1.1.1	Combine Elec - Wrk per 91.107.2.1.1.1 Combine Plumbg - Wrk per 91.107.2.1.1.1
--	--

**6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION**

Owner(s):  
CUNNINGHAM, DAVID M JR AND JENN 221 ST ANDREWS PL LOS ANGELES CA 90004

Tenant:

Applicant: (Relationship: Agent for Owner)  
ELINOR NISSLEY - 3920 FOUNTAIN AVE. LOS ANGELES, CA 90029 (323) 666-9399

**7. EXISTING USE**      **PROPOSED USE**

(01) Dwelling - Single Family

**8. DESCRIPTION OF WORK**

INTERIOR REMODEL OF 2 STORY SINGLE FAMILY DWELLING. STRUCTURAL UPGRADE.

9. # Bldgs on Site & Use: SFD

**10. APPLICATION PROCESSING INFORMATION**

BLDG PC By: Theresa Vu      DAs PC By:  
OK for Cashier: Bruce Wheeler      Coord. OK:  
Signature:      Date:

For inspection requests, call toll-free (888) LA4BUILD (524-2845)  
Outside LA County, call (213) 482-0000 or request inspections via  
[www.ladbs.org](http://www.ladbs.org). To speak to a Call Center agent, call 311. Outside  
LA County, call (213) 473-3231.

**For Cashier's Use Only**      **W/O #: 61601530**

**11. PROJECT VALUATION & FEE INFORMATION** Final Fee Period

Permit Valuation: \$50,000	PC Valuation:
FINAL TOTAL Bldg-Alter/Repair	546.20
Permit Fee Subtotal Bldg-Alter/Re	470.00
Plan Check Subtotal Bldg-Alter/Rt	0.00
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	5.00
O.S. Surcharge	9.50
Sys. Surcharge	28.50
Planning Surcharge	28.20
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	0.00

Sewer Cap ID:      Total Bond(s) Due:

Payment Date: 02/24/06  
Receipt No: LA05-165968  
Amount: \$546.20  
Method: Check

**2006LA88656**

**12. ATTACHMENTS**

Plot Plan



**F. STRUCTURE INVENTORY** (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

**06016 - 10000 - 01530**

(P) Floor Area (ZC): 0 Sqft / Sqft  
(P) Height (BC): 0 Feet / Feet  
(P) Height (ZC): 0 Feet / Feet  
(P) Length: 0 Feet / Feet  
(P) Stories: 0 Stories / Stories  
(P) Width: 0 Feet / Feet  
(P) Dwelling Unit: 0 Units / Units  
(P) Wood (Plywood, OSB, etc.) Shearwall  
(P) R3 Occ. Group: 0 Sqft / Sqft  
(P) Parking Req'd for Bldg (Auto+Bicycle): 0 Stalls / Sta

(P) Type V-N Construction  
(P) Floor Construction - Raised Wood  
(P) Roof Construction - Wood Frame/Sheathing  
(P) Wall Construction - Wood Stud

**14. APPLICATION COMMENTS:**

\*\* Approved Seismic Gas Shut-Off Valve may be required \*\* REAR WOODEN DECK ATTACHED TO SFD UNDER SEPARATE PERMIT

**15. BUILDING RELOCATED FROM:**

**16. CONTRACTOR, ARCHITECT & ENGINEER NAME**

**ADDRESS**

**CLASS**

**LICENSE #**

**PHONE #**

(C) HIGH POINT CONSTRUCTION INC

19903 EAST RAMBLING ROAD,

COVINA, CA 91724

B

704282

(626) 858-0224

(E) BROWN, RICHARD L

18980 VENTURA BLVD #350,

TARZANA, CA 91356

S970

221 S St Andrews Pl

Permit Application #: 06016 - 10000 - 01530

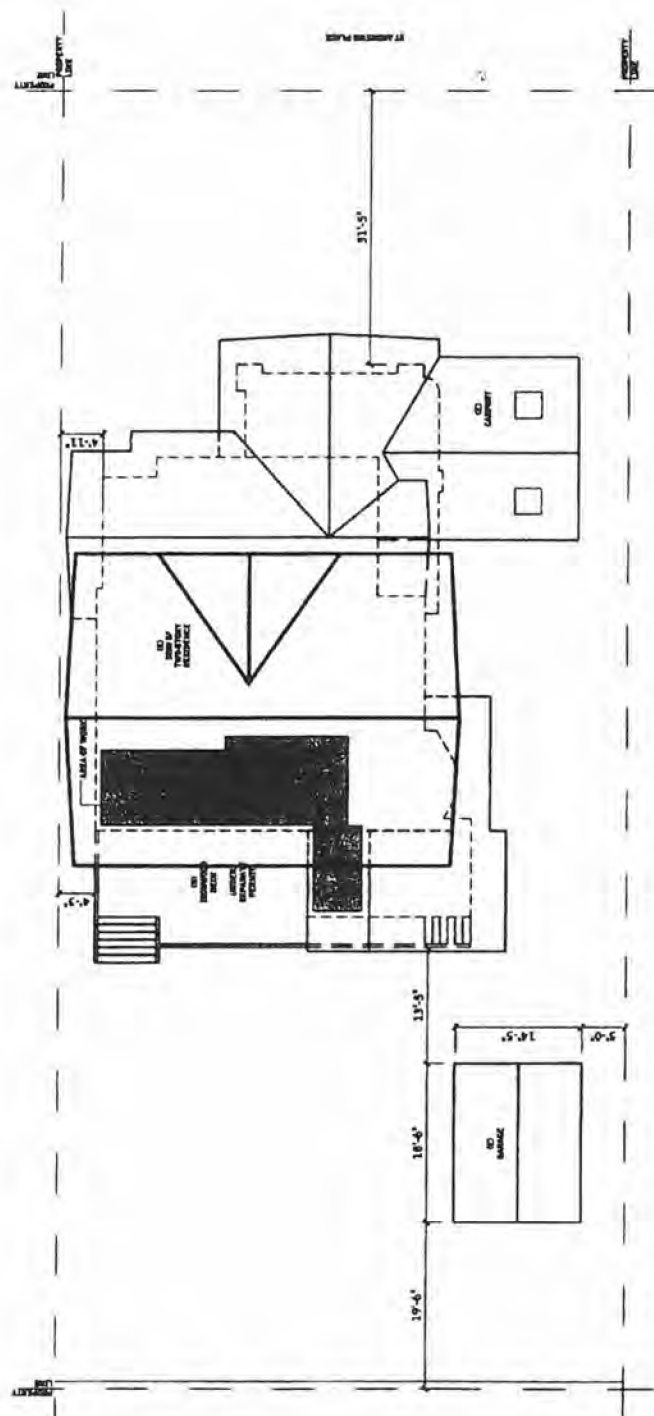
Bldg-Alter/Repair  
1 or 2 Family Dwelling  
Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #: B06LA00716  
Initiating Office: METRO  
Printed on: 01/30/06 09:47:57

PLOT PLAN ATTACHMENT

1010301200627798  
(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)





Bldg-Addition 1 or 2 Family Dwelling Plan Check at Counter Plan Check	City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY</b>	Issued on: 07/10/2006 Last Status: CoFO in Progress Status Date: 01/04/2011
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L TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	ASSESSOR PARCEL #
TR 269		52		M B 14-169	138B193 1418	5516 - 023 - 004

**3. PARCEL INFORMATION**

Area Planning Commission - Central LADBS Branch Office - LA Bldg Line - 30 Council District - 4 Certified Neighborhood Council - Greater Wilshire	Community Plan Area - Wilshire Census Tract - 2115.00 District Map - 138B193 Energy Zone - 9 Near Source Zone Distance - 4.4	Thomas Brothers Map Grid - 633-111
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ZONES(S): R1-1

**4. DOCUMENTS**  
 CDBG - LARZ-Central City

**5. CHECKLIST ITEMS**

**6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION**

Owner(s)  
 DRAKE, MATTHEW AND NADER, MICH 221 ST ANDREWS PL. LOS ANGELES CA 90004

Tenant

Applicant: (Relationship Architect)  
 - BESTOR ARCHITECT 3920 FOUNTAIN AVE. LOS ANGELES, CA 90029 (323) 666-9399

**7. EXISTING USE**      **PROPOSED USE**

(01) Dwelling - Single Family

**8. DESCRIPTION OF WORK**

NEW DECK (APPROX 350 SF) ATTACHED TO REAR OF EXISTING SINGLE FAMILY DWELLING.

**9. # Bldgs on Site & Use:** SINGLE FAMILY RESIDENCE

For inspection requests, call toll-free (888) LA4BUILD (524-2845).  
 Outside LA County, call (213) 482-0000 or request inspections via  
[www.ladbs.org](http://www.ladbs.org). To speak to a Call Center agent, call 311. Outside  
 LA County, call (213) 473-3231

**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: Amy So      DAS PC By:  
 OK for Cashier: Priska Lazuardi      Coord. OK:  
 Signature:      Date:

**For Cashier's Use Only**      **W/O #: 61406163**

**11. PROJECT VALUATION & FEE INFORMATION** Final Fee Period

Permit Valuation: \$20,000	PC Valuation:
FINAL TOTAL Bldg-Addition	370.82
Permit Fee Subtotal Bldg-Addition	319.00
Energy Surcharge	
Plan Check Subtotal Bldg-Addition	0.00
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	2.00
O.S. Surcharge	6.42
Sys. Surcharge	19.26
Planning Surcharge	19.14
Planning Surcharge Misc Fee	5.00
School District Residential Level 2	0.00
Permit Issuing Fee	0.00
Sewer Cap ID:	Total Bond(s) Due:

**12. ATTACHMENTS**

Plot Plan



**13. STRUCTURE INVENTORY** (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

**06014 - 10000 - 06163**

- (P) Floor Area (ZC): 0 Sqft / Sqft
- (P) Height (ZC): 0 Feet / Feet
- (P) Length: +3 Feet / Feet
- (P) Stories: 0 Stories / Stories
- (P) Width: 0 Feet / Feet
- (P) Wood (Plywood, OSB, etc.)Shearwall
- (P) R3 Occ. Group: +350 Sqft / Sqft
- (P) Parking Req'd for Bldg (Auto+Bicycle): 0 Stalls / Sta
- (P) Type V-N Construction

**14. APPLICATION COMMENTS:**

\*\* Approved Seismic Gas Shut-Off Valve may be required. \*\*

**15. BUILDING RELOCATED FROM:**

<b>16. CONTRACTOR, ARCHITECT &amp; ENGINEER NAME</b>	<b>ADDRESS</b>	<b>CLASS</b>	<b>LICENSE #</b>	<b>PHONE #</b>
(E) BROWN, RICHARD L	18980 VENTURA BLVD #350,	TARZANA, CA 91356	S970	(818) 757-1501
(O) OWNER-BUILDER			0	

221 SSt Andrews Pl

Permit Application #: 06014 - 10000 - 06163

Bldg-Addition  
1 or 2 Family Dwelling  
Plan Check

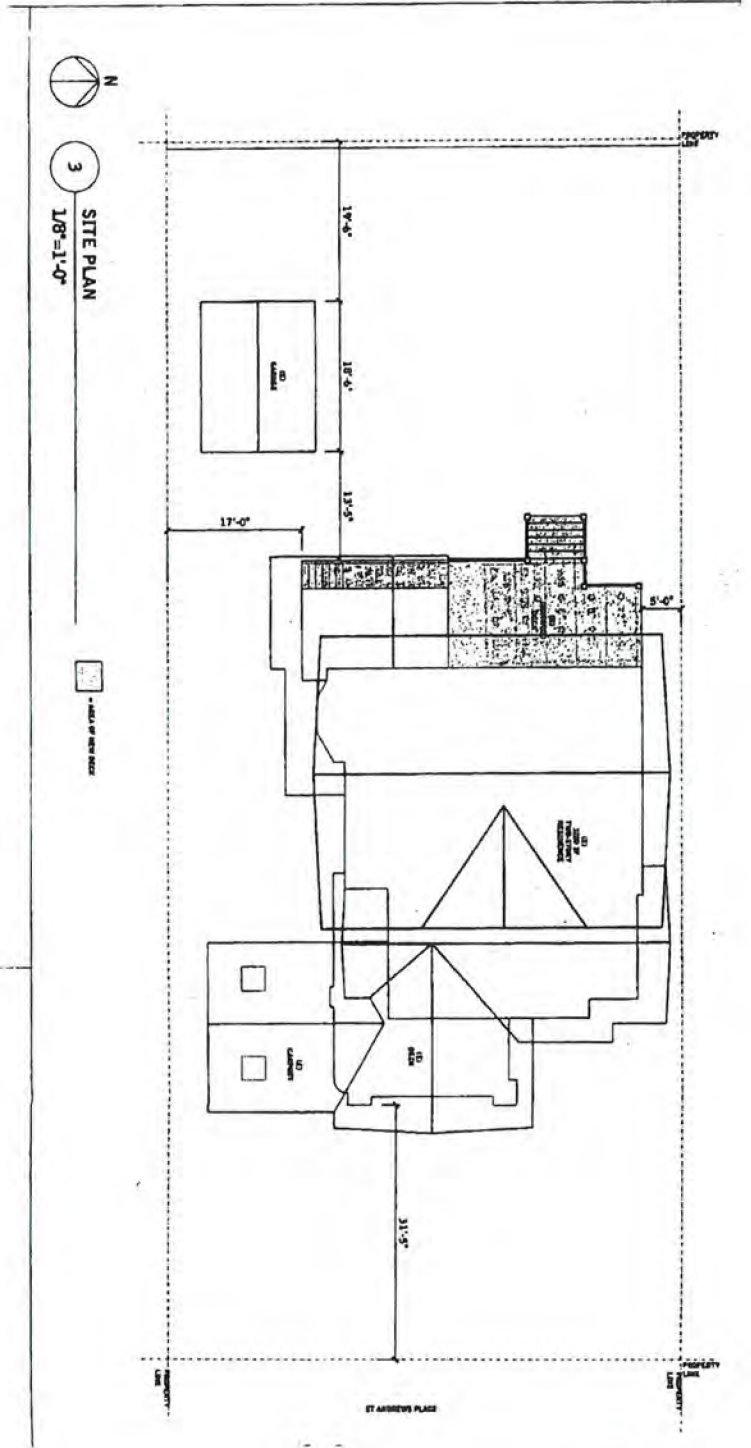
City of Los Angeles - Department of Building and Safety

Plan Check #: B06LA07205  
Initiating Office: METRO

**PLOT PLAN ATTACHMENT**

Printed on: 07/07/06 11:34:40

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(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



near Grant street; C. W. Dunbar, 4248.  
 Kitchen, three rooms, No. 517 South Main street; Deane Bros., 1209.  
 Residence, six rooms, Townsend, near Willoughby avenue; L. A. Stewart, 3200.  
 Residence, seven rooms, No. 1142 West Santa Barbara avenue; Fred C. Harris, 1150.  
 Residence, six rooms, Windmere, near Sierra avenue; C. T. Cornell, 1100.  
 Residence, six rooms, No. 1317 West Fifty-fourth street; A. H. Spencer, 1100.  
 Residence, eight rooms, No. 4811 South Broadway place; Thomas Spaulding, 1270.  
 Residence, seven rooms, Fortos avenue, near Fifty street; Nellie J. Vaw, 4400.  
 Residence, seven rooms and eight rooms, St. Andrew's place, near Temple and St. Andrew's place, near Court street; Commonwealth Home Builders, 1600.  
 Residence, eleven rooms, Eleventh avenue, near Grant street; Jennie B. Williams, 1490.  
 Residence, eight rooms, No. 1848 West Forty-eighth street; Swan Nelson, 1270.  
 Residence, six rooms, Harvard boulevard, near First street; Edward Jacobson, 1500.  
 Residence, ten rooms, Eighth avenue, near Thirty-sixth street; Leonard A. Karl Unbeis, 1740.  
 Residence, five rooms, Nos. 405 and 407 West Fifty-first street; J. P. Mielock, 1140.  
 Residence, seven rooms, Rosewood avenue, near Wilson place; Carl A. Hesse, 1190.  
 Residence, six rooms, Del Monte avenue, near Santa Clara avenue; Mrs. L. E. Finch, 1100.  
 Residence, six rooms, No. 650 West Fifty-fifth street; Charles Fischer, 1150.  
 Residence, six rooms, No. 1136 West Fifty-first place; E. W. Spaulding, 1100.  
 Residence, ten rooms, Fifth avenue, near Sixty-ninth street; Fred A. Hill, 107 A. So., 1100.  
 Residence, six rooms, Ninth, near Conkey street; Fossil Home Builders, 1200.  
 Residence, six rooms, No. 4241 Sherman way; G. Howard, 1200.  
 Residence, six rooms, No. 1111 Westley avenue; C. A. Boverie, 1200.  
 Residence, nine rooms, No. 261 South MacArthur place; F. H. Blum, 1100.  
 Residence, four rooms, Nos. 1248, 1250, 1251 and 1252 West Thirty-ninth street; B. S. Jackson, 1100.  
 Residence, five rooms, No. 217 Parkman avenue; H. H. Stone, 1100.  
 Residence, five rooms, No. 534 South Glaser street; David A. Harwood, 4100.  
 Residence, six rooms, No. 1891 West Fifty-first street; Emma Curtis, 1200.  
 Residence, six rooms, Minchatta place, near Winona boulevard; S. W. Wells, 1110.  
 Residence, five rooms, No. 241 Bethel avenue; James Patterson, 1100.  
 Residence, seven rooms, Calhoun, near First street; Carrie L. Smith, 1200.  
 Residence, six rooms, No. 253 East Fifty-fifth street; John H. Scott, 1100.  
 Residence, six rooms, Ardmore avenue, near Newman street; John W. Cady, 1140.  
 Residence, nine rooms, St. Andrew's place, near Second street; W. T. Miller, 1200.  
 Residence, six rooms, No. 114 South Fremont street; Mrs. Ruth Thomas, 1100.  
 Residence, eight rooms, Kincaid drive, near Second street; Marjorie A. Bennett, 1400.  
 Residence, six rooms, No. 2391 Trinity street; Samuel Chalmers, 1100.  
 Residence, seven rooms, Nos. 1191 and 1192 Belmont boulevard; Robert J. Hamilton, Jr., 4400.  
 Residence, six rooms, Nos. 2307 and 2311 Le Salle avenue; J. E. Fishburn, 1400.  
 Residence, No. 1008 North Main street; Lacy Manufacturing Company, 1200.  
 Residence, seven rooms, No. 1823 West Forty-first street; Desmond Clark, 1200.  
 Residence, seven rooms, No. 1474 West Forty-fifth street; A. H. Newton, 1200.  
 Residence, eight rooms, Van Ness avenue, near Fourth street; Dr. W. E. Baker, 1420.  
 Stone inventory bank, No. 2261 East Ninth street; John Panella, 1300.  
 Stone, three rooms, No. 2348 West Jefferson street; H. L. Wiseman, 1200.  
 Residence, eight rooms, No. 1874 Townsend street; W. T. Kramer, 1200.  
 Residence, six rooms, No. 1812 West Fifty-first place; Joseph A. Zoharz, 1200.

**BUILDING PERMITS.**

Following are the permits for 1930 and over, issued from December 23 to January 5, inclusively:  
 Residence, five rooms, Fourth avenue, near Southern Pacific 1601st of way; Anna M. Heron, 1100.  
 Stone, brick, five rooms, near Third avenue; Sebastian Simon, 1100.  
 Residence, five rooms, No. 1821 Echo Park avenue; W. R. Morrison, 1100.  
 Residence, six rooms, Fifth avenue, near Santa Monica avenue; Grace B. Hanna, 1300.  
 Residence, eight rooms, Marial avenue, near Sunset boulevard; William F. Leck, 1100.  
 Residence, five rooms, No. 1751 West Thirty-ninth street; Mrs. E. M. Taylor, 1100.  
 Residence, five rooms, No. 633 East Jefferson street; Henry Aufdemkamp, 1100.  
 Motorhome, No. 1601 Cuneplan avenue; J. R. Frisco, 1100.  
 Residence, six rooms, No. 4527 Wilton place; Los Angeles Investment Company, 1200.  
 Flats, two stories, twelve rooms, No. 103 East Thirty-ninth street; Mrs. L. M. Grimwald, 1200.  
 Residence, two rooms, Normandie avenue, near First street; W. L. Trull, 1200.  
 Residence, five rooms, No. 1031 East Fortieth street; P. J. Leaver, 1160.  
 Office and kitchen, eleven-story brick and concrete, No. 740-13 South Broadway; William Garland, 1100, 600.  
 Residence, five rooms, and six rooms, Nos. 1211 West Twenty-eighth street, 1148 and 1149 West Seventy-ninth street, 103 1615 and 1117 West Seventy-fifth street; Los Angeles Investment, 1400.  
 Alley and add to store, No. 125 West Sixth street; Park Dwell Company, 1200.  
 Residence, six rooms, No. 1225 West Thirty-ninth place; James H. Smith, 1200.  
 Residence, eight rooms, Fifth ave-

Residence by Heineman on St. Andrews Place: 221 S. St. Andrews Place, Los Angeles, CA 90004 ~ Architect: Arthur Heineman ~ Contractor/Spec Owner: W(ilbur) F. Miner ~ Built: 1912 ~ Style: Craftsman Airplane Bungalow with Oriental Influence ~ Photographs: Anna Marie Brooks, January, 2015.



Residence by Heineman on St. Andrews Place, 221 South St. Andrews Place, Los Angeles, CA 90004

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Original entry door, from interior, view east.



Detail: Window, original entry door, view east from interior.

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Living room: Inglenook with Grubey tiled fireplace/floor, original windows and non-original beveled mirror at north; view to powder room; original beam ceiling; curvilinear detail of fixed east window, view north.



Living room: From inglenook, east fixed pane window with curvilinear detail; entry door; ceiling beams; south casement windows; view southeast.

**NAME:** 221 S. St. Andrews Place, Los Angeles, CA 90004 ~ Architect: Arthur Heineman ~ Contractor/Spec Owner: W(ilbur) F. Miner ~ Original Owner: ??????? Built: 1911 ~ Style: Craftsman, Airplane Bungalow ~ Photographs: Anna Marie Brooks, January, 2015.



Low-resolution photograph from former MLS listing when former owner purchased home, with original mural in place.



Photograph from last MLS listing when current owner purchased home, with no mural.

Residence by Heineman on St. Andrews Place: 221 S. St. Andrews Place, Los Angeles, CA 90004 ~  
Architect: Arthur Heineman ~ Contractor/Spec Owner: W(ilbur) F. Miner ~ Built: 1912 ~  
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Detail: One of four beamed boxes above Inglenook, at corners.



Detail: Doorbell at dining room north wall.

Residence by Heineman on St. Andrews Place: 221 S. St. Andrews Place, Los Angeles, CA 90004 ~ Architect: Arthur Heineman ~ Contractor/Spec Owner: W(ilbur) F. Miner ~ Built: 1912 ~ Style: Craftsman Airplane Bungalow with Oriental Influence ~ Photographs: Anna Marie Brooks, January, 2015.



Detail: Original escutcheon & door knob used throughout.



Detail: One of two Inglenook benches; Grubey tiled Inglenook floor; beamed ceiling; hardwood living room floor; view to south living room wall.

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Living room: South and west walls; beamed ceiling; view to dining room breakfront and kitchen, view west.



Living room: West wall; view into dining room; beginning of stairs, with return, to second floor; family room, view southwest.

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Dining room: East wall with original doors to wrap around porch; south wall ribbon of casement windows set in high paneled wainscoting; original 2-panel kitchen door and breakfast, view south.



Dining room: North wall & east wall original high wainscot paneling; east wall view to living room w/window detail, doors to wrap around porch with screen, view east.

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Detail: Original dining room breakfront cabinetry escutcheon & knob.



Detail: Original dining room breakfront cabinet and one of two end china cabinets, west wall.

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Detail: Original drawer pull: Found on all drawers of dining room breakfront.



Detail: Original floor heat register.

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Detail: Corner of dining room ceiling molding.



Detail: Original door locks, employed throughout.

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Kitchen, expanded by former owner: Near south wall of converted family room, by former owner; east, south and west walls with original windows, new doors, new deck, view south.



Southwest end of kitchen, as breakfast nook: East wall pass through; south wall fixed window; west wall one-over-one original sash window; door to porch/steps to south elevation, along west elevation, view south.

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Family room: North wall original ribbon casement windows; east wall entry to short hall then to living room; south wall built-ins added by previous owner, view east.



Family room: Built-in cabinets at south wall added by previous owner; west wall with new doors to new deck added by previous owner; north wall ribbon of casements, view west.

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Second floor hall: View north to original 5-panel closet door.



Stairs: Behind living room wall, view east from second floor.

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West residence façade: Deck added by previous owner's architect, Barbara Bestor; partial west lawn; driveway at south.



Original two car garage by contractor W. F. Miner repurposed as entertainment space by previous owner's architect, Barbara Bestor, view southwest.

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Detail: Craftsman Airplane bungalow roofs: View east from master bedroom, along first floor central ridge, beneath second floor deep eaves.



North elevation of residence: Brackets beneath deep eaves; differing types of siding clad first and second floor elevations. View east.

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Driveway: View east to interior gate and porte-cochere.



Detail: South elevation. Note variation in second and first story siding, view northeast.

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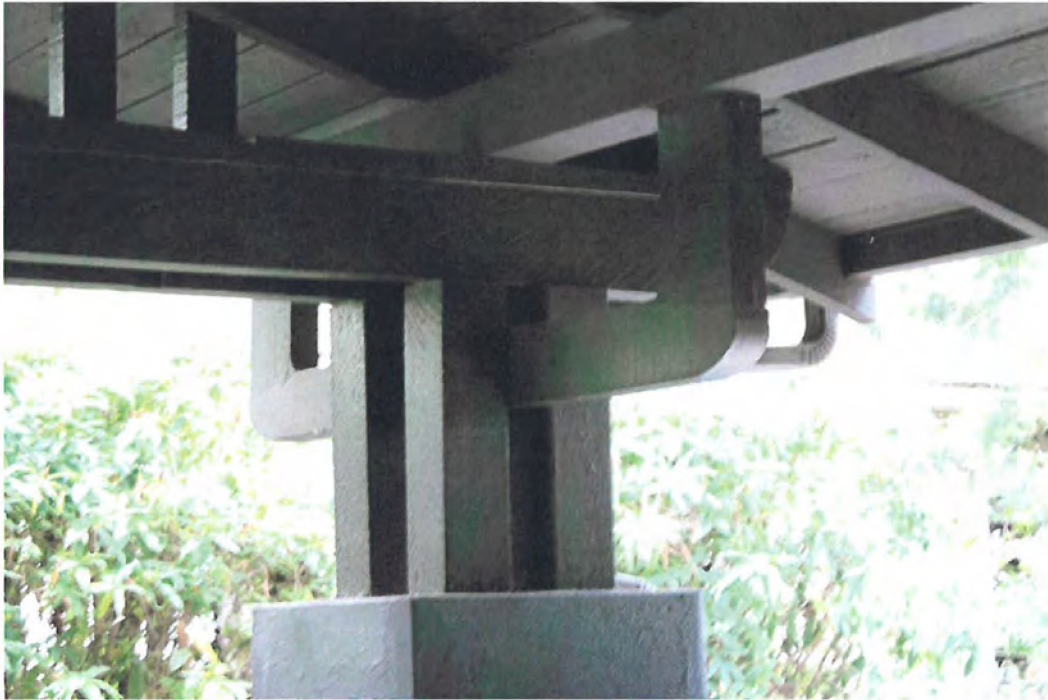


Gabled porte-cochere: South end with Oriental influence shaped beam supports and semi-open end, view south.



Gabled porte-cochere: Intersection of porch roof gable with porte-cochere gable above brick pier and beam upright support, view south.

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Detail: Oriental influence beam work.



Detail: Beam work beneath porch roof.

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Porch: Viewed from north lawn across entire length to south, ending in porte-cochere.



Porch: From beneath, to the south, past original entry door to intersection of gables of north/south porch, porte-cochere, east/west side porch, view south.

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Entry door off north/south portion of raised wrapping porch; view west.



Pier at north end raised porch: Field stones set in concrete form base of pier, topped by cement square with four posts create vertical support for porch roof, the whole set in a low concrete wall w/ brick topper, view northeast.

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South & east wrapping porch: Original Craftsman, Airplane bungalow, with horizontal venting beneath deep eaves with brackets; steps at south and north, field stone/cement piers topped by brick band & wooden supports. View west.



Craftsman Airplane bungalow with Oriental influence roofs: Porte-cochere and south section of porch; ginkgo tree turned golden, beyond, view southeast.

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Porch of residence: View southwest.



First and second story of residence with Oriental influence  
large single-pane window of living room: View southwest.

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Open gate to 221 S. St. Andrews Place: View south across lawn and driveway.



Newer broken cement sidewalk: Through open gate, with Oriental influence, to St. Andrews Place.

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East façade at time of purchase.



South porch with Oriental beam influence and eaves of porte-cochere, "before" photographs of previous owner's rehabilitation.

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South elevation & east façade of residence, as purchased photograph from the MLS.



South elevation & east façade of residence, as purchased photograph from the MLS.





After an extensive hunt, NO historic photos could be found of the parcel.