

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

**CASE NO.: CHC-2015-4506-HCM
ENV-2015-4507-CE**

HEARING DATE: January 7, 2016
TIME: 10:00 AM
PLACE: City Hall, Room 1050
200 N. Spring Street
Los Angeles, CA 90012

Location: 226 South St. Andrews Place
Council District: 4
Community Plan Area: Wilshire
Area Planning Commission: Central
Neighborhood Council: Greater Wilshire
Legal Description: Tract Western Place, Lot 44

PROJECT: Historic-Cultural Monument Application for the
ALBERT W. WITZEL RESIDENCE

REQUEST: Declare the property a Historic-Cultural Monument

**OWNER(S)/
APPLICANT(S):** Paul and Arielle Dupertuis Bauman
226 South St. Andrews Place
Los Angeles, CA 90019

PREPARER: Anna Marie Brooks
1107 4th 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]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Shannon Ryan, City Planning Associate
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

SUMMARY

The 1914 Albert W. Witzel Residence is located at 226 S. St. Andrews Place between Second and Third Streets in the Wilshire Community Plan Area. It was designed and constructed by William Fleming in the Craftsman style with Japanese influences for silent film era photographer Albert W. Witzel. Witzel was a pioneer of studio portraiture during the early days of the film industry. He began working as a photographer in Los Angeles in the late 1890s and had this Craftsman residence built in 1914 after he had made a name for himself. Witzel remained at 226 S. St. Andrews Place until his death in 1929 at age 50.

Albert Witzel was born in Deadwood, South Dakota on June 25, 1879. He moved to Los Angeles as early as 1898 and began working as a clerk in the photographic studio of Coules & Dando. In 1905, Witzel bought his employer's studio and leased the one above it. He began by photographing society persons and their children. Witzel's career took off when independent film companies began moving to Los Angeles to escape the regulations and harsh weather of New York. Hollywood studios and their stars came to Witzel to shoot exotic portraits for advertising and fan magazines. He was the first photographer to provide a motion picture actor's portrait to run as a copy image in the *Los Angeles Times*. Over the course of his successfully career Witzel opened a second studio downtown and a third at Hollywood Boulevard and Vine Street. Charlie Chaplin helped finance a popular restaurant called Henry's across the street from Witzel's Hollywood studio and the two became acquainted. Witzel went on to have many photo shoots with the star. He also photographed Thada Bara, Viola Barry, Elise Albert, and Harold Lloyd, whose hand was permanently damaged during a photo shoot at Witzel's studio. Witzel was a member of the Los Angeles Athletic Club, the Masonic Order, the Elks Club, as well as the Hollywood and Los Angeles Chambers of Commerce.

The one-and-a-half-story house is clad in redwood shingles and has a decorative open front gable with upturned barge boards supported by a wide brick porch. The original front door is in place with leaded art glass. The interior of the house includes crown molding, an inglenook with tall casement windows on the sides, a built-in drop-leaf desk, and art glass front bookcases. The designer and builder of the residence, William Fleming, was an Irish immigrant but little else is known of his life or work.

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 20th century streetcar suburbanization in the Wilshire area.

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: Albert W. Witzel Residence		First Owner/Tenant	
Other Associated Names: William Fleming			
Street Address: 226 South St. Andrews Place		Zip: 90004	Council District: 4
Range of Addresses on Property: 226 South St. Andrews Place		Community Name: Wilshire	
Assessor Parcel Number: 5516-024-020	Tract: Western Place Tract	Block: None	Lot: 44
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: mature Australian cherry tree: Eugenia			

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1914	<input checked="" type="radio"/> Factual	<input type="radio"/> Estimated	Threatened? Other:
Architect/Designer: William Fleming, designer	Contractor: William Fleming		
Original Use: Single family residence	Present Use: Single family residence		
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: Craftsman, Japanese		Stories: 1 1/4	Plan Shape: Irregular
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: Wood	Type: Select	
CLADDING	Material: Wood shingles	Material: Select	
ROOF	Type: Combination	Type: Select	
	Material: Composition shingle	Material: Select	
WINDOWS	Type: Casement	Type: Fixed	
	Material: Wood	Material: Wood	
ENTRY	Style: Centered	Style: Centered	
DOOR	Type: Paneled, glazed	Type: French	



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 accompanying "PERMITS" sheets.

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: Survey LA	

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



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: <i>same as property owner</i>		Company:	
Street Address:		City:	State:
Zip:	Phone Number:	Email:	

Property Owner

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

Name: Paul & Arielle Dupertuis Bauman		Company:	
Street Address: 226 South St. Andrews Place		City: Los Angeles	State: CA
Zip: 90004	Phone Number: 323 540 6476	Email: arielledupertuis@gmail.com	

Nomination Preparer/Applicant's Representative

Name: Anna Marie Brooks		Company:	
Street Address: 1107 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 (include first construction permits) |
| 3. ✓ Bibliography | 7. ✓ Additional, Contemporary Photos |
| 4. ✓ Two Primary Photos of Exterior/Main Facade (8x10, the main photo of the proposed monument. Also email a digital copy of the main photo to: planning.ohr@lacity.org) | 8. ✓ Historical Photos |
| | 9. ✓ Zimas Parcel Report for all Nominated Parcels (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.

ANIVA MARIE BRADY 8/23/2015 

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

Permits: 226 South St. Andrews Place

- 1914: Permit No. 1914LA16712, issued August 17, 1914.
One and one-half story residence erected.
Original owner: Arthur W. Witzel
Contractor: William Fleming (designer/builder)
- Permit No. 1914LA16733, August 17, 1914.
Garage
Original owner: Arthur W. Witzel
Contractor: William Fleming
- 0000: No permit for demolition of original garage.
- 1937: Permit No. 1937LA03446, issued February 3, 1937.
Garage
Owner: Mrs. Wallace
Contractor: Edwin Strom
- 0000: No permit for demolition of second garage.
- 2006: Permit No. 06010-10000-02727, issued July 19, 2006.
Erection of new 2-story recreation room and garage.
Owner/builder: Richard Rhodes
Contractor: Kamaled Mirmohammadsadeghi
- 2006: Permit No. 06010-10001-02727, issued July 24, 2006.
Supplemental to Permit# 06010-10000-02727: Revise plot plan (floor plan revision, relocation stairs and balcony to the north side. Departmental error.
Owner/builder: Richard Rhodes
Contractor: Kamaled Mirmohammadsadeghi
- 2009: Certificate of Occupancy No. 35014, issued February 11, 2009
New 2-story Recreation Room & Garage: 26.5 x 20 feet.
Owner: Richard D. Rhodes
- 2011: Permit No. 10016-90000-01942, issued February 1, 2011.
Re-roof with 1'135 sqrs COMP SHINGLE roofing. Existing sheathing.
Owners: Paul Bauman & Bau Dupertuis
- 2013: Permit No. 13047-20000-00237, issued March 11, 2013.
(N) 28' x 15' pool and 7' x 7' spa per LA Standard plan #268.
Approved seismic gas shut off valve may be required. Inspector to verify pool/spa enclosure (5' min height) w/ self-closing/latching gates that swing out & all doors leading to pool/spa area to be alarmed.
Owners: Paul Bauman & Bau Dupertuis

Engineer: Kristof Nadasdi

Contractor: Babylon Pools; Agent for Contractor: Alexander Sbardellati.

2013: Certificate of Occupancy No. 110968, issued August 15, 2013.
(N) 28' X 15' Pool and 7' X 7' spa per LA Standard Plan #268.
Owners: Paul Bauman & Bau Dupertuis

2013: Permit No. 13016-90000-18333, issued September 9, 2013.
Add sill plate anchors bolts and cripple wall plywood per LA City Std Pan #1; No
foundation replacement (EQ hazard reduction per Chapter 92).
Owners: Paul Bauman & Bau Dupertuis.
Contractor: Seismic Safety, Inc.; Sylvis Edmund, Applicant.

A. Potential Monument Description

The Japanese redwood shingled Craftsman designed by William Fleming in 1914 and erected by the Fleming Company, a design/build firm operated by Fleming, an Irish immigrant about whom no background information could be discovered. The front lawn is a slight knoll which flattens as it approaches the home from the west. It hosts a mature Australian cherry tree, *Eugenia*.

Also, in 1914, Witzel commissioned Fleming to design a detached garage to accompany the home, as well as a retail/apartment mixed-use building on South Western Avenue near 55th Street.

According to Volume 13 of *Southwest Builder & Contractor*:

RESIDENCE -- Wm. Fleming, 632 S. Alvarado St., will build a 1½ story and basement 7-room frame residence at 226 S. St. Andrews Place for A. W. Witzel. Cost \$4200. Concrete foundation, brick and cement porch, redwood siding, composition roof, hardwood floors throughout, stained and enameled pine trim, brick or tile fireplace, automatic water heater, furnace, bath.

16733 – Garage, 16 x 18 ft; 226 S St Andrews; A W Witzel., own 133 S Coronado St; Wm Fleming, bldr, 692 S Alvarado St; \$100.

16712-- Residence, 7 rms, 38 x 53 ft: Ruberoid roof; 226 S St Andrews; A W Witzel, own, 133 S Coronado St; 8 pl fix by Wilshire Plb Co: \$4200.

The concrete-based and brick entry porch may be accessed via a sidewalk at the north or a porte-cochere at the south, leading to a centered entry of multi-paned glazed wood with sidelights of glazing, art glass and wood, framed by stylized tapered woodwork at the sides and a pedimented front piece. A large wood frame, single pane fixed glass window is at the south of the entry. An equal-width ribbon of 4 multi-pane casement windows balances it at the north of the entry. A low Japanese porch frames the west façade, with a repeat of roof detail at the south porte-cochere.

One enters the rectangular living room through the west façade. The north wall dining room entry is framed by stylized piers; the east exit to the music room mirrors the entry, but with paired French doors and multi-paned side lights, an entry to the private hall is toward the north and at the north end is a built-in drop-leaf desk flanked by doors of art glass over bookcases and a shed ceiling with beam work within the Inglenook; the south wall framed Inglenook has paired casements, one at either end of the Inglenook with a centered brick fireplace with wood mantle. The living room has a deep crown molding, baseboard and hardwood floor. The dining room is open to the living room through a broad entry in the south wall; the west wall two paired multi-pane casement windows form a ribbon; the north wall is an inset large fixed pane window with a single multi-pane casement to either side and a broad window seat beneath; the dining room is paneled to the plate rail, has a deep crown molding, baseboard and hardwood floors; the east wall is an original breakfront with art glass fronted doors, and there is a double swing door to the service rooms hallway. Through the door to the north is the kitchen which has been remodeled with a nod to period and original paired French doors to the centered pergola. At the

east of the kitchen is a narrow hallway with a windowed desk nook to the north, a maid's bathroom at the east with a small corner sink and a maid's bedroom at the south with paired casements to the east and a single casement with art glass at the south. Also, is a California basement entry.

The music room is at the east of the living room and has paired French doors with sidelights, entering it from the west and another pair departing to the centered pergola at the east. The private hallway, east from the living room, has a master bath at the south with small single casement windows to either side of the sink in the south wall.

Stairs leading to the second floor are at the north and open into a hallway at the second level with a small bathroom at the short end. In the opposite direction along the hallway one enters the light-filled bedroom, most likely an original private, at-home photographic studio, with three walls of ribbons of casement windows and a large closet at the north which easily could have served as a changing room for the studio.

Returning to the ground floor, at the east end of the private hall, is the master bedroom with a fixed window flanked by two multi-pane casements at the south and a window seat beneath; the west wall with entries to the master bathroom and private hallway; paired French doors north to the centered pergola, and paired casement windows; and the east entry to a lounge with paired casement windows and a single casement at the east.

The east elevation of the matching masses of the north and south wings, with Japanese gabled roofs, are similarly fenestrated and have matching entries. The intervening centered peaked pergola has a lattice roof with vines. The east lawn now has a pool and spa. A replacement two-story carriage house, with a gabled Japanese roof is clad in redwood shingles and is located at the southeast corner of the parcel, where the original garage stood.

B. Statement of Significance

Arthur W. Witzel

Arthur W. Witzel, who was born in Dead Wood, SD on June 25, 1879, became a historic personage in Los Angeles. Witzel lived in Los Angeles as early as 1898 when he worked as a clerk at Coules & Dando, a nineteenth century photographic studio. Witzel resided at 512 S. Los Angeles. By 1900-1901 Witzel is listed in the City Directory as a photographer living at the above address.

1905 was a landmark year for Witzel. He purchased the photographic studio of his employer C. Coules on the second floor of 535 S. Broadway for \$5,000, and took a 5 year lease on the second floor for a total consideration of \$12,000. As if that were not enough, Albert W. Witzel and Lillian Zirnes, a native of Washington state, were granted a marriage license in Los Angeles in June of 1905.

Witzel's Los Angeles photographic career began with skilled portraits of society persons and their children as well as stage actors. He very soon became known as the most favored portrait photographer of actors on the West coast.

As independent film companies came West to escape New York regulations and challenging weather, and others established themselves in the area for the first time, aspirants to stardom lined up for Witzel's unique portfolios of portraits to lay open before casting directors. The new film studios took notice and commissioned Witzel to shoot carefully crafted close-ups—to match the new screen close-up styles of their stars. Thada Bara was among the stars whom he was contracted to be a still man for, producing exotic shots for fan magazines and other uses.

He was the first photographer to provide a motion picture star's portrait to run as a copy image in the *Los Angeles Times*, on August 21, 1913. Witzel presented the picture of Miss Viola Barry, the star of *The Sea Wolf* by Balboa Films to Bonnie Glessner, who wrote a movie column which was the first to cover Hollywood. It became instantly popular, therefore on August 27th they ran Witzel's image of Elsie Albert, the Princess in *Aladdin and the Wonderful Lamp*, a Venus feature movie by the Powers Company. Witzel was the only photographer requested to supply images for this fashionable newspaper experiment.

According to the Los Angeles City Directory, Witzel opened a photographic studio in 1911 at 535 S. Hill Street, when his 5 year lease on Broadway expired. He had to relocate, sometime before 1915 to 811 S. Hill Street. His brother, Charles, managed a second studio when it

SEA WOLF IS CONTROVERSY. RIVAL PHOTOPLAY COMPANIES FIGHT FOR RIGHTS...

SEA WOLF IS CONTROVERSY

In Balboa's "Aladdin" Production of "The Sea Wolf"

SEA WOLF IS CONTROVERSY

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opened in 1918 at 536 S. Broadway.

The Witzel Studio was the scene of one of the most infamous photo sessions in silent film history. Harold Lloyd's life was forever altered by it. Lloyd and some of his gagmen arrived at the Witzel Studio on Sunday, Aug. 24, 1919, complete with a prop box, for a special publicity shoot.

It was decided that Lloyd would pose with prop bombs, and pretend to light one. Unbeknownst to anyone, a real bomb, created for action film shoots, had been thrown into the prop bomb box at the studio after a special practice that week, before it was transported to the Witzel session.

Wid's Film Daily, in the August 27th, 1919 edition, reported the happenings at the session:

Lloyd was in the act of lighting a cigarette to the fuse when it exploded, battering his chest and face with damage to one eye, the seriousness of which has not yet been determined and shattering his hand. Lloyd was rushed to the hospital, where the thumb and forefinger of his right hand were amputated. His condition is now very good except it is impossible to determine the extent the injury to his eyes.

Harold Lloyd did recover his sight. His facial wounds healed. A special glove was crafted with fake thumb and forefinger for his right hand, which was utilized in all his films thereafter. The comedian was able to perform all of his action stunts, including hanging off a downtown building, with only three fingers on his right hand.

The third branch of the Witzel Studio was opened in Hollywood, in 1922, at 6324 Hollywood Boulevard. Witzel became acquainted with Charlie Chaplin at Henry's Restaurant, across the street from his Hollywood studio. Witzel became Chaplin's photographer.

The Hollywood studio was managed by a Texan named Max Munn Autrey, whose photographic work was promoted by Witzel with studio parties. There is an autographed photo of Witzel signed to Autrey by "The Boss" in 1924, which leads one to believe that is when Autrey went on to become the still man at Fox Studios.

With three of the most modern and well-equipped photographic studios in Los Angeles, and an outstanding reputation, Witzel found himself in a unique situation. He had far more business than he could easily service. His clients wished for the same things over and over with no experimentation desired. He began losing interest in his camera and utilized his reputation to share opinions on make-up and fashion with newspaper columnists, although he did shoot other assignments for newspapers and magazines. He also took time out to enjoy the club life of Los Angeles.

Mrs. Witzel sued Albert for desertion in her divorce suit which was granted in 1926. In October of 1927 Mr. Witzel married the former Mrs. Marion Forbes Fairchild, who was 30 years old and had been the receptionist at one of the Witzel Studios for many years.

Mr. Witzel was a member of the Los Angeles Athletic Club, the Masonic Order, the Elks Club, several downtown Los Angeles clubs as well as the Hollywood and Los Angeles Chambers of Commerce.

In 1927 he contracted a non-disclosed illness. He went to Palm Springs to live in hopes of regaining his health, but died at Banning, CA, on May 31, 1929. At his death, he had studios at: 1011 W. 7th Street; 536 S. Broadway; and 6324 Hollywood Blvd. The Witzel Studio lived on, under his brother's management, for a number of years, doing far more prosaic works.

Albert W. Witzel should also be remembered as a person who was a leader in the transition of Hollywood from a lazy town to the film capital of the world. He began as most photographers of the time, shooting portraits of the well-to-do. He added stage actors to the mix and they made possible his transition to the burgeoning art of silent film. In that art form he became an early leader. Witzel was hired both by the stars and by the studios as an early still photographer to promote the films with exotic close-ups which reflected, and went beyond, their on-screen images. He was the first film still photographer to have his works carried by the *Los Angeles Times* for their new column covering film which was written by a female reporter. He was an excellent businessman, heading three of the most modern and best equipped photo studios in Los Angeles, known by everyone in the film business as it grew, until he expired at age 50.

William Fleming

William Fleming, designer, headed the William Fleming Company, a design/build firm. Fleming was born about 1866 in Northern Ireland and immigrated to the United States in 1882 where he became a naturalized United States citizen. Nothing further could be discovered about this designer, but one wonders if he studied design or architecture in Ireland before coming to America.

Fleming designed three buildings for A. W. Witzel in 1914. He created the residence and detached garage in Japanese Craftsman style clad in redwood shingles at 226 S. St. Andrews Place. Fleming also created a mixed use building of stores and apartments on S. Western Avenue near 55th Street, style unknown.

The residence could easily have been taken for the work of a highly skilled architect.

The Residence at 226 S. St. Andrews Place

Set mid-block on a bit of a knoll, next door at the north of the Ganahl House, HCM 1012, the Japanese Craftsman redwood shingle-clad bungalow is an exemplar of its architectural type. Beneath a combination of gabled Japanese roofs and entered from a raised brick porch with centered wood/glazed entry and sidelights with art glass and a balancing large picture window on the south side of the entry with a ribbon of unequally paned casement windows, the west façade greets the guest warmly. The rectangular living room with deep crown molding, baseboard and hardwood floor, has an Inglenook with tall casement windows to either side of the brick fireplace on the south wall with a built-in drop-leaf desk and art glass fronted book cases to either side, at the east. A large fixed glass window is in the west wall, along with the entry. The north wall stylized entry opens to the dining room. The east wall mirrors

the entry, but with paired French doors with sidelights entering the music room, as well as a door to the hallway to the private ground floor rooms, and further south, the built-in drop-leaf desk of the Inglenook and art glass doored bookcases to either side. To the north of the living room is a dining room which allows a full view of the living room/Inglenook. The room is wood clad, to the plate rail, with a deep wooden crown molding, hardwood floor and base boards; a ribbon of casement windows is the west wall; the north wall inset window seat beneath a fixed pane with uneven paned casement windows to either side; the east wall built-in breakfront with doors of art glass and a double-swing single paneled door to the service hallway; and a north broad entry with flat piers to the living room. The public rooms of this Craftsman are one of the most light filled this historian has ever viewed due to the number and size of the home's windows.

Continuing to the east, through the paired French doors and sidelights, one enters the light filled music room, with duplicate doors to the centered pergola between the north and south wings. The pergola may also be entered through paired French doors from the south master bedroom or north kitchen.

The master bedroom and bathroom plus a lounge at the east are along a hallway in the south wing which also contains stairs to the second floor. The second floor has a large rectangular bedroom with ribbons of casement windows on three sides, a large closet and stair and a short hall to a small bathroom. It is a unique place of tranquility and repose from the public spaces. One wonders if this light filled space might have originally been used as a private, at-home photographic studio.

The ground floor master bedroom has a large fixed window at the south and single scrambled-pane casements with a window seat beneath; the east wall enters the original lounge with paired casement windows and a smaller casement window; the south wall are paired casement windows and paired French doors to the central pergola.

The north wing is off the kitchen, which has been updated, but still holds paired French doors to the central pergola. Off the rear service hallway is the former maid's room and bath, with art glass windows and an open office space, as well as the California basement entry.

This house is light-filled, yet it offers a sea of tranquility in the midst of the City of Los Angeles. Fleming seems to have designed the perfect home for an enterprising and famous photographer and his wife who enjoyed the finer things of life. It is significant for:

- The intimate connection to Arthur W. Witzel, as an early leader in Hollywood's cultural, economic and social history, as the early silent film industry caused Hollywood to quickly multiply and prosper. Witzel was a leader in Los Angeles' and Hollywood's cultural history as he developed new still photography styles as well as new photographic techniques. Witzel was a leader in the still photography community with his artistry and his business skills. He was a natural leader in the social community with his social skills which lead him to promote his workers and his works through studio parties; his participation in many business, fraternal and social organizations; and his branching out to work in various media for pure enjoyment.
- Is identified with a historic personage, Albert W. Witzel, one of the most successful still photographers of the silent film era; as well as important events including the first photographs

for the *Los Angeles Times*' new film column, written by a female columnist, Bonnie Glessner; the explosion during the publicity shoot which injured comedy star Harold Lloyd, forever changing Lloyd's life, but not his career, and for which Witzel carried no responsibility.

- Is an exemplar of the distinguishing characteristics of an architectural type: The Japanese Craftsman redwood shingle-clad bungalow.
- Is the notable work of designer William Fleming from Ireland, whose individual genius should, and may, have influenced his age.

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EVEN HOUSES EWING RANCHO

HOMEOWNERS' ACTIVITY BRING RESULTS

are Property Will Within
Be a Town in Itself.
Street Paving in
Progress

of the improvements at the rancho can be gained from the fact that sixty-seven houses have here during the past ten years are occupied by an excellent class of people who bought for investment. In addition there are new houses going up daily, and the owners express desire to build more.

Within a year Inglewood will be a town in itself. As the purchasers have been so anxious with their property that they found it advisable to add to their present holdings, and paving of Pine street avenue has added to the value of the property. A building is going up on the corner of Pine and Market street. For the past week were as

as on Kenwood street by Mrs. E. M. Perret, \$500; one on G. E. Bunnell, \$900; one on Pine street, Mrs. J. C. Byers, \$1,000; one on Fir street, F. W. Farman, \$1,000; one on Lennox and Inglewood streets, W. Allen, \$650; one acre, John Maloney, \$450; one on Pine street, E. M. Perret, \$500; one

CLOSE-IN BUSINESS LEASES MAKE TOTAL OF \$100,000 FOR TERM

Dan Miller reports the following leases:

To Prather-Croad company the storeroom situated at 535 South Broadway for a term of five years for a total consideration of \$48,000. The firm is located at present at the Central department store.

Winifred C. Stone, at present located at 200 East Fourth street, will occupy the sixth floor of the Forrester building, 640 South Broadway, for a term of five years at a total consideration of \$12,000.

J. Korn, located at present in the Parmelee-Dohrmann building, has leased the storeroom situated at 740 South Broadway for a total consideration of \$7,200 for three years.

Dan Miller has sold the studio that was formerly owned and controlled by C. Coules, on the second floor of 535 South Broadway, to Albert W. Witzel of Seattle. Price paid was \$5,000. Mr. Witzel took a lease on the second floor of 535 South Broadway for five years at a total consideration of \$12,000.

Also the north half of the storeroom situated at 640 South Broadway, in the Forrester building, to George B. Bonner & Co. of New York for a total consideration of \$42,000 for five years.

NEGOTIATIONS PENDING FOR OCEAN PARK HOTEL

Arizona Man Deposits Option Money
Awaiting Completion of Transaction on Pier Avenue

MAIN-MONETA ACRES EXCEED ALL RECORDS

CONSOLIDATION CREATES DEMAND

Tract Along Line of Growth to Sea-
port Experiences Remarkable Ac-
tivity in Both Investment
and Speculation

Patton & Longley, who are handling Main-Moneta acres, say they have sold 125 acres aggregating \$124,000. The demand for acreage is especially brisk just now. The growth of Los Angeles, particularly in the direction of the coast, is so great that home seekers and investors are attracted by property located, as is Main-Moneta acres, just three miles south of the city limits.

Acres have been purchased in this tract the past week by the following:

Two and a half acres on Wilmington road by Mrs. P. J. Weaver, \$1375; one and a quarter acres, Wilmington road, M. A. Liddle, \$687; five acres, Wilmington road, N. B. Wilcox, \$2750; two and a half acres, Wilmington road, John Wiener, \$1375; two and a half acres, Wilmington road, James Landon, \$1375; two and a half acres, South Park avenue, Mary E. Dickerson, \$1300; three acres, South Park avenue, Edgar A. Dickerson, \$1650.

GULF COAST TERRITORY TRANSFORMS OLD TEXAS

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Witzel Studio to Have New Photo Plant

Metcalf & Ryan, realtors, report the leasing to the Witzel Studios, photographers, of the entire second floor and ground floor lobby entrance of a new building at 1007 West Seventh street. The Witzel Studios were forced to seek a new location, having surrendered their lease at 828 South Hill street to the May Company to allow for the erection of a new addition to Hamburger's Department Store.

A. W. Witzel is now installing on the premises the plant and equipment for his newest and best studio and expects to have within the next thirty days the largest photographic studio in the West, eclipsing in attractiveness of setting his studio at 6324 Hollywood Boulevard and surpassing in modern equipment and capacity his studio at 636 South Broadway.

A. W. Norton of the Metcalf & Ryan business leasing department represented both parties in the lease.

COMPLETES ADDITION (LOCAL CORRESPONDENCE)

WALNUT PARK, Nov. 17.—

Charles F. Nelsen has just completed a new addition to his store building on East Florence avenue, near Seville street, at a cost of \$3000. He has moved into the new building and will operate a grocery store there, while the room just vacated by him will house the new Walnut Park Pharmacy.

SEA WOLF" IN CONTROVERSY.: RIVAL PHOTOPLAY COMPANIES DISPUTE RIGHTS; ...

Glessner, Bonnie

Los Angeles Times (1886-1922); Aug 21, 1913; ProQuest Historical Newspapers: Los Angeles Times

pg. IIII

A Nor'wester.

"SEA WOLF" IN CONTROVERSY.

RIVAL PHOTOPLAY COMPANIES DISPUTE RIGHTS.

Dramatization of London's Picturesque Alaskan Story Leads to Complications Which May Require Solomonic Decision of Judge and Jury.

BY BONNIE GLESSNER.

Who shall decide when directors disagree? In the case of "The Sea Wolf" producing directors it seems as if it were to be a case for judge and jury.

"The Sea Wolf," that picturesque Alaskan story, seems to be the plot about which revolves all the arguments as to who shall and who shall not produce the pictures.

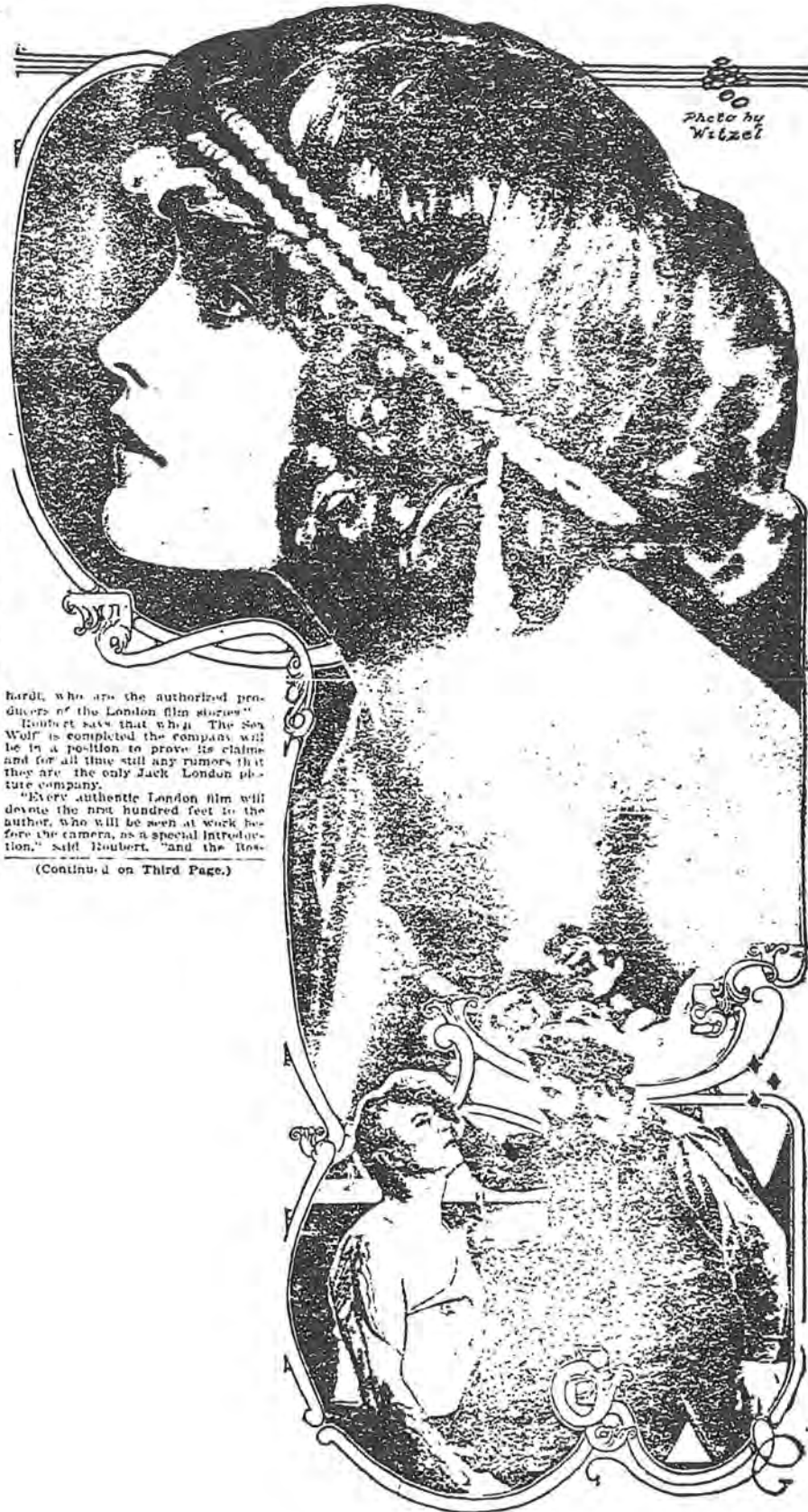
The validity of contracts, the merits of a film and various other things enter into the differences between the Balboa Amusement Company and the Hobart Bosworth Motion Picture Company.

The Bosworth company began work yesterday on "The Sea Wolf" picture at the J. A. Crosby studio on Court street. Prior to this the company spent several weeks in San Francisco taking the ferryboat scenes with which the picture opens.

The Balboa Amusement Company, it is said, has made a start on the same picture. Thus Los Angeles picture patrons may be treated to the picturesque "motions" of "The Sea Wolf" companies having it out in court.

"We will have the only production of London's 'The Sea Wolf' shown anywhere," stated William L. Roubert, personal representative of Bosworth, speaking of the rival productions yesterday. "The original Jack London contract entered into with the Balboa Amusement Company was forfeited on account of the first picture not having been completed within the given time. The time limit was placed in the contract in order that London could judge the merits of the production before the second picture was started. Finding the first picture unsatisfactory, London cancelled the first contract, and entered into a contract with Hobart Bosworth and Fred Geb-

In Bosworth's "Movie" Production of "The Sea Wolf."



hardt, who are the authorized producers of the London film stories."

Roubert says that when "The Sea Wolf" is completed the company will be in a position to prove its claims and for all time still any rumors that they are the only Jack London picture company.

"Every authentic London film will devote the first hundred feet to the author, who will be seen at work before the camera, as a special introduction," said Roubert, "and the Bos-

(Continued on Third Page.)

Miss Viola Barry, the leading woman.

And Hobart Bosworth (left) as Wolf Larsen, and Herbert Eastman and Humphrey van Wagon. The scene is after the mutiny in which the sea wolf single-handedly subdues the entire crew.

"Sea Wolf."

(Continued from First Page.)

worth brand of film will bear London's signature as evidence of its genuineness.

"Furthermore," said Roubert, "any infringing film of the London pictures will be promptly seized by the Bosworth Incorporated company's representative and the exhibitors will be liable to heavy fine for each performance, according to the United States copyright law, so I don't anticipate any trouble when it comes to proving our right to the London stories."

If the difference could be settled as Bosworth settled the mutinous crew in the boat scene taken yesterday, the public could expect some stirring scenes.

As Wolf Larsen, the barbarous captain of the whaler bound for the Alaskan waters, Bosworth, who has the "Sea Wolf" role, put all the ginger possible into the scenes. He is of the type of the "Sea Wolf," large of stature and decidedly husky, and rough clothes and a bit of make-up was all that was necessary to make him seem a pirate captain.

Herbert Rawlinson gave a splendid impersonation of the young society chap, Van Weyden, who, carried out to sea following the collision between two ferryboats in San Francisco Bay, is picked up by the crew of Larsen's whaler and forced to work for the "Sea Wolf" during the long, bitter trip to the northern waters.

Hard work eventually makes the young man over into a broad-minded individual. The scenes taken yesterday represent the early part of the voyage, before Van Weyden has become used to the rough life, and Rawlinson brought out the difference between the man used to the best of life and the rough crew with rare skill.

Miss Viola Barry, who has won an enviable place in the hearts of local theatergoers, has the leading feminine role. Miss Barry's chief enjoyment in the part of Maude Brewster is that she does not have a single change of costume.

"It's positively refreshing not to have to think of clothes," she said. "I first enter the camera lines with a dark skirt over my night-clothes, and a man's coat on, just as I am supposed to have been rescued from the wreck, barefooted and disheveled; later I put on a man's shirt and smooth up my hair, but that is the extent of my costuming."

Miss Barry is an attractive young woman with an abundance of fair hair, eyes of the deepest blue and a short upper lip that is distracting to the opposite sex.

Edward Dillon plays Death Larsen, brother of the "Sea Wolf."

Bosworth himself directs the production.

Film Departure.

NOW THEY WILL REEL OFF THE FAIRY TALES

BY BONNIE GLESSNER.

"FAIRY TALES, fairy tales, only a fairy tale"—children at heart, men and women, love a fairy tale. They may have outgrown the Arabian Nights tales, the reading of which weave spells for their youngsters, but the modern method of presenting the old-fashioned fairy tale—by motion pictures—has caught the fancy of the grown-ups, and picture people are now spending thousands of dollars to cater to the demand for fairy tales.

H. C. Matthews, director of the Venus films for the Powers Picture Company, at Hollywood, is at work on what will be the biggest production of a fairy story ever attempted.

"Aladdin and the Wonderful Lamp" is the Arabian Nights tale to be told in pictures. Even our wisest flights of fancy when, as children, we tried to picture the wealthy Aladdin secured by rubbing the wonderful lamp, could not rival the beauty of this film.

From the interior of Africa, where the wicked magician, gazing into a crystal, discovers the whereabouts of the wonderful lamp which can only be carried out of the Persian temple by a member of the family of Aladdin, the story is taken to the interior of China, where the young Aladdin, believing the magician is a relative, consents to go to the temple and carry out the wonderful lamp. All the details of these two countries are so faithfully shown that one is not surprised when the wonderful Persian temple is next disclosed. Here Aladdin secures the lamp.

The second reel shows Aladdin surrounded by all that wealth and power can bring. By chance his mother has rubbed the wonderful lamp which he escaped with from the temple after trouble with the magician, and in response to the rubbing the geni of the lamp appears and the boy's slightest wish is answered.

This portion of the film is wonderful. As the wrinkled old Chinese mother rubs the lamp a column of smoke curls out from the lamp and wreaths about, and from it emerges the geni. The first command is for food, and by a motion of his hand the geni causes a wonderfully-spread table to appear. When he is no longer needed he disappears and the smoke wearily curls back into the lamp.

Of course, these effects are secured by trick photography, but they are highly pleasing.

With everything that money can command Aladdin is not satisfied, and upon reading an account of the beauties of a Persian princess, the young Chinese decides to win her hand. He journeys to Persia and so it happens (as it does in all good fairy tales,) the young persons fall in love with each other at first sight. They are married and we begin to believe they are to live happy ever afterward (another fairy tale,) when the wicked magician is shown again ogling his marvelous crystal.

He sees Aladdin wealthy and happy and determines to get possession of the wonderful lamp. He hurries to Persia and by a trick secures the lamp, which is quite a dilapidated one, from the princess, who willingly trades it for a bright new one, just as any woman would do (not necessarily in a fairy tale.) The magician, as soon as he secures the lamp, rubs it and commands the geni to transport the princess, castle and all, to the interior of Africa.

Here trick photography is resorted to again, and we see the castle lifted up and wafted away among the clouds.

Of course Aladdin rescues his beautiful wife, and the wandering castle floats back to Persia, and here ends the fairy tale, which is beautifully worked out.

Little Miss Elsie Albert is a truly alluring princess; Allan Forrest is Aladdin, a decidedly good-lookin' Chinese; Hubert Whitehead is realistic a magician he gets himself disliked from the first, Joe Burk the slave of the king, who, I took to tell you, helped Aladdin find the princess and the castle when they were spirited away; Jefferson Osborn is the slave of the lamp, and J. B. Tenbury is the Sultan.



Photo by Witzel

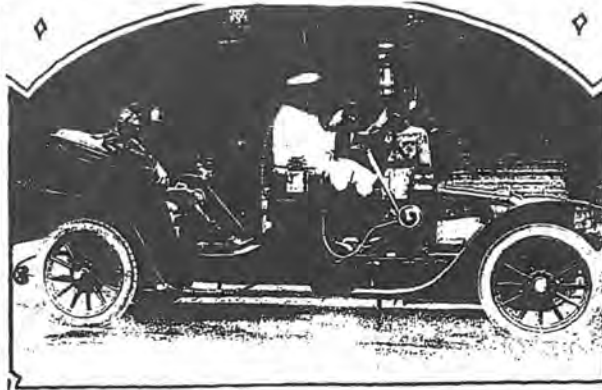
Miss Elsie Albert,

As the Princess in "Aladdin and the Wonderful Lamp," a Venus feature film being produced by H. C. Matthews of the Powers company.

The Cameraman Catches a Flash of Persons, Places and Things.



Viola Dana in the Royal Box at Loew's new State Theater, which was opened to the public yesterday.
Wittet Studio.



Gen. Perahin in Paris just as he arrived at the Elysee Palace to pay his respects to President Millerand. Gen. Perahin is accompanied by Ambassador Herrick.
Copyright, Keystone View Co.



On one of the country club's links.



Sylvia Breamer in a characteristic pose. Miss Breamer is now starring in one of Goldwyn's latest screen productions.
Photo by Clarence S. Bull.



M. E. Musgrave, predatory animal inspector United States Department of Agriculture, on the right and Ed. Carrow, ranchman, who lost 100 yearlings through the killings of Luhn, the biggest wolf on the Arizona ranges, killed after a three-years' reign of terror.



President Harding breaking ground for the national Baptist memorial to Roger Williams, which is to be erected at Sixteenth and Columbus Road, Washington, D. C.
Copyright Keystone View Co.

FIRST .. BEAUTY .. QUEST .. PRIZE-WINNERS .. NEXT .. SUNDAY.

Photographs of Six Prettiest Girls in Two of Great Southwest Zones to Appear in "Times" Rotogravure Section.



Here Are the Five Judges in "The Times" Beauty Quest at Work on Some of the Great Mass of Photographs Submitted.

Left to right, they are: John Rich, the portrait painter; Antony Anderson, art critic of The Times; Maud Daggett, the sculptor; Ford Sterling, motion-picture beauty expert; Albert W. Wilzel, portrait photographer. Mr. Sterling was designated by Mark Bennett to act in his stead, Mr. Bennett having been called East on business. Mr. Sterling was for years one of the principal "beauty-pickers" for the Bennett studios. The small sketches below show the diversified character of the arts represented on the board of judges, all, however, having to do with feminine beauty.

PHOTOGRAPHS of six of the eighteen prize-winning beauties of the Southwest entered in The Times Beauty Quest, just concluded, will appear in the rotogravure section of The Times next Sunday.

These six winners will be those adjudged the prettiest of all the entries in two of the six zones into which the Southwest was divided for the purposes of the quest. Each zone has three prizes—first, \$500 in cash; second, \$100 in cash; third, \$50 in cash. In other words, cash prizes amounting to \$1200 will be announced next Sunday, and the money will be paid immediately.

The name and address of each of the winners will appear with her photograph and the amount of her prize.

It is hoped to be able to announce the winners in two more zones the Sunday following and in the two remaining zones the Sunday after that. All photographs will appear in the rotogravure section. Rotogravure is the last word in modern photograph reproduction methods, and is ideal for this permanent record of the Southwest's most beautiful girls.

As a grand finale the most beautiful of all the entries, irrespective of zones, will be named, and her photograph will occupy the entire front page of the rotogravure section. This girl, to be selected from the six first-prize winners in the six zones, will receive \$1000 in cash in addition to her \$500 prize, or \$1500 in all, in addition to the honor of being proclaimed the most beautiful girl in the whole Southwest, home of the prettiest girls in the world.

The nineteen pictures to be printed in The Times roto section in the course of these prize announcements are of great interest to keep the pictures of the six first-prize winners in the six zones and see if you can pick the one the judges will declare the most beautiful of all.

WITZEL, Albert Walter, photographer; b. Deadwood, S.D., June 26, 1879; s. August and Catherine (Byrnes) W. Began career as photographer in Los Angeles studio at age of 13, and since has engaged numerous clients in that work; now prop. of the Walter Photographic Studio, L.A.



and Hollywood, Min. L.A. and Hollywood Chambers Commerce, Mason, Elks Club, L.A. Athletic. Address: 1011 W. 7th St., Los Angeles and 6324 Hollywood Blvd., Hollywood.

HARRISON, Samuel Ingelby, physician, surgeon (deceased 1924); b. Quebec Sound, Ontario, Canada, Aug. 6, 1858; s. Richard and Cordelia (Smith) H., M.D., Rush Med. Coll., Chicago, 1887; m. Adela N. Wilson, of Indianapolis, May 23, 1888; children—Edna (Mrs. Baker), Lorraine (Mrs. Scott), S. Winston (D.D.S.), Barton Ingelby. Prior to his arrival in California in 1899, Dr. Harrison was for seven years chief surgeon of Bethany Hospital, Kansas City, Kansas, and occupied the chair of gynecology at the College of Physicians & Surgeons in the same city, having specialized in the study of gynecology and abdominal surgery. Following his arrival in California he established himself in the general practice of his profession as a physician and surgeon in San Francisco, with offices in the Humboldt Bank Building, remaining there until the close of his career in 1924. Dr. Harrison was an adherent of the Republican party and an active member of the Wesley Methodist Church of San Francisco, being president of the board of trustees of his church. He was a member of the Masonic Order, and in addition to his membership in the Blue Lodge he was a member of the Scottish Rite. For a

number of years he was physician for the Fortwick Lodge of San Francisco, and was also a member of the Order of St. George and the Commonwealth Club of San Francisco. In addition to his two sons and two daughters Dr. Harrison is survived by his widow, Mrs. Adela N. Harrison, who resides at 1775 North Los Palms Avenue, Hollywood.

FROST, Frank J., mining engineer (retired); b. in St. Louis, 1878; s. William Jasper and Hilda (Honey) F., grandfather a forty-niner, ed. Mo. State Normal Sch., U. of Mo.; m. Margaret Richardson Pratt, of Brooklyn, 1915 (dec. 1), 1 son, Murray Pratt; m. 2nd, Eugenia E. Morris, of N.Y., 1927; 1 dau., Emily E. Morris; m. 3rd, Emily E. Morris, 1930-38; in real estate bus., Denver, Colo., 3 yrs.; mgr. of estates for Merriamite Trust Co., St. Louis, until 1914, and in Guaranty Trust Co., N.Y., 1914-15; treas. Standard Oil Co. of N.Y., 1915-21; 40-founder, Ojai Valley (Calif.) Sch. for Children, 1919; Founder of Music in Library of Congress, Washington, D.C.; dir. Brooklyn Music Sch., Settlement Republican, Episcopalian, Clubs La Cumbre Golf & Country, Montecito Country (Santa Barbara), Ojai Valley Country, Los Angeles Country, Rancho & Vista (N.Y. City), Home of Ojai Valley, Calif.; 2830 Woodland Dr., Washington, D.C. Office: 26 Broadway, N.Y. City.

CHASE, William Stevens, banker; b. Winslow, N.J., Dec. 25, 1837; s. Sylvester Stevens and Elizabeth Emerson (Church) C.; ed. pub. sch., Ia.; m. Katie Miller at Canton, O., (dec. 2) m. 2nd, Ada Parrish, of Albion, Calif., Apr. 12, 1916; Apprentices to D. H. Anderson, grocer, Muskegon, Ia., 1877; subsequently worked in Chicago 1 yr., Ia. 1 yr., and in Ark. 2 yrs.; engaged in machinery bus., Treadwell 1883; with C. Hoffman of Canton, O., 1882-96; treas. Cleveland Machinery Screw Co., 1898-1900; engaged in inventing, 1900-03; gen. sales mgr. Nat. Acme Mfg. Co., Cleveland, 1903-16; non s.p. and dir. Mrs. Acme Equipment Co., a selling orgn., Pasadena, Calif.; also dir. 1st Nat. Bank of Albion, 1898-1908; one year with Amer. Red Cross, World War, serving in same capacity at Ft. Oglethorpe, Ga., and not held dir. at Camp Kearney, Calif. Mason 44 T., 32° Shriner; Republican-Methodist, Home-106 S. Cordova St., Albion, Office: 504 E. Green St., Pasadena.

FISHER, Herbert Herschel, clergyman; b. Peoria, Ill., Feb. 15, 1866; s. Charles and Janette (MacQueen) F., and Lake Forest (Ill.) Acad., Princeton, U., 1889-94; A.B., Andrus (Presby.) Theological Sem., 1899; m. Clara Augusta Young, of N.Y.

City, Oct. 1, 1901; children—Aired Young, Herbert MacQueen, Elizabeth MacQueen, Edwin Young. Pastor, Prospect Heights Presby. Ch., Brooklyn, 1897-1903, 3rd Presby. Ch., Los Angeles, 1909-18; non pastor Santa Paula (Calif.) Presby. Ch., Moss Presby. Ch., Extension Bld., an orgn. affiliated with Presby. Naz. Bd. of Missions, Independent Republican. Address: 329 N. 8th St., Santa Paula.

MORLAN, Arthur F., insurance man; b. Salem, O., Apr. 10, 1861; s. Newberry A. and Bady (Foddy) M.; ed. pub. sch., O. and Pa., 1886-75; m. Margaret W. Nichols, of N.Y. City, July 21, 1887; 1 dau., Rae (Mrs. Harry H. Hunt); Has engaged in title insurance bus. since 1927; non s.p., dir. and gen. mgr. Title Guaranty & Trust Co., Los Angeles, also dir. Bank of Amer. of Calif., Mgr. Guaranty Co., and of the Title Savings & Loan Assn., all of L.A. Mem. S.B., Republican, Clubs Jonathan, California, L.A. Country, White County, S. Calif. Athletic & Country (L.A.), Casa del Mar (Santa Monica) Home 110 S. Hudson, P. Office: Title Guaranty Bldg., Los Angeles.

SCHAEFER, Glenn A., title ins. official; b. Ord, Neb.; s. Arthur Henry and Florence J. Schaefer; ed. public sch., Ord, Neb.; m. Mary McLean, of Santa Ana, Calif., Oct. 13, 1914. Entered title bus., Fresno, Calif.; iden-



tified with that bus. over 25 yrs.; non prop. and gen. mgr. Security Title Ins. & Guaranty Co., Los Angeles, dir. Metropolitan Trust Co. of Calif. and Security Title Ins. Bldg. Inc., both L.A. Clubs Jonathan, L.A. Athletic, Brekittist (L.A.). Pasadena Golf Home, 1400 N. Michigan Ave., Pasadena; Office: 510 4th St., Los Angeles.

PHOTOGRAPHER AND BRIDE BACK IN CITY



Mrs. Albert W. Witzel

Mr. and Mrs. Albert W. Witzel have just returned from a honeymoon motor trip in the north and will leave shortly to spend the winter in Palm Springs. Before her recent marriage, Mrs. Witzel was Mrs. Marion Forbes Fairchild. Mr. Witzel has been a photographer here for twenty-eight years.

LAST RITES TODAY FOR A. W. WITZEL

Leading Photographer to
Be Buried at Inglewood
Cemetery This Morning

Funeral services for Albert W. Witzel, who was for almost thirty years one of the best-known photographers in Southern California, will be conducted this morning at 10 o'clock at the E. Clair Orscholtzer chapel, 1226 South Grand avenue. Interment will be in Inglewood Park Cemetery.



ALBERT W. WITZEL

Mr. Witzel came to California when he was 9 years of age and obtained his first job as a photographer's employe when he was 14. In 1902 he opened his first studio. At the time of his death he had been operating three of the largest and best-equipped studios in Southern California.

About two years ago Mr. Witzel went to Palm Springs to live in the hope of regaining his health. His death occurred last Friday at Banning. He was 50 years of age. He was born in Deadwood, S. D., June 25, 1875. He was a member of the Elks' Lodge, No. 99, and several downtown clubs. He leaves Charles F. Witzel, his brother, who has been managing the business for the past several years, and his widow, Mrs. Marion F. Witzel.

TWO CHECKS REFUSED BY PORTER MEN

Thousand Dollars Sent
Back to Secretary to
Cryer by Committee

The Porter Campaign Committee yesterday returned to H. H. Kinney, secretary to Mayor Cryer, two checks, each for \$500, made out to Kinney and signed by the officials of two Los Angeles business concerns.

The accompanying letter, which was signed by Albert E. Sherman, chairman of John C. Porter's finance committee, reads, in part, as follows:

"The Porter Campaign Committee is returning today these checks to you, with the information that we cannot use funds coming from such a source. We have consistently refused from the first to accept funds donated in a manner that would make it appear that John C. Porter, 'The People's Candidate,' is lined up with interests that are inimical to the high ideals that have obtained in his campaign."

Four Injured in P.E. Crash

Four passengers were hurt yesterday in a rear-end crash of two Pacific Electric street cars on Stanford street at Kohler street. Watts car No. 629, eastbound, operated by Motorman E. W. Whalen, had stopped to drop passengers when Whittier car 10121, in charge of Motorman H. W. Hollinger, crashed into its rear.

The injured passengers are Victor Payan, 41 years of age, of 11318 Pomeroy street, Watts; Mrs. Berline Villa, 45, of 620 Ceres avenue; Mrs. Ethel Stephenson, 39, of 26 East Seventh-seventh Place, and her daughter, Lorraine, 5. All were treated for minor injuries at the Receiving Hospital.

AVIATRIX LUNCHEON GUEST

Lady Mary Heath, British aviator, it was announced yesterday, will be the guest of honor tomorrow at the regular monthly luncheon and meeting of the Women's Aeronautical Association in Parlor 8 at the Biltmore. Elizabeth McQueen, president, and Dora Stevens, secretary, will preside jointly and introduce as speakers Commander Estes B. Kouger of the Long Beach Naval Reserve and Lieut. D. W. Tomlinson.

ANGELENO ON EXTENDED TRIP

Friends in East to Entertain Her



Mrs. Albert W. Witzel

(Witzel studios)

AMONG the prominent Angelenos who are enjoying delightful summer outings is Mrs. Albert W. Witzel, who sailed last week aboard the California by way of the Panama Canal for an extended trip throughout the Eastern States and Canada. Mrs. Witzel will be extensively entertained by many friends and relatives in New York, Boston, Detroit, and Chicago, returning home in the early fall by way of the Canadian Rockies.

Retards the Progress

When the water in the bottom of the double boiler gets low pour in boiling water to replenish it. Cold water will make the article being cooked like that much longer to get done.

PASADENA GREET'S ST. GEORGE'S SONS

Members of Grand Lodge Visit Crown of Valley After a Beach Trip

MAYOR ADDRESSES SOCIETY Officers of Organization Probably Will Be Elected at Today's Session

The second day of the meeting of the grand lodge of the Sons of St. George...

From Long Beach the first session of the grand lodge of the Sons of St. George...

COMPLET SEWERS The city has recently completed the building of sewer lines...

Personal Mention

Judge A. H. H. of San Diego is at the Hotel... Mr. J. H. H. of San Francisco is at the Hotel...

CAPT. W. R. STOKELY, IN CHARGE OF U. S. ENGINEER'S OFFICE

LEEDS GAINING GROUND, SAYS CAPTAIN STOKELY Acting U. S. Engineer Reports the Lieutenant as Recovering from Illness

LEEDS GAINING GROUND, SAYS CAPTAIN STOKELY Acting U. S. Engineer Reports the Lieutenant as Recovering from Illness

BUILDING PERMITS

Following are the permits issued since the last publication of the list of such permits...

GAMUT CLUB MEMBERS HOLD MONTHLY DINNER

Speakers Suggest Various Features to Add to Attractions of Los Angeles

The regular monthly dinner of the Gamut Club, held last evening of the club room, 404 North Hollywood...

GOVERNMENT POSITIONS OPEN TO STENOGRAPHERS

The United States office of the comptroller has announced that it is now open to stenographers and typewriters...

The Theaters

The grand theatrical effort of the Los Angeles theaters...

Society

One of the greatest of the summer entertainments was that of Miss...

McCaib Patterns

McCaib Patterns, 1212 Broadway, 4th Floor - Open 11:30 to 5:00

A Sale of Silk Hosiery

We want stocks at the proper level before inventory taking, hence these price-cuts for this week only...

Lingerie Dresses at Unmatchably Low Prices

Garments in linen and light wash materials in white and colors...

At \$3.50: Values to \$10.00

At \$7.50: Values to \$17.50

Counter Dry Goods Co.

When a Man Feels the Necessity of Being in Two Places at the Same Time He Goes to the Nearest Telephone and Sends His Voice...

McCaib Patterns advertisement with logo and address: 1212 Broadway, 4th Floor - Open 11:30 to 5:00

A Sale of Silk Hosiery advertisement with price list and Counter Dry Goods Co. logo

Lingerie Dresses at Unmatchably Low Prices advertisement with Counter Dry Goods Co. logo

SAVING TIME by TELEPHONE advertisement with illustration of a man on a telephone

When a Man Feels the Necessity of Being in Two Places at the Same Time He Goes to the Nearest Telephone and Sends His Voice advertisement

The Pacific Telephone and Telegraph Company advertisement with logo

This Fine Bed \$1.75 advertisement with illustration of a bed

AT LAST THE LIGHT QUESTION IS SOLVED advertisement for Warner Tungsten Arc Lamps

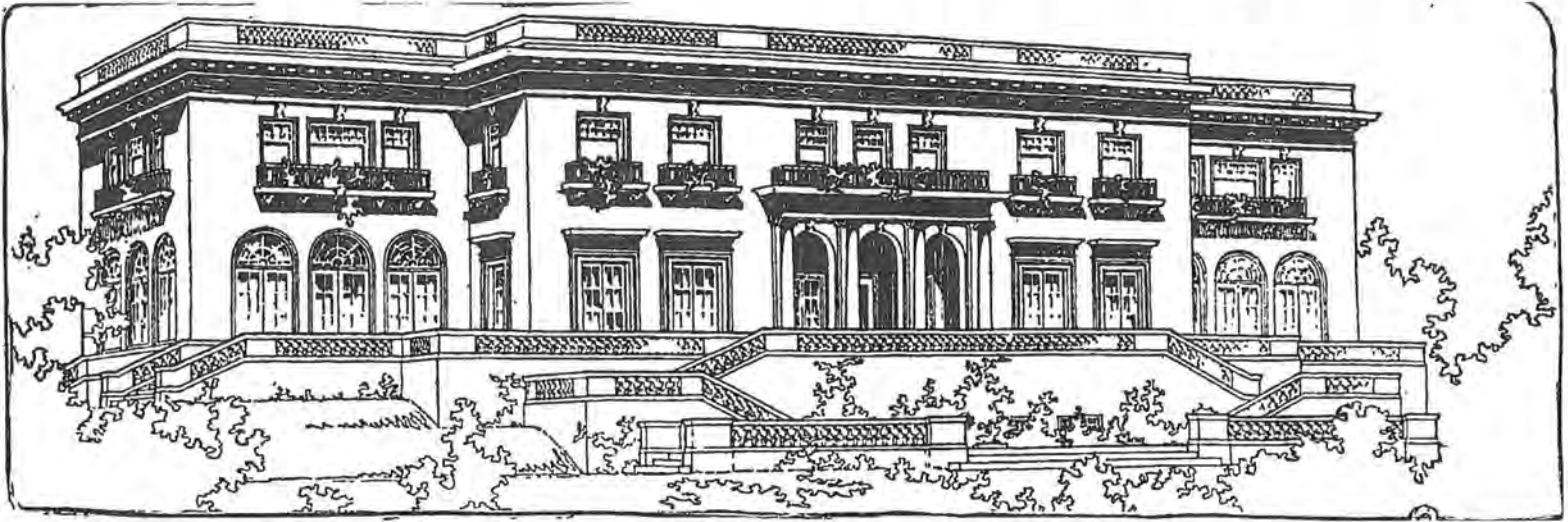
Mahill, Euper & Co. advertisement with logo and address: 708 East Ninth Street

HOME OF BANKER NEW SHOW PLACE.: OAK KNOLL MANSION OF FORMER TEXAN HAS ...

Los Angeles Times (1886-1922); Oct 4, 1914; ProQuest Historical Newspapers: Los Angeles Times

pg. V1

Palatial Home now Nearing Completion in Exclusive Oak Knoll District.



Beautiful Italian Renaissance mansion of Henry C. House, a former Texas banker, lately turned Californian. Hunt & Burns are the architects.

HOME OF BANKER NEW SHOW PLACE.

OAK KNOLL MANSION OF FORMER TEXAN HAS SETTING OF UNUSUAL BEAUTY.

One of the most attractive residences started in Southern California during the present year is now nearing completion for Henry C. House, a former Houston (Tex.) banker and lumberman, in the fashionable Oak Knoll district of Pasadena. The place occupies the crest of a slightly elevation and commands a magnificent view of the valley around it. It will be ready for occupancy in a few weeks.

The grounds comprise six acres purchased by Mr. House more than a year ago for \$45,000. The dwelling, which was planned by Hunt & Burns, is of the Italian Renaissance type and is costing approximately \$60,000. The building has a frontage of 125 feet by an average depth of fifty feet. The exterior is plastered. The reinforced concrete terrace around the place has a stone balustrade.

A beautiful feature of the plan is a living porch twenty-five feet square built in under a giant live oak tree. Numerous fine oaks dot the property in various places. Both house and gardens are surrounded by orange trees. The garage, laundry and servants' quarters are in a clump of trees and shrubbery well back of the residence.

GETS BANK CONTRACT.

Los Angeles Concern to Construct Five-story Financial and Office Block at Long Beach.

To the C. J. Kubach Company of this city, has been awarded the contract for the construction of a five-story and basement brick and steel bank and office building projected by Mrs. L. Hauerwaas for the corner of Broadway and Pine avenue, in Long Beach. John P. Krempel and Walter E. Frick, of Los Angeles, are the architects.

The structure will cover a ground area of 50x150 feet. It will have enameled brick facing. The first floor is to be occupied by the Marine Commercial and Savings Bank of Long Beach. The cost of the building will be about \$125,000.

FLATS AND APARTMENTS.

Income Residence Improvements Being Planned for all Parts of City. Designs Out for Hotel.

Plans have been completed by L. L. Jones for a three-story brick hotel to be erected on Hope street First and Second streets by A. W. Fisher. The building will contain ninety rooms. A permit has been issued for a two-story frame hotel for Peter Johnson at No. 2723 San Marino street. A. W. Riese and P. W. Ehlers have finished plans for a two-story frame apartment-house to be built by Henry Stell at Grand and Thirty-third.

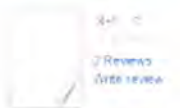
William Fleming has planned and will build for A. W. Witzel a two-story store and flat building on Vermont near Fifty-fifth. H. D. Luekens is about to start a frame flat at Pasadena avenue and Bycamore drive. C. B. Klagsley will erect a frame flat at Sixth avenue and Sixteenth street. A frame flat of twenty rooms is projected by the Building and Finance Corporation at No. 6123 Franklin avenue. I. Gilbert has let the contract for a flat he will build at No. 396 South Olive street.

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Furlow Pressed Brick Company
 Broadway 3713 529 Citizens Nat. Bank Bldg. A 1925

KINNEAR STEEL ROLLING DOORS
 AUTOMATIC FIRE SHUTTERS SAFES, VAULT DOORS, ETC.
 BANK FIXTURES, METAL FURNITURE, ELECTRIC BURGLAR ALARMS
SWEETSER & BALDWIN SAFE COMPANY
 Main 1210 Home F-2043 529-533 Marsh-Strong Bldg.

REX HARD WALL PLASTER GYPSUM HOLLOW TILE FOR FIREPROOFING
REX PLASTER COMPANY
 1210 Hollingsworth Bldg., L. A. A-5972 Main 11533

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 We are making a specialty of supplying the trade with Rails cut to any length. We have a large stock of Rails on hand and can make prompt deliveries. For prices or other information address or phone
Harris Foundry Supply Company
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lath exterior, clay tile roof, hardwood and enameled pine trim, hardwood floors throughout, three bath rooms, two of which will be tiled, tile fireplaces, furnace, automatic water heater, plate and art glass. There will also be a garage.

FRAME FLATS—James S. Bohanan, 618 Delta Bldg., is preparing plans for a 2-story frame flat building to be built at 176 N. Workman St. for Wm. S. Tuttle. Mr. Bohanan has the contract for the erection of the building at \$5700. It will contain four flats in suites of four rooms and bath each. Dimensions, 41x56 ft. Concrete foundation, artificial stone porch columns and fireplaces, rustic siding, asbestos roof, oak and pine floors, stained and enameled pine trim, disappearing beds, mechanical door openers, leaded glass water heaters.

RESIDENCE—W. J. Grotten, 1251 W. Forty-sixth St., has a contract at about \$1000 for the erection of a 2-story and part basement 3-room frame residence at 1518 Potanetta Place for Lewis H. Wood. Dimen-

and toilet floors, enameled woodwork, oak and maple floors, disappearing bed, furnace, automatic water heater.

PAINTING—The following bids were received by the building committee of the board of education for painting at Polytechnic high school:
 J. A. Phillips, 527 E. Twenty-ninth St., \$2975; Talbert-Boaz Co., \$3241; Julius Burstein, \$3541; Herbert E. Zelinsky, \$3870; H. T. Miles & Son, \$3300; A. J. Allen & Co., \$3894; Ames & Berg, \$4160; Flint & Nyholt, \$4150; Baker Bros., \$4256.50.

The contract was awarded to J. A. Phillips.

FRAME FLATS—H. M. Nichols, 251 N. St. Andrews Place, has a contract at about \$5400 for the erection of a 2-story frame flat building at 117 N. Alexandria Ave. for I. W. Banning. It will contain four flats in suites of four rooms and bath each. Dimensions, 36x56 ft. Concrete foundation, brick plastered porch walls, redwood siding and shingles, composition roofing, tile fireplaces, oak and pine floors, O. P. trim, dis-

rooms, reinforced concrete and pine floors, art stone lintels and sills, hollow tile division wall, cathedral and leaded glass furnace registers, plumbing and electric wiring. Archt. Hertram G. Goodhue of New York drew the plans, and Archt. Carleton M. Winslow, 421 U. S. Grant Bldg., San Diego, will supervise the work. Thaddeus Lowe is donating the addition to the parish.

RESIDENCE—Wm. Fleming, 692 S. Alvarado St., will build a 1½-story and basement 3-room frame residence at 226 S. St. Andrews Place for A. W. Witzel. Cost \$4200. Concrete foundation, brick and cement porch, redwood siding, composition roof, hardwood floors throughout, stained and enameled pine trim, brick or tile fireplace, automatic water heater, furnace, bath.

RESIDENCE—C. G. Clifton, 111 E. Forty-eighth St., will build a 7-room frame bungalow at Van Nuys for G. E. Vanhorne. Cost about \$3000. Plans by E. B. Rust, 524 Title Insurance Bldg. Concrete foundation, ship-lap walls and roof, blue brick porch walls and piers, oak floors, O. P. trim, wall body brick mantel, electric wiring.

HEATING AND VENTILATING—The Thomas Haverly Company has been awarded the contract at \$650 for the heating and ventilating in the Van Nuys High school Allison & Allison, Archts., 1165 Hibernian Bldg.

RESIDENCES—The Cooper-Pyle-Clopton Co., 801 Story Bldg., will start work at once on the erection of two 2-story frame residences for Dr. C. J. Apablaza, one a 7-room residence at 1248 S. Manhattan Place to cost \$4500 and the other an 11-room residence at 1254 S. Manhattan Place to cost \$5000. Concrete foundations, redwood siding and shakes, composition and shingle roofs, hardwood and pine trim and floors, brick and cement porches, fireplaces, furnaces, automatic water heaters.

RESIDENCE—The Cooper-Pyle-Clopton Company, 802 Story Bldg., is preparing plans for a 2-story, 3-room frame and plaster residence which it will build at Beverly Hills for P. J. Walker. Concrete foundation, shingle roof, exterior plastered on metal lath, three tiled bathrooms, furnace, automatic water heater, hardwood floors, brick fireplace, composition sink drainboard.

RESIDENCE—The Cooper-Pyle-Clopton Company, 802 Story Bldg., is preparing plans for a 2-story, 3-room residence which it will build on Hobart Blvd. near Fourth St. for J. G. Taylor. Concrete foundation, exterior plastered on metal lath, composition roof, hardwood floors, two tiled bath rooms, tile fireplace, furnace, automatic water heater.

BUNGALOW—Harry E. Wisp, 1631 S. Fifteenth St., will build an 8-room frame bungalow at 1834 W. Twenty-fourth St. for S. Radom. Cost about \$2700. Concrete foundation, brick and cement porch, redwood

CONSOLIDATED LUMBER COMPANY

Wholesale and Retail

Telephones: Home 10118; South 571

Wholesale Yards WILMINGTON, CAL. General Office and Retail Yards: 33d and Alameda Streets

16786—Add to Dwelling, 2 pl flx; 1411 Newton St; A Swanson, own, at lot; John Tolken, bldr, 649 Kohler St; \$250

16784—Bungalow, 5 rms, 23x36 ft; 6112 Vermont Ave; M Halstead, own and bldr, 1201 S Main St; 5 pl flx by Auburn; \$1400

16783—Add Screen Porch, 2007 Echo Park Ave; M Lustig, own, at lot; O L Ambrose, bldr, 314 E 4th St; \$125

16781—Raise and Repair Cottage, 6926 Barton Ave; W W Sanford, own and bldr, at lot; \$150

16779—Garage, 30x22 ft; 2-sto, 3 pl flx; tile roof; 515 Windsor St; Philip Riedele, own, 519 Virgil Ave; Edw C Taylor, archt; day work; \$800

16778—Plumbing, 1 flx; 2327 Fargo St; E F Woodruff, own and plbr, 2300 Fargo St.

16776—Plumbing, 1 flx; 616 Stanford Ave; Pacific Elec Land Co, own; Lohman Bros, plbrs, 105 E 2nd St.

16775—Garage, 20x30 ft; iron roof; 3221 N Griffin Ave; Kittie Gould, own, at lot; Stanley P Gould, bldr, at lot; \$125

16774—Plumbing, 4 flx; 3215 E 4th St; J Tomiach, own; E S Rushing, plbr, 405 Pritchard St.

16773—Residence, 7 rms, 32x62 ft; 6 pl flx; 819 Westchester Place; Virginia S Hoffman, own, 1040 Beacon St; C B Steddom, bldr, 908 Title Ins Bldg; \$4300

16772—Plumbing, 3 flx; 437 S Savannah St;

16759—Plumbing, 1 flx; 3020 E 9th St; M Fricket, own; D J Smith, plbr, 1256 E 33rd St.

16758—Plumbing, 2 flx; 2227 Hunter St; M Calle, own; J E Walker, plbr, 944 Birch St.

16753—Bunkhouse, 16x35 ft; 623 S Fries St, San Pedro; Coast Fishing Co, own, 205 1/2 N San Pedro St; Stone & Snow, bidrs, 922 E Vernon Ave; 1 pl flx by Sanitary Plb Co; \$500

16748—Plumbing, 1 flx; 1122 N Broadway; Wilmington; Wm Stubbins, own; Chas Cretzinger, plbr, San Pedro.

16746—Plumbing, 2 flx; 1355 Elwood St; J K Garanine, own; S B Tillman, plbr, 1509 Newton St.

16745—Plumbing, 1 flx; 1323 Elwood St; J Sherb, own; T Tillman, plbr, 1509 Newton St.

16743—Skating Rink, 90x140 ft; comp roof; 4 pl flx; 1500-06 Central Ave; D B Eastman, own, 510 Central Bldg; Whiting Thompson, bldr, 402 Douglas Bldg; \$3500

16737—Plumbing, 3 flx; Wilmington St N of 11th St, Wilmington; Ed Breen, own; W B Oakes, plbr, Wilmington.

16735—Plumbing, 2 flx; 1041 N Soto St; Della M Corwin, own; Patton, plbr, Marango St.

16733—Garage, 16x18 ft; 226 S St Andrews; A W Witzel, own, 133 S Coronado St; Wm Fleming, bldr, 692 S Alvarado St; \$100

16715-16—Residence and a Garage, 9 rms, 30x32 ft and 14x20 ft; 5 pl flx; 261 S Ardmore Ave; Clement Bassett, own, Lakeview Hotel, Sixth and Parkview; H H Whitely, des; Chas D Wagner, bldr, Crenshaw and Washington Sts; \$4250 and \$150; \$4400

16713—Bungalow, 5 rms, 24x36 ft; 6 pl flx; 423 E 85th St; Ora Taylor, own, 3662 San Pedro St; Home Seekers Bldg Corp, bldr, 504 Black Bldg; \$1500

16712—Residence, 7 rms, 38x53 ft; Ruberoid roof; 226 S St; Andrews; A W Witzel, own, 133 S Coronado St; William Fleming, bldr, 692 S Alvarado St; 8 pl flx by Wilshire Plb Co; \$4200

16711—Plumbing, 1 flx; 5434 Monte Vista St; W D Ellis, own; F M Soper, plbr, 218 W Ave 55.

16709—Bungalow, 4 rms, 20x24 ft; 5 pl flx; 815 Castelar St; L Pirri, own, at lot, Frank Catalano, bldr, 811 Castelar St; \$1000

16708—Add Room, 1702 W 55th St; Mrs Anna Peck, own, at lot; W B McCracken, bldr, 291 Newport Ave; Long Beach; \$250

16707—Plumbing, 4 flx; 1350 E 50th St; Warren Reshaw, own and plbr, at lot; \$125

17702—Plumbing, 1 flx; 1932 New Jersey St; G F Tracy, own and plbr.

Cultural Resources Committee

ST. ANDREWS PLACE - AN OASIS IN THE CITY

By Patricia Durbin

Newcomers to Los Angeles visit all the standard tourist locales and usually see little of local neighborhoods. Old-timers in Los Angeles, however, find their way from one place to another over the standard freeway or major surface streets they know will get them where they're going with the least amount of traffic or delay. Both miss a very important part of the Los Angeles that hides in diverse, scattered pockets all across the city.

Such an oasis is the south 200 block of St. Andrews Place and the adjoining Gramercy Place. Located just two blocks west of Western Avenue and bordered on the west by the Wilton-Ridgewood National Historic District, these two streets remain a buffer of picturesque single-family residences in the encroaching multi-unit onslaught from the east, north and south.

The residents of St. Andrews and Gramercy Place are in the very early stages of beginning to seek designation as a National Historic District. The houses are a microcosm of architectural styles of the first decade of this century, and boast several long-time residents whose recollections of the neighborhood are as colorful as any in Los Angeles history. The long time continuity of so many of the families who live here makes this neighborhood a special and dedicated group of homeowners.

Visitors to the neighborhood are taken aback when they round the corner from busy Western Avenue and Third Street to come upon such a picturesque streetscape. North, south, and east of the 200 block are a number of beautifully preserved and restored homes, but few neighborhoods that reflect an entire street of homes still offering a facade of original detailing. Amidst the the hustle and bustle of busy Western Avenue and the Wilshire corridor, it's refreshing and encouraging to find an area where time has seemed to stand still and where the homeowners are determined to keep it that way.

The 200-Block of South St. Andrews Place—Personal

Recollections and Background Material.

By Donald W. McNamee

The neighborhood comprises 21 late Craftsman houses, each individually designed, and illustrating as a group a variety of building methods and styles. The area was being developed after 1910, at just the same time that Cecil B. DeMille was making his first films in Hollywood, barely a mile to the north.

Gramercy Place, one block west, was the last developed street in this part of town. By 1914, the neighbor-

hood was essentially complete and its streetscape has remained virtually unchanged to the present day. Of the 21 residences, four have remained in the families of the original owners; two others were in continuous occupation by a single family for in excess of 50 years; another for over 30 years; another for 25 years.



200 Block of S. St. Andrews Place, Los Angeles

hood was essentially complete and its streetscape has remained virtually unchanged to the present day. Of the 21 residences, four have remained in the families of the original owners; two others were in continuous occupation by a single family for in excess of 50 years; another for over 30 years; another for 25 years.

My earliest recollections of the neighborhood are based on childhood visits to the home of my Aunt Margaret and Uncle Connie Ganahl. Their Prairie-style bungalow had been designed in 1913 by Aunt Margaret's brother, Albert C. Martin. I believe it to be one of his earliest extant buildings. Uncle Connie's father owned the Christian Ganahl Lumber Company, established in Los Angeles in the 1880s and Uncle Connie later became president of the C. Ganahl Lumber Company. His interest in fine wood craftsmanship is evident throughout the house. In later years there would always be a slide show or motion pictures. Little did I dream at that time that one day the home of my aunt and uncle would become my own.

The oldest resident of our neighborhood is Mrs. E.E. Bennett, who came to the neighborhood as a bride in

The gardens today are basically the work of his hands and the huge white oak which towers over the house was planted by him when it was a tiny seedling.

Maud and Lillian Hage came from Minnesota with their parents and moved onto St. Andrews Place not long after the house was built, although they were not the original owners. They remained until their deaths a few years ago, each woman having lived into her late 90s. Lillian had worked for many years for the Bank of America, her tenure going back to the day when it was known as the Bank of Italy. She became friendly with Mrs. Adolphus Busch, wife of the beer magnate, and later traveled all over the world as her companion. Mrs. Busch could often be seen making calls in her long black limousine. The present resident is the niece of the late architect Stiles O. Clements, and knew him for many years.

The street was also the home of the Schell family from 1925 until 1979. My family had close ties with the Schells during many of those years and I have remained in touch with relatives in

other parts of the country. William H. Schell had come to Los Angeles from Cincinnati around 1905. Through family connections he became associated with the Boos Brothers and their chain of elegant cafeterias. By the 1920s he was a manager in the Boos organization and in 1928 was secretary-treasurer of the newly established Schaber's, "America's finest cafeteria." Mr. Schell, who survived his wife, lived in the house until his death in 1975 at the age of 93. With the death of his daughter, Helen S. McCarthy in 1979, the house passed out of the Schell family.

16
26
Another house was built in 1914 for Albert Witzel, a prominent Hollywood portrait photographer of the 1920s and 1930s. By the late 1930s the house had been purchased by Mr. and Mrs. Grant, whose daughter Margaret lived there briefly before her marriage to actor Hans Conreid. Conreid's well-known flair for light comedy was heard and seen in radio, television, motion pictures and on the stage for over four decades and he remained much in demand until his death in 1982. His daughter and her husband and young child are the present residents of the house.

One home was for some years the home of Dr. Harry Martin, husband of famed Hollywood gossip columnist Louella Parsons. Another was built by the father of the present owner and resident Mrs. Billie Potter.

35
An architect designed one house for himself, but sold it while still relatively new to the parents of the present owner Frances Rossiter. For some years Mrs. Rossiter played with Ina Rae Hutton, leader of the popular all-woman band of the 1940s and 1950s. Mrs. Rossiter's parents and later owned and sold another house on the street sold to her aunt and uncle.

Our current thinking leads us to believe, perhaps erroneously, that two of the residences were built by and/or were at one time residences of Arthur Letts. Mr. Letts, who had been born in England, founded both the Broadway and Bullock's department stores and was an important civic leader in his time. With his son-in-law Harold Janss, he developed Westwood Village, Holmby Hills, and other areas. Further research is needed to determine if his association with the two houses is in fact correct.

Mrs. Bennet's son, now retired and living in the San Diego area, recalls peeking in horror with his sister through the fence of one of the

houses on the block and watching the chickens raised there "go round the block" and then flop around wildly long after they were separated from their heads.

Motion picture and television production companies have done location shooting in this neighborhood on about four occasions during the past decade or so, with an upcoming production for PBS scheduled later on this year.

Patricia Durbin and Donald McNamee are Conservancy members and residents of the 200 block of South St. Andrews Place.

Conservancy Wish List

Thanks to Betty Kay Bjornsen for donating an electric stapler that was on the last Wish List. Her generosity will enable mailings from the office to be expedited.

WE WISH that the docents had more permanent name tags made of plastic, or lucite rather than the slip of paper in the plastic holder;

WE WISH that we knew of a company that would donate the use of a Xenon slide projector and dissolve unit and screen for those special programs when such equipment is needed;

WE WISH that someone would donate bookshelves for our expanding library.

Downtown walking tour schedule revised

The Conservancy has revised its schedule of Saturday morning downtown walking tours to better accommodate both the tour-goers and our volunteer docents.

Pershing Square Landmarks (which includes the Subway Terminal, Bradbury and Oviatt Buildings, the Biltmore Hotel, Million Dollar Theater and others) is offered **EVERY Saturday at 10 a.m.**

Broadway Theaters (including several interiors along the National Register District between Third and Ninth Streets on Broadway) is also offered **EVERY Saturday at 10 a.m.**

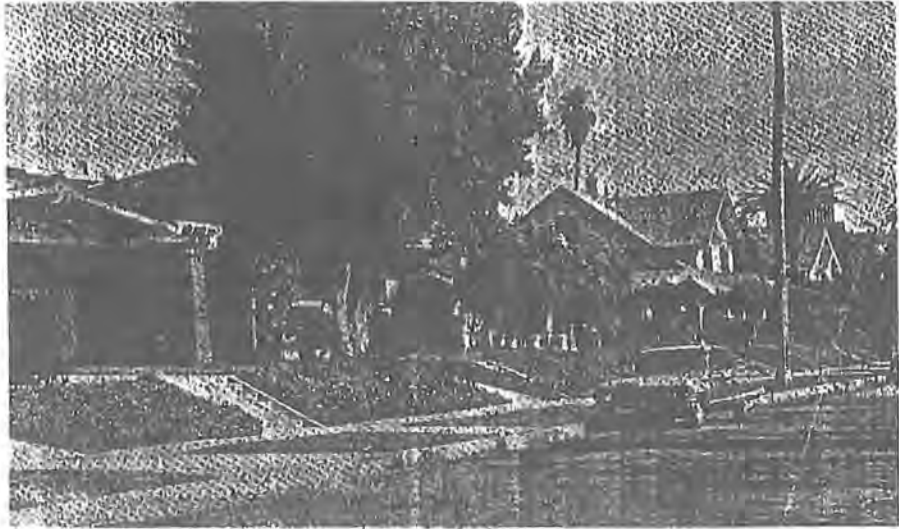
Art Deco (featuring the Garfield, Fox Design Center, Oviatt Buildings and others) is offered the **SECOND Saturday of each month at 11 a.m.**

Palaces of Finance (Spring Street, the former "Wall Street of the West") is offered the **THIRD Saturday of each month at 10 a.m.**

Mecca For Merchants (the Seventh Street retail corridor) is offered the **FOURTH Saturday of each month at 10 a.m.**

There is no charge for any of these tours to members; \$5 for guests. *Advance reservations are required.* Call 623-CITY.

In addition, the Conservancy offers tours of Bullocks Wilshire on the second Sunday of each month at 2 and 3 p.m. No charge for members; \$5 for guests. Tours of the Wilshire Theater are held twice a year at reduced charge for members.



200 Block of S. St. Andrews Place, Los Angeles

All applications must be filled out by applicant

PLANS AND SPECIFICATIONS and other data must also be filed

WARD 3

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

2

Application for the Erection of Frame Building CLASS "D"

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, 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 such permit.

Form with fields for Lot No. (44), Block (Western Place Trust), District No. (29), M. B. Page (2), F. B. Page (150), No. (226), and Street (S. St. Andrews). Includes verification instructions for Assessor and Engineer.

(USE INK OR INDELIBLE PENCIL)

- 1. Purpose of Building: residence. No. of Rooms: 7. No. of families: 1.
2. Owner's name: A. W. Witzel.
3. Owner's address: 133 S. Boronado St.
4. Architect's name:
5. Contractor's name: William Fleming. Phone: 51132.
6. Contractor's address: 692 S. Alhambra.
7. ENTIRE COST OF PROPOSED BUILDING: \$4200.00.
8. Any other buildings on the lot? no.
9. Size of proposed building: 38 x 53. Height to highest point: 8.2 feet.
10. Number of stories in height: 1 and a half. Character of ground: clay.
11. Material of foundation: concrete. Size footings: 6x12. Size wall: 8. Depth below ground: 12 inches.
12. Material of chimneys: 2 brick. Number of inlets to flues: 2. Interior size of flues: 8 x 8.
13. Give sizes of following materials: REDWOOD MUDSILLS: 2 x 6. Girders: 4 x 6. EXTERIOR studs: 2 x 4. INTERIOR BEARING studs: 2 x 4. Interior Non-bearing studs: 2 x 3. Ceiling joists: 2 x 4. Roof rafters: 2 x 4. FIRST FLOOR JOISTS: 2 x 6. Second floor joists: 2 x 8. Third floor joists: - x -. Specify material of roof: Butternut.
14. State Number of Plumbing Fixtures to be installed: 8. Number of gas outlets: 7.
15. State if there is a sewer or cesspool to be constructed on this lot: sewer.
16. Plumbing and gas fitting contractor's name: Relative Plumbing Co.

(Sign here) William Fleming (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

Permit No. 16712. Application checked and found O.K. AUG 17 1914 P.L. Includes Plan Examiner and Clerk fields.

6

Handwritten signature: Ordner

8110

All applications must be filled out by applicant

PLANS AND SPECIFICATIONS and other data must also be filed

WARD 3

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

2

Application for the Erection of Frame Building CLASS "D"

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purposes 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 ordinances 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 such permit.

Form fields for Lot No. (14 near), Block (Western Place tract), District No. (29), M. B. Page (3), F. B. Page (150), No. (226 S. St. Andrews near), Street, and signatures of O. K. City Assessor and O. K. City Engineer.

(USE INK OR INDELIBLE PENCIL)

- 1. Purpose of Building: Garage. No. of Rooms: 1. No. of families: 1.
2. Owner's name: A. W. Hitzel. Phone:
3. Owner's address: 133 S. Colorado
4. Architect's name:
5. Contractor's name: William Fleming. Phone: 51182
6. Contractor's address: 692 S. Colorado
7. ENTIRE COST OF PROPOSED BUILDING: \$100.00
8. Any other buildings on the lot? No. How used?
9. Size of proposed building: 16 x 18. Height to highest point: 9'6" feet
10. Number of stories in height:
11. Material of foundation: concrete. Size footings: 6 x 12. Size wall:
12. Material of chimneys:
13. Give sizes of following materials: REDWOOD MUDSILLS 2 x 6. Girders:
EXTERIOR studs: 2 x 4. INTERIOR BEARING studs: 2 x 4. Interior Non-bearing studs:
Ceiling joists: x. Roof rafters: x. FIRST FLOOR JOISTS: x.
Second floor joists: x. Third floor joists: x. Specify material of roof:
14. State Number of Plumbing Fixtures to be installed:
15. State if there is a sewer or cesspool to be constructed on this lot.
16. Plumbing and gas-fitting contractor's name:
I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Building Ordinances will be complied with, whether herein specified or not.

(Sign here) William Fleming (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

Department use only section containing Permit No. 16733, Plan Examiner signature, Application checked and found O. K. (Use Rubber Stamp) AUG 17 1914 P.L., and a date stamp AUG 17 1914.

6

Perdue

150

REMARKS

Lined area for handwritten remarks, currently blank.

2

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application for the Erection of a Building
OF
CLASS "D"

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 Buildings, 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 such permit.

Lot No.

Tract,

Location of Building 226 South St. Andrews Place } Approved by City Engineer
(Home Number and Street)
Between what cross streets 2nd & Third. } Deputy.

USE INK OR INDELIBLE PENCIL

- 1. Purpose of building Private garage Families 1 Rooms 1
2. Owner (Print Name) Mrs. Wallace Phone
3. Owner's address 226 So. St. Andrews Place
4. Certificated Architect State License No. Phone
5. Licensed Engineer State License No. Phone
6. Contractor Edwin Strain State License No. 2908 Phone W 16609
7. Contractor's address 1632 So. Fairfax ave
8. VALUATION OF PROPOSED WORK Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon \$ 150.00
9. State how many buildings NOW on lot and give use of each. Res. fam
10. Size of new building 16 x 18 No. Stories 1 Height to highest point 12 Size lot x
11. Type of soil Foundation (Material) R.W. Depth in ground
12. Width of footing Width of foundation wall Size of redwood sill 2 x 6
13. Material exterior wall Sidway Slate Size of studs: (Exterior) 2 x 4 (Interior bearing) x
14. Joist: First floor Second floor Rafters 2 x 4 Material of roof Comp.
15. Chimney (Material) Size Flue No. inlets each flue Depth footing in ground

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

Sign here Edwin Strain
(Owner or Authorized Agent)

Plans, Specifications and other data must be filed if required.

By

FOR DEPARTMENT USE ONLY
PERMIT NO. 3446
Plans and Specifications checked
Zone R1 Fire District No. No
Corrections verified
Blgd. Line No Ft. Street Widening Ft.
Plans, Specifications and Application rechecked and approved
Application checked and approved 2/23/37
Inspector J.B. Bellin

FOR DEPARTMENT USE ONLY

Application	Fire District	Bldg. Line	Forced Draft Ventil.....
Construction.....	Zoning	Street Widening	

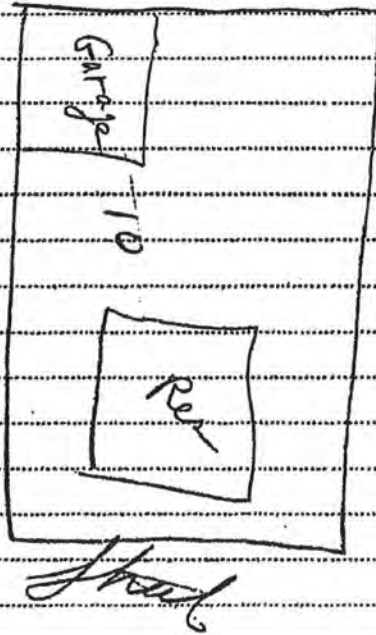
(1)
REINFORCED CONCRETE
 Barrels of Cement.....
 Tons of Reinforcing Steel.....

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

(3) This building will be not less than 10 feet from any other building used for residential purposes on this lot.
 Sign here.....
(Owner or Authorized Agent)

(4) There will be an unobstructed passageway at least to (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:



13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")**06010 - 10000 - 02727**

(P) Floor Area (ZC): +400 Sqft / 400 Sqft
(P) Height (BC): +20 Feet / 20 Feet
(P) Height (ZC): +22 Feet / 22 Feet
(P) Length: +26.25 Feet / 26.25 Feet
(P) Stories: +2 Stories / 2 Stories
(P) Width: +20 Feet / 20 Feet
(P) Wood (Plywood, OSB, etc.) Shearwall
(P) R3 Occ. Group: +400 Sqft / 400 Sqft
(P) U1 Occ. Group: +400 Sqft / 400 Sqft
(P) Parking Req'd for Bldg (Auto+Bicycle): 0 Stalls / 0 Stalls
(P) Parking Req'd for Site (Auto+Bicycle): +2 Stalls / 2 Stalls
(P) Type V-N Construction
(P) Floor Construction - Concrete Slab on Grade
(P) Foundation - Continuous Footing
(P) Roof Construction - Wood Frame/Sheathing
(P) Wall Construction - Wood Stud

14. APPLICATION COMMENTS:

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

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS	CLASS	LICENSE #	PHONE #
(E) MIRMOHAMMADSADEGHI, KAMALED	1933 MANNING AVE 208,	LOS ANGELES, CA 90025	C53468	
(O) OWNER-BUILDER	226 S. ST. ANDREWS PL.,	, 90004	0	(213) 268-3263

226 S St Andrews Pl

Permit Application #: 06010 - 10000 - 02727

Bldg-New
1 or 2 Family Dwelling
Plan Check

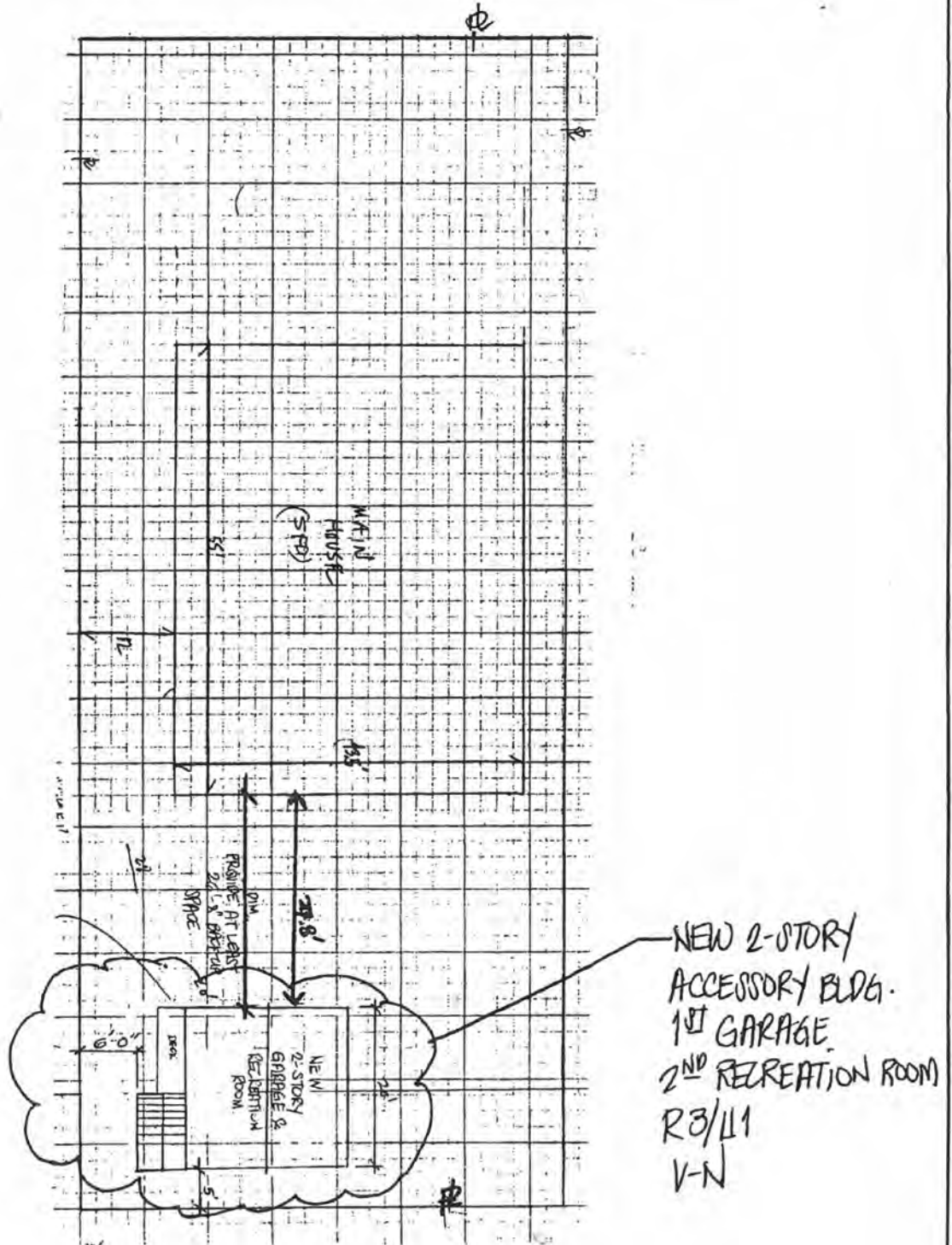
City of Los Angeles - Department of Building and Safety

Plan Check #: B06LA06522
Initiating Office: METRO
Printed on: 07/19/06 11:06:31

PLOT PLAN ATTACHMENT

S. ST. ANDREWS PI

1010721200634019
(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



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

06010 - 10001 - 02727

(P) Floor Area (ZC): 0 Sqft / 400 Sqft	(P) Parking Req'd for Site (Auto+Bicycle): 0 Stalls / 2 Stalls
(P) Height (BC): 0 Feet / 20 Feet	(P) Type V-N Construction
(P) Height (ZC): 0 Feet / 22 Feet	(P) Floor Construction - Concrete Slab on Grade
(P) Length: 0 Feet / 26.25 Feet	(P) Foundation - Continuous Footing
(P) Stories: 0 Stories / 2 Stories	(P) Roof Construction - Wood Frame/Sheathing
(P) Width: 0 Feet / 20 Feet	(P) Wall Construction - Wood Stud
(P) Wood (Plywood, OSB, etc.) Shearwall	
(P) R3 Occ. Group: 0 Sqft / 400 Sqft	
(P) U1 Occ. Group: 0 Sqft / 400 Sqft	
(P) Parking Req'd for Bldg (Auto+Bicycle): 0 Stalls / 0 Stalls	

14. APPLICATION COMMENTS:

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME	ADDRESS	CLASS	LICENSE #	PHONE #
(E) MIRMOHAMMADSADDEGHI, KAMALED	1933 MANNING AVE 208,	LOS ANGELES, CA 90025	C53468	
(O) OWNER-BUILDER	226 S. ST. ANDREWS PL.,	, 90004	0	(213) 268-3263

226 S St Andrews Pl

Permit Application #: 06010 - 10001 - 02727

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

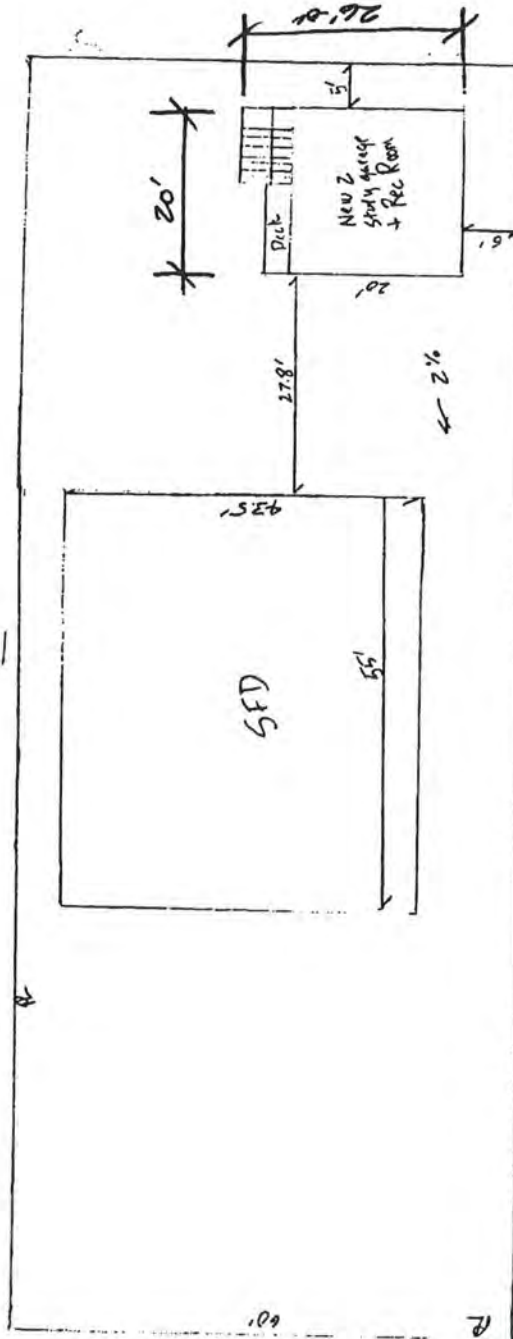
City of Los Angeles - Department of Building and Safety

Plan Check #: B06LA07926
Initiating Office: METRO

Printed on: 07/24/06 10:12:11

PLOT PLAN ATTACHMENT

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



CITY OF LOS ANGELES CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

CERTIFICATE OF OCCUPANCY

OWNER	RHODES,RICHARD D
	226 S ST ANDREWS PL LOS ANGELES CA 90004

No building or structure or portion thereof and no trailer park or portion thereof shall be used or occupied until a Certificate of Occupancy has been issued thereof. Section 91.109.1 LAMC

CERTIFICATE: Issued-Valid	DATE
BY: BRADLEY NEIGHBO	02/11/2009

SITE IDENTIFICATION
ADDRESS: 226 S ST ANDREWS PL 90004

LEGAL DESCRIPTION	BLOCK	LOT(s)	ARB CO. MAP REF #	PARCEL PIN	APN
TRACT WESTERN PLACE		44	M B 11-134/135	135B193 22	5516-024-020

This certifies that, so far as ascertained or made known to the undersigned, the building or portion of building described below and located at the above address(es) complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use and occupancy group in which it is classified and with applicable requirements of the State Housing Law for the following occupancies and is subject to any affidavits or building and zoning code modifications whether listed or not.

COMMENT NEW 2-STORY RECREATION ROOM AND GARAGE.26.5 x 20

USE PRIMARY Garage - Private	OTHER Recreation Room
--	---------------------------------

PERMITS 06010-10000-02727 06010-10001-02727

STRUCTURAL INVENTORY ITEM DESCRIPTION	CHANGED	TOTAL
Stories	2 Stories	2 Stories
Length	26.25 Feet	26.25 Feet
Width	20 Feet	20 Feet
Height (BC)	20 Feet	20 Feet
Height (ZC)	22 Feet	22 Feet
Floor Area (ZC)	400 Sqft	400 Sqft
Type V-N Construction		
Wood (Plywood, OSB, etc.)Shearwall		
Foundation - Continuous Footing		
Floor Construction - Concrete Slab on Grade		
Wall Construction - Wood Stud		
Roof Construction - Wood Frame/Sheathing		
R3 Occ. Group	400 Sqft	400 Sqft
U1 Occ. Group	400 Sqft	400 Sqft
Parking Req'd for Bldg (Auto+Bicycle)	0 Stalls	0 Stalls
Parking Req'd for Site (Auto+Bicycle)	2 Stalls	2 Stalls

CITY LA DBS

DEPARTMENT OF BUILDING AND SAFETY

APPROVAL	
CERTIFICATE NUMBER	35014
BRANCH OFFICE	LA
COUNCIL DISTRICT	4
INSPECTION DISTRICT	R5041
BUREAU:	INSPECTN
DIVISION:	RESDINSP
STATUS:	CofO Issued
STATUS BY:	BRADLEY NEIGHBORS
STATUS DATE:	02/11/2009
<i>Brad Neighbors</i>	
APPROVED BY:	BRADLEY NEIGHBORS
EXPIRATION DATE:	

PERMIT DETAIL			
PERMIT NUMBER	PERMIT ADDRESS	PERMIT DESCRIPTION	STATUS - DATE - BY
06010-10000-02727	226 S St Andrews Pl	NEW 2-STORY RECREATION ROOM AND GARAGE.	CofO Issued - 02/11/2009 BRADLEY NEIGHBORS
06010-10001-02727	226 S St Andrews Pl	SUPPLEMENTAL TO PERMIT# 06010-10000-02727: REVISE PLOT PLAN [FLOOR PLAN REVISION, RELOCATING STAIRS AND BALCONY TO THE NORTH SIDE. DEPARTMENTAL ERROR.	Permit Finaled - 02/03/2009 MICHAEL E FAUNCE

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: 135B193	Energy Zone: 9
Lot Size: 60 FEET X 150 FEET	Lot Type: Interior	Near Source Zone Distance: 4.5
Thomas Brothers Map Grid: 633-H1	Zone: R1-1	

PARCEL DOCUMENT
Community Development Block Grant (CDBG) LARZ-Central City

CHECKLIST ITEMS		
Attachment - Plot Plan	Combine Elec - Wrk. per 91.107.2.1.1.1	Combine HVAC - Wrk. per 91.107.2.1.1.1
Combine Plumbg - Wrk. per 91.107.2.1.1.1	Special Inspect - Structural Observation	

PROPERTY OWNER, TENANT, APPLICANT INFORMATION			
<u>OWNER(S)</u>			
Rhodes, Richard D	226 St Andrews Pl	LOS ANGELES CA 90004	
<u>TENANT</u>			
<u>APPLICANT</u>			
Relationship: Owner-Bldr			
Richard Rhodes-Owner-Builder	226 S. St. Andrews Pl.	LOS ANGELES, CA 90004	(213) 268-3263

BUILDING RELOCATED FROM:

(C)ONTRACTOR, (A)RCHITECT & (E)NGINEER INFORMATION			
NAME	ADDRESS	CLASS LICENSE #	PHONE #
(E) Mirmohammadsadeghi, Kamaledin	1933 Manning Ave 208,	Los Angeles, CA 90025	NA C53468
(O), Owner-Builder	226 S. St. Andrews Pl.,	, 90004	NA 0 (213) 268-3263

SITE IDENTIFICATION-ALL
ADDRESS: 226 S ST ANDREWS PL 90004

LEGAL DESCRIPTION - ALL					
TRACT	BLOCK	LOT(s)	ARB CO. MAP REF #	PARCEL PIN	APN
WESTERN PLACE		44	M B 11-134/135	135B193 22	5516-024-020

226 S St Andrews Pl



Application #:

11016 - 90000 - 01942

Plan Check #:

Printed: 03/19/15 09:06 AM

Event Code:

Bldg-Alter/Repair 1 or 2 Family Dwelling Express Permit No Plan Check	City of Los Angeles - Department of Building and Safety	Issued on: 02/01/2011 Last Status: Permit Finaled Status Date: 02/09/2011
--	---	---

APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

1. TRACT	BLOCK	LOT(s)	ABB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
WESTERN PLACE		44		M B 11-134/135	135B193 22	5516 - 024 - 020

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 - 135B193 Energy Zone - 9 Near Source Zone Distance - 1.8	Thomas Brothers Map Grid - 633-H1
--	--	-----------------------------------

ZONES(S): R1-1

4. DOCUMENTS

ORD - ORD-49103
CDBG - LARZ-Central City
BMO - Yes

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
BAUMAN, PAUL AND DUPERTUIS BAU 226 ST ANDREWS PL LOS ANGELES CA 90004

Tenant:

Applicant: (Relationship: Owner-Bldr)
PAUL BAUMAN - 226 S ST ANDREWS LOS ANGELES, CA 90004 (323) 875-5100

7. EXISTING USE **PROPOSED USE**

(01) Dwelling - Single Family

8. DESCRIPTION OF WORK

Reroof with 35 sqrs COMP SHINGLE roofing. Existing solid sheathing.

9. # Bldgs on Site & Use:

For inspection requests, call toll-free (888) LA4BUILD (524-2845).
Outside LA County, call (213) 482-0000 or request inspections via
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: DAS PC By:
OK for Cashier: Coord. OK:
Signature: Date:

For Cashier's Use Only W/O #: 11601942

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation:	PC Valuation:
\$7,000	
FINAL TOTAL Bldg-Alter/Repair	192.52
Permit Fee Subtotal Bldg-Alter/Re	127.50
E.Q. Instrumentation	0.70
O.S. Surcharge	3.10
Sys. Surcharge	9.31
Planning Surcharge	9.27
Planning Surcharge Misc Fee	10.00
Planning Gen Plan Maint Surcharg	4.64
State Green Building Surcharge	1.00
Permit Issuing Fee	27.00
Permit Fee-Single Inspection Flag	
Sewer Cap ID:	Total Bond(s) Due:

Payment Date: 02/01/11
Receipt No: IN0501225952
Amount: \$192.52
Method: Credit Card

2011EP20628

12. ATTACHMENTS



* P 1 1 0 1 6 9 0 0 0 0 0 1 9 4 2 F N *

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

11016 - 90000 - 01942

14. APPLICATION COMMENTS:

E-Permit paid by credit card, fax number-> NA. Toilet and shower water conservation devices required. Battery operated smoke detectors required located per code.

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME

ADDRESS

CLASS

LICENSE #

PHONE #

(O) OWNER-BUILDER

0

(323) 875-5100



Swimming-Pool/Spa 1 or 2 Family Dwelling Plan Check at Counter Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR POOL, SPA, & SOLAR HEATER AND CERTIFICATE OF OCCUPANCY	Issued on: 03/11/2013 Last Status: CofO Issued Status Date: 08/15/2013
--	--	--

L TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
WESTERN PLACE		44		M B 11-134/135	135B193 22	5516 - 024 - 020

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 - 135B193 Energy Zone - 9 Near Source Zone Distance - 1.8	Thomas Brothers Map Grid - 633-H1
--	--	-----------------------------------

ZONES(S): R1-1

4. DOCUMENTS

ORD - ORD-49103
 CDBG - LARZ-Central City
 BMO - Yes

5. CHECKLIST ITEMS

Special Inspect - Gunite Additional Work - Electrical Installation - New Pool/Spa	Additional Work - Plumbing Pool Type - Private Pool Std. Work Descr - Seismic Gas Shut Off Valve
---	--

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
 BAUMAN, PAUL AND DUPERTUIS BAU 226 ST ANDREWS PL LOS ANGELES CA 90004 (323) 540-6476

Tenant:

Applicant: (Relationship: Agent for Contractor)
 ANAHIT SARYAN - 345 JACKSON STREET #102 GLENDALE, CA 91206 (818) 383-8121

7. EXISTING USE	PROPOSED USE	8. DESCRIPTION OF WORK
	(20) Pool/Spa - Private	(N) 28' X 15' POOL AND 7' X 7' SPA PER LA STANDARD PLAN #268.

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Alexander Sbardellati	DAS PC By:	
OK for Cashier: Alexander Sbardellati	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. To speak to a Call Center agent, call 311. Outside
 LA County, call (213) 473-3231.

For Cashier's Use Only W/O #: 34700237

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$29,000	PC Valuation:
FINAL TOTAL Swimming-Pool/S	780.48 Noise Inspection 65.00
Permit Fee Subtotal Swimming-Po	344.00
Mechanical	258.00
Plan Check Subtotal Swimming-Po	0.00
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	2.90
O.S. Surcharge	13.40
Sys. Surcharge	40.19
Planning Surcharge	24.54
Planning Surcharge Misc Fee	10.00
Planning Gen Plan Maint Surchar	20.45
CA Bldg Std Commission Surchar	2.00
Permit Issuing Fee	0.00
Sewer Cap ID:	Total Bond(s) Due:

12. ATTACHMENTS

Plot Plan



* P 1 3 0 4 7 2 0 0 0 0 0 0 2 3 7 F N *

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

13047 - 20000 - 00237

(P) U Occ. Group: +420 Sqft / Sqft
(P) L.A. City Standard Plan No.: 268
(P) Shotcrete Construction
(P) Pool Depth - Maximum: +5 Feet / 5 Feet
(P) Pool Length: +28 Feet / 28 Feet
(P) Pool Surface Area: +371 Sqft / 371 Sqft
(P) Pool Width: +15 Feet / 15 Feet
(P) Spa Depth - Maximum: +3.5 Feet / 3.5 Feet
(P) Spa Length: +7 Feet / 7 Feet
(P) Spa Surface Area: +49 Sqft / 49 Sqft

(P) Spa Width: +7 Feet / 7 Feet
(P) Gas Pool/Spa Heater
(P) Parking Req'd for Site (Auto+Bicycle): 0 Stalls / Stal

14. APPLICATION COMMENTS:

** Approved Seismic Gas Shut-Off Valve may be required. ** INSPECTOR TO VERIFY POOL/SPA ENCLOSURE (5' MIN HEIGHT) W/ SELF-CLOSING/LATCHING GATES THAT SWING OUT & ALL DOORS LEADING TO POOL/SPA AREA TO BE ALARMED.

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME

ADDRESS

CLASS

LICENSE #

PHONE #

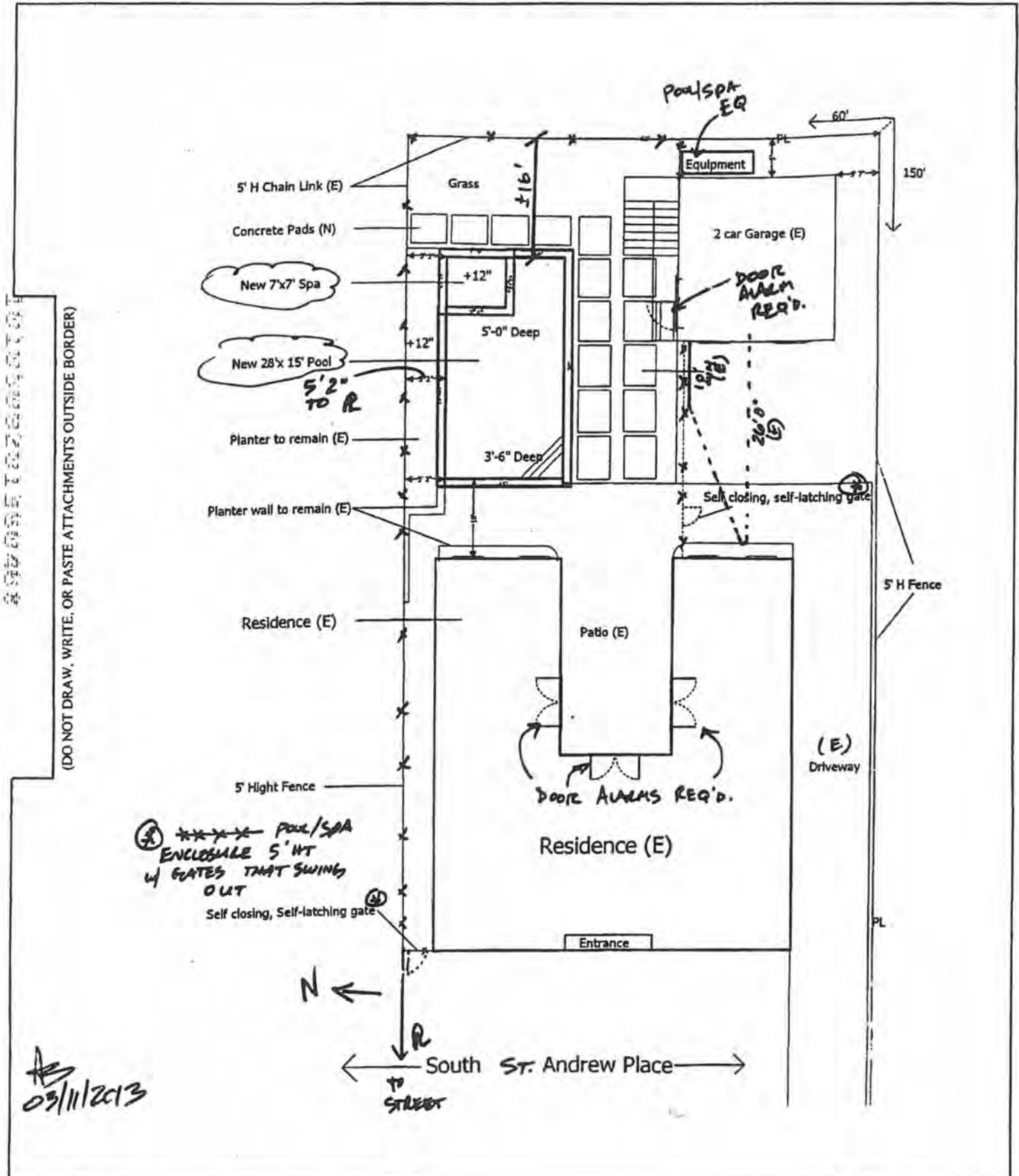
(C) BABYLON POOLS	345 N JACKSON ST #102,	GLENDALE, CA 91206	C53	855670	(818) 383-8121
(E) NADASDI, KRISTOF	5025 TWILIGHT CANYON RD UNIT G,	YORBA LINDA, CA 92887		C64525	(714) 630-6100

Swimming-Pool/Spa
1 or 2 Family Dwelling
Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #: B13VN02500
Initiating Office: VAN NUYS
Printed on: 03/11/13 10:47:36

PLOT PLAN ATTACHMENT



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

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

13016 - 90000 - 18333

14. APPLICATION COMMENTS:

E-Permit paid by credit card, fax number-> (626)791-0306. Toilet and shower water conservation devices required. Installation of smoke and carbon monoxide detectors may be required as per 91.5R314.6 and 91.5R315.2 of the LARC and the Health and Safety Code Section 13113.7.

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME

(C) SEISMIC SAFETY INC

ADDRESS

1410 N LAKE AVENUE,

PASADENA, CA 91104

CLASS

B

LICENSE #

662926

PHONE #

(626) 791-2300

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

CERTIFICATE OF OCCUPANCY

<p>OWNER BAUMAN, PAUL AND DUPERTUIS BAUMAN, ARIELLE</p> <p>226 S ST ANDREWS PL LOS ANGELES CA 90004</p>	<p>No building or structure or portion thereof and no trailer park or portion thereof shall be used or occupied until a Certificate of Occupancy has been issued thereof.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">CERTIFICATE: BY:</td> <td style="width: 40%; text-align: center;">Issued-Valid GERALD GOODMAN</td> <td style="width: 30%;">DATE: 08/15/2013</td> </tr> </table>	CERTIFICATE: BY:	Issued-Valid GERALD GOODMAN	DATE: 08/15/2013																																										
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<p>This certifies that, so far as ascertained or made known to the undersigned, the building or portion of building described below and located at the above address(es) complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use and occupancy group in which it is classified and with applicable requirements of the State Housing Law for the following occupancies and is subject to any</p>																																														
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<u>PERMIT DETAIL</u>			
PERMIT NUMBER	PERMIT ADDRESS	PERMIT DESCRIPTION	STATUS - DATE - BY
13047-20000-00237	226 S St Andrews Pl	(N) 28' X 15' POOL AND 7' X 7' SPA PER LA STANDARD PLAN #268.	CofO Issued - 08/15/2013 GERALD GOODMAN

<u>PARCEL INFORMATION</u>		
Area Planning Commission: Central	Bldg. Line: 30	Census Tract: 2115.00
Certified Neighborhood Council: Greater Wilshire	Community Plan Area: Wilshire	Council District: 4
District Map: 135B193	Energy Zone: 9	LADBS Branch Office: LA
Near Source Zone Distance: 1.8	Thomas Brothers Map Grid: 633-HI	Zone: R1-1

<u>PARCEL DOCUMENT</u>		
Baseline Mansionization Ordinance (BMO) Yes	Community Development Block Grant (CDBG) LARZ-Central City	Ordinance (ORD) ORD-49103

<u>CHECKLIST ITEMS</u>		
Additional Work - Electrical Installation - New Pool/Spa Std. Work Descr - Seismic Gas Shut Off Valve	Additional Work - Plumbing Pool Type - Private Pool	Attachment - Plot Plan Special Inspect - Gunite

<u>PROPERTY OWNER, TENANT, APPLICANT INFORMATION</u>			
<u>OWNER(S)</u>			
Bauman, Paul And Dupertuis Bauman,Arielle	226 St Andrews Pl	LOS ANGELES CA 90004	(323) 540-6476
<u>TENANT</u>			
<u>APPLICANT</u>			
Relationship: Agent for Contractor Anahit Saryan-	345 Jackson Street #102	GLENDAL, CA 91206	(818) 383-8121

BUILDING RELOCATED FROM:

<u>(C)ONTRACTOR, (A)RCHITECT & (E)NGINEER INFORMATION</u>					
NAME	ADDRESS		CLASS	LICENSE #	PHONE #
(C) Babylon Pools	345 N Jackson St #102,	Glendale, CA 91206	C53	855670	(818) 383-8121
(E) Nadasdi, Kristof	5025 Twilight Canyon Rd Unit G,	Yorba Linda, CA 92887	NA	C64525	(714) 630-6100

SITE IDENTIFICATION-ALL
ADDRESS: 226 S ST ANDREWS PL 90004

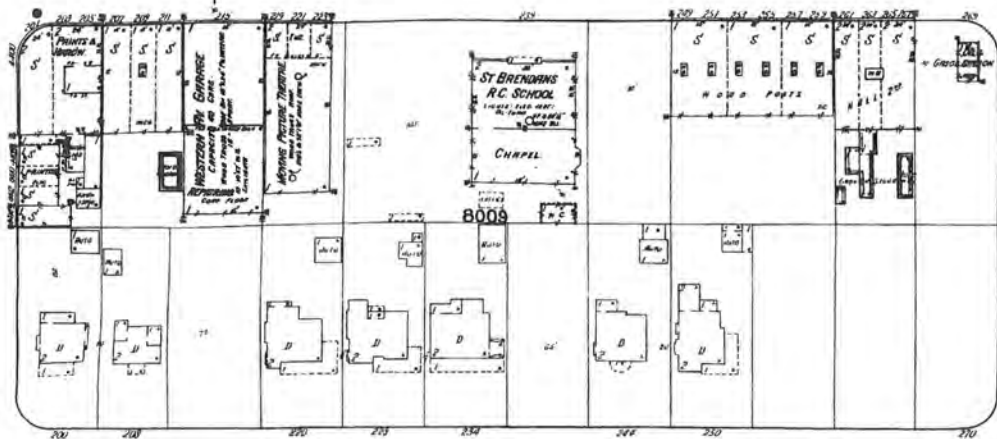
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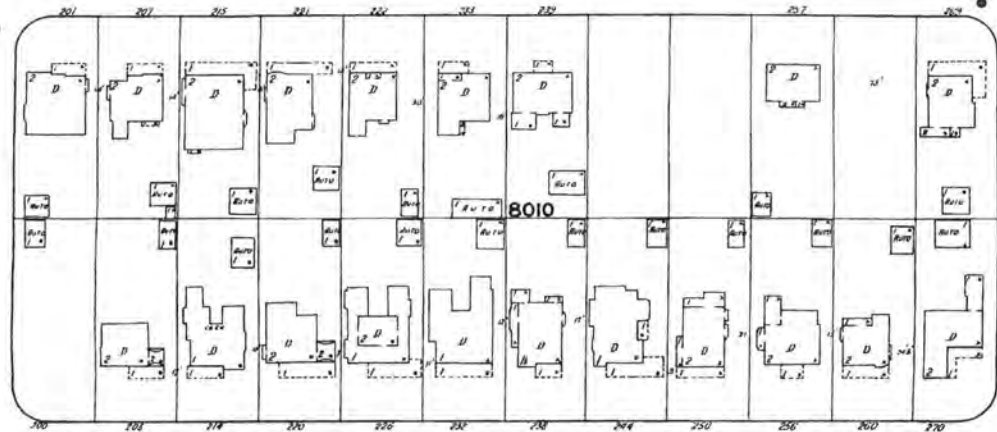
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804

S. WESTERN AV.

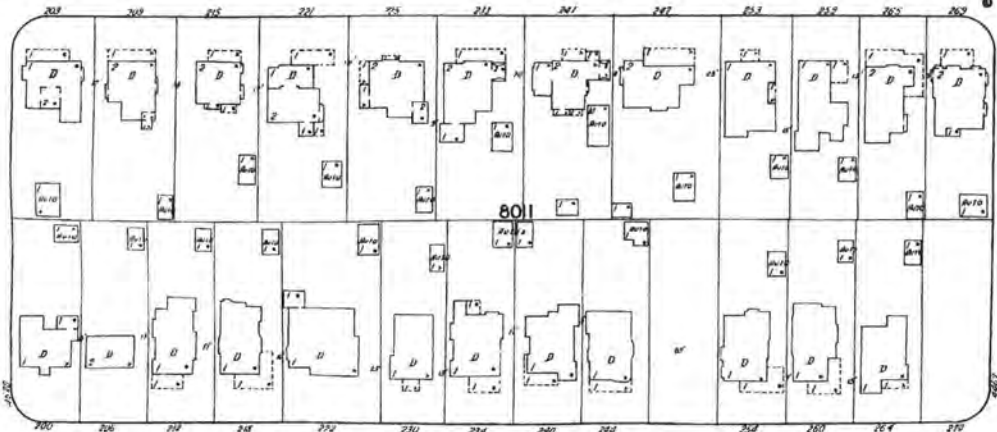
WILSHIRE-PICO DISTRICT



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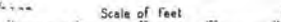


S. ST. ANDREWS PL.



S. GRAMERCY PL.

Scale of feet



Copyright 1927 by the Standard Map Co.

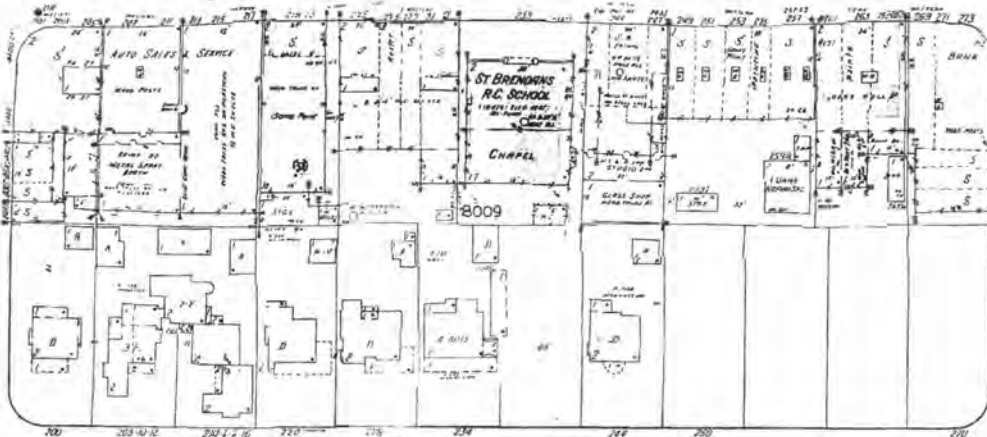
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S B B U D I U M E S B U E T

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S. WESTERN AV.

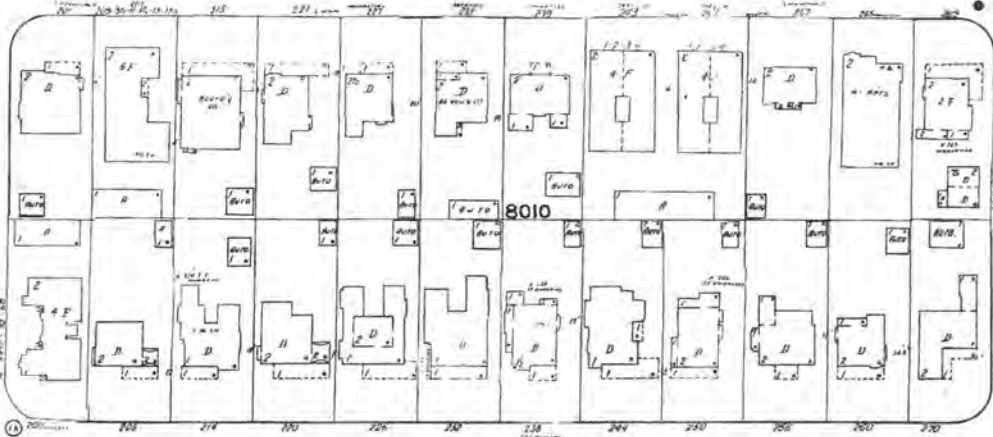
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S. MANHATTAN PL.

ST.

W. 2ND ST.

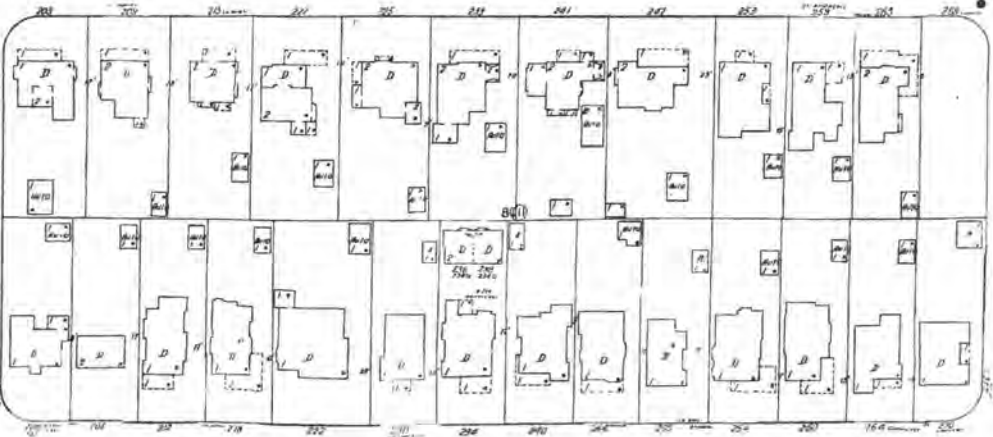


S. ST. ANDREWS PL.

ST.

W. 3RD ST.

805

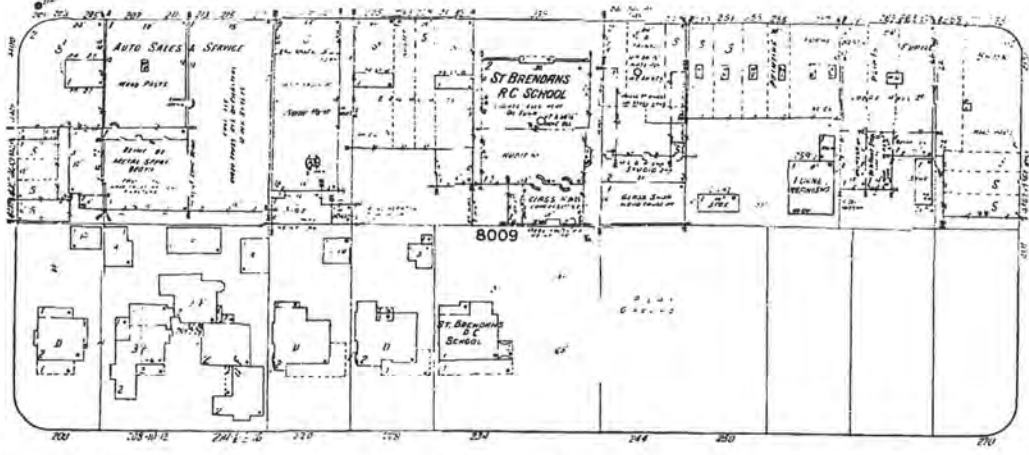


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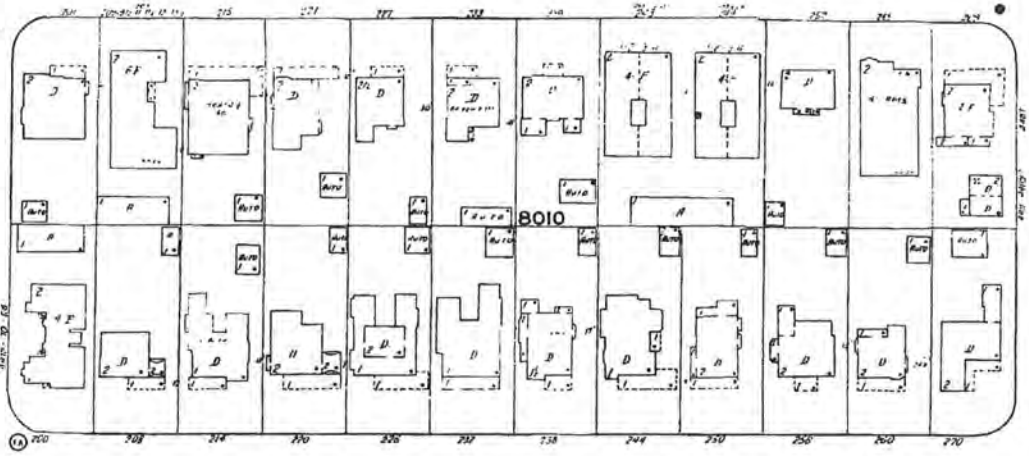


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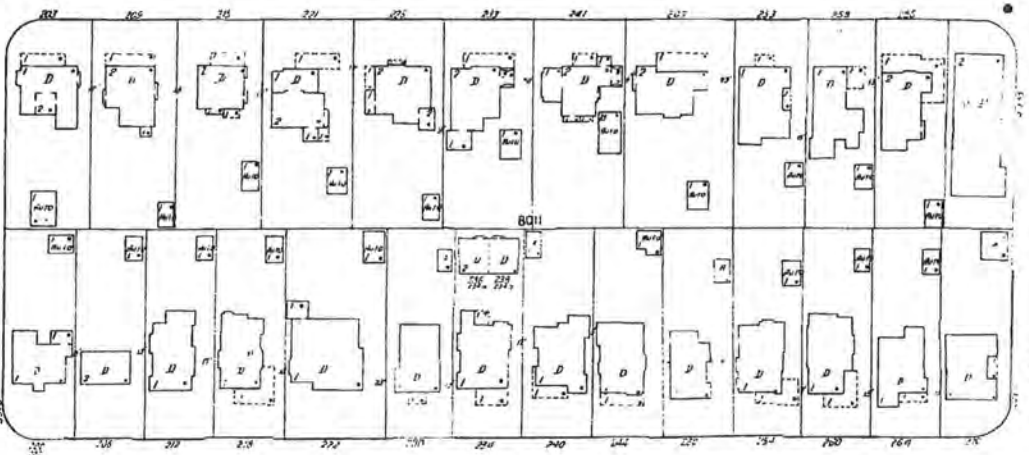
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S. MANHATTAN PL.



S. ST. ANDREWS PL.



S. GRAMERCY PL.

ST. W. 2ND

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805

Albert W. Witzel Residence: 226 S. St. Andrews Place, Los Angeles, CA 90004 ~ Built: 1914 ~
Designer/builder: William Fleming ~ Style: Japanese Craftsman Bungalow ~
Photographer: © Anna Marie Brooks, March 2015.



Front/west façade of residence across front lawn with second story portion peeking over north side of porch; porte-cochere at south, view east.



Two story front portion and one story rear south and north wings with pergola: Corner of new carriage house at south foreground; view west from pool deck; pool.

Albert W. Witzel Residence: 226 S. St. Andrews Place, Los Angeles, CA 90004 ~ Built: 1914 ~
Designer/builder: William Fleming ~ Style: Japanese Craftsman Bungalow ~
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West elevation of 226 S. St. Andrews Place.



West lawn: View south across the lawn of 226 S St. Andrews to lawn of HCM 1012, the Ganahl House.

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West porch interior gable configuration: Beamed, tongue & groove porch ceiling,
view northwest.



West, raised brick entry gabled porch in Oriental style with Oriental beam ends:
steps down to lawn, view southeast.

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Entry: Sidelight with leaded art glass panes and plain glazing; partial entry door from west raised porch, view east.



Entry door from west raised porch featuring multi-pane beveled glass; sidelights either side, view east.

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Living room: West entry/sidelights; dining room at north; east doors to music room; deep ceiling molding; base boards; hardwood floors, view north.



Living room: Entry to patio, private hall entry; south brick fireplace with tall windows at either side; west large fixed pane window, entry door and side lights; deep ceiling molding; base boards; hardwood floor, view south.

Albert W. Witzel Residence: 226 S. St. Andrews Place, Los Angeles, CA 90004 ~ Built: 1914 ~ Designer/builder: William Fleming ~
Style: Japanese Craftsman Bungalow ~ Photographer: © Anna Marie Brooks, March 2015.



Inglenook: East wall built-in drop-leaf desk with side cabinets with leaded glass doors; paneled shed roof; south tall multi-pane glass windows; brick fireplace; Grubby tiled floor, view southeast.



Inglenook: East wall built-in drop-leaf desk, open, with side cabinets with leaded glass doors; paneled shed roof; south tall multi-pane glass windows; Grubby tiled floor, view southeast.

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Entry: Door and art glass side lights from west raised brick porch, west wall; north entry to dining room, view west.



Paired French doors: East wall entry to music room; music room north wall, east wall paired French doors and windows to east pergola and yard, view east.

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Dining room: South wall entry piers to living room; east wall paired doors/sly lights, private Hall entry; Inglenook with brick fireplace and side windows; west wall single fixed-pane window; view south.



Dining room: South wall; west ribbon windows; deep ceiling molding; plate rail atop tall wainscoting; hardwood floors; northwest corner, view west.

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Dining room: West window wall; north wall large fixed single-pane window & side lights; east wall art glass fronted cabinets within breakfront; deep ceiling molding; plate rail atop tall wainscoting, view north.

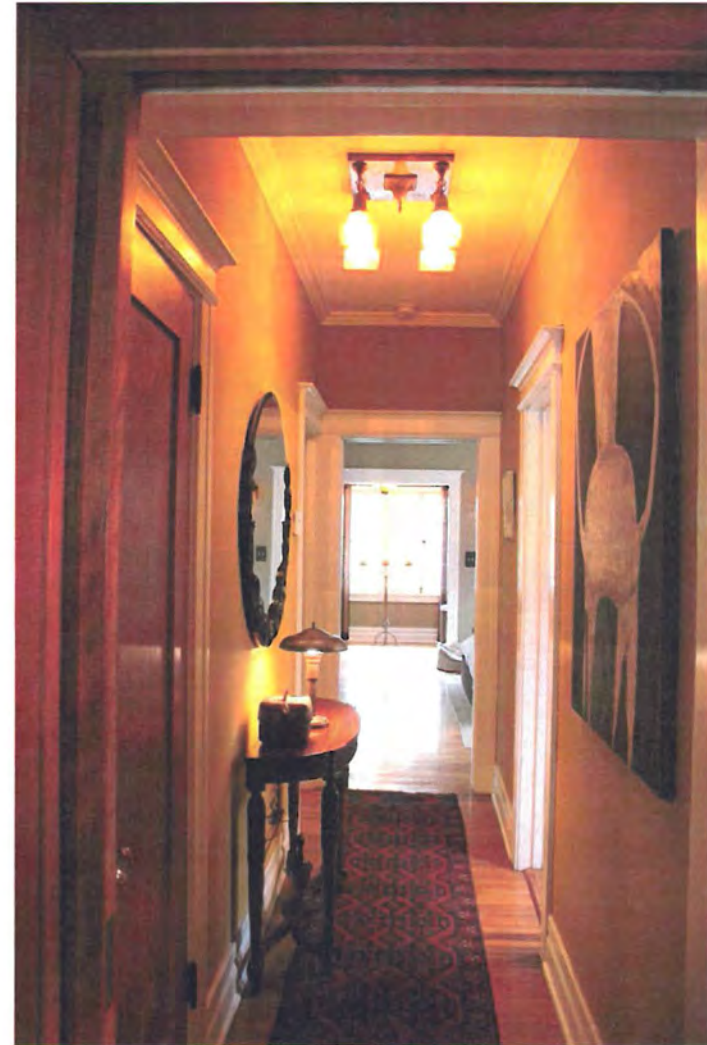


Dining room: North wall; east wall breakfront with art glass doors; beveled mirror & wood insets and drawers, double swing door to kitchen; south entry to dining room; deep ceiling molding; plate rail; hardwood floor, view east.

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Style: Japanese Craftsman Bungalow ~ Photographer: © Anna Marie Brooks, March 2015.



Private east/west hallway: South master bathroom entry;
living room entry, view west; north closet entry, stair entry,
view west.



Private east/west hallway: North closet entry, stair entry;
west master bedroom entry; south master bathroom
entry, view east.

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Master bedroom, ground floor: South wall fixed pane center window, side stain glass and textured pane casement windows; west master bathroom entry, view southwest.



Master bedroom: South wall; west wall master bathroom entry, private east/west hallway; north wall open paired French doors; picture rail, view west.

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Master bedroom: North paired French doors to courtyard, with view to paired French doors and sidelights of east wall, paired multi-pane casement windows; original register cover, view northeast.



Master bedroom: North paired multi-pane casement windows, one open; east lounge entry view to ribbon of paired casements at east; picture molding; hardwood floors, view east.

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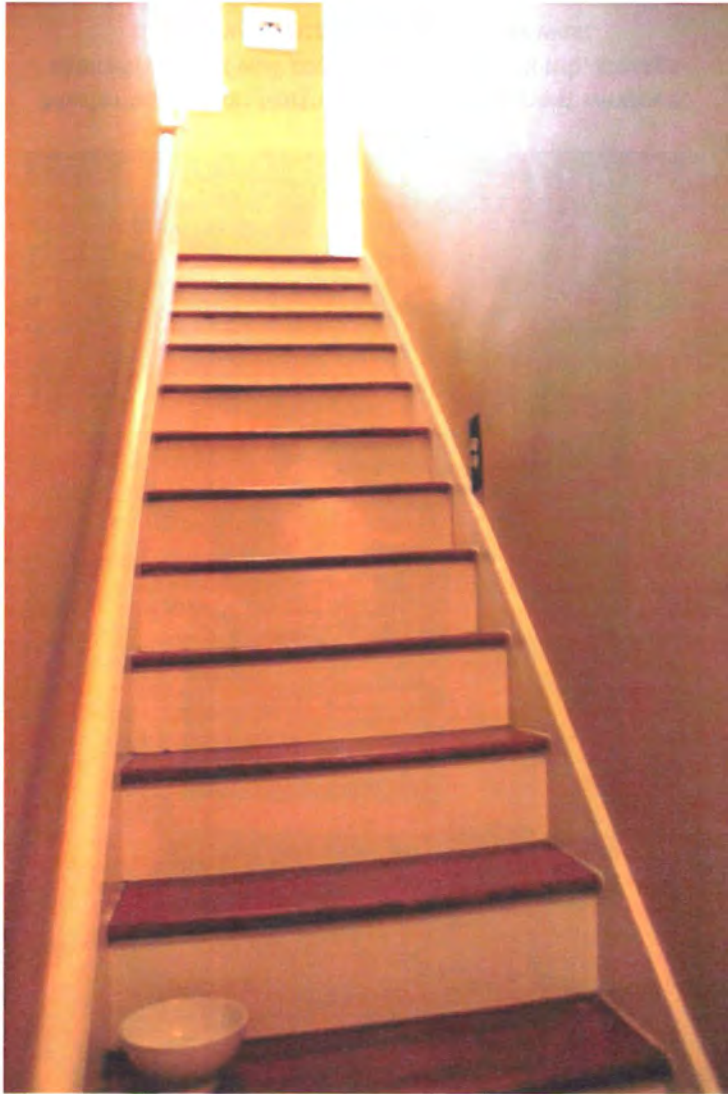


Master bathroom: North wall paired casement windows, cabinetry; West wall commode; south wall tub, storage and hallway entry (indented), view west.



Master bathroom: South entry from hallway, storage; east master bedroom; north paired casement windows, cabinetry, view east.

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Enclosed stairway to second floor suite: View west.



Second floor bathroom: View east.

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Second story suite, bedroom: West wall profile; north ribbon paired multi-pane casement windows; east ribbon paired multi-pane casement windows, view north.



Second story suite, bedroom: East wall ribbon windows; south open entry to closet & to

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Kitchen: West stained glass transom in divider wall; north paired stained and regular glazed casement windows/cabinetry; east wall entry to private wall, stained & regular glazed cabinets fronts; peninsula at east of divider wall, view north.



Kitchen: Stained glass/regular glazed transom window in in upper divider wall, at west.

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Maid's bathroom: Northeast corner sink; view into maid's room at north.

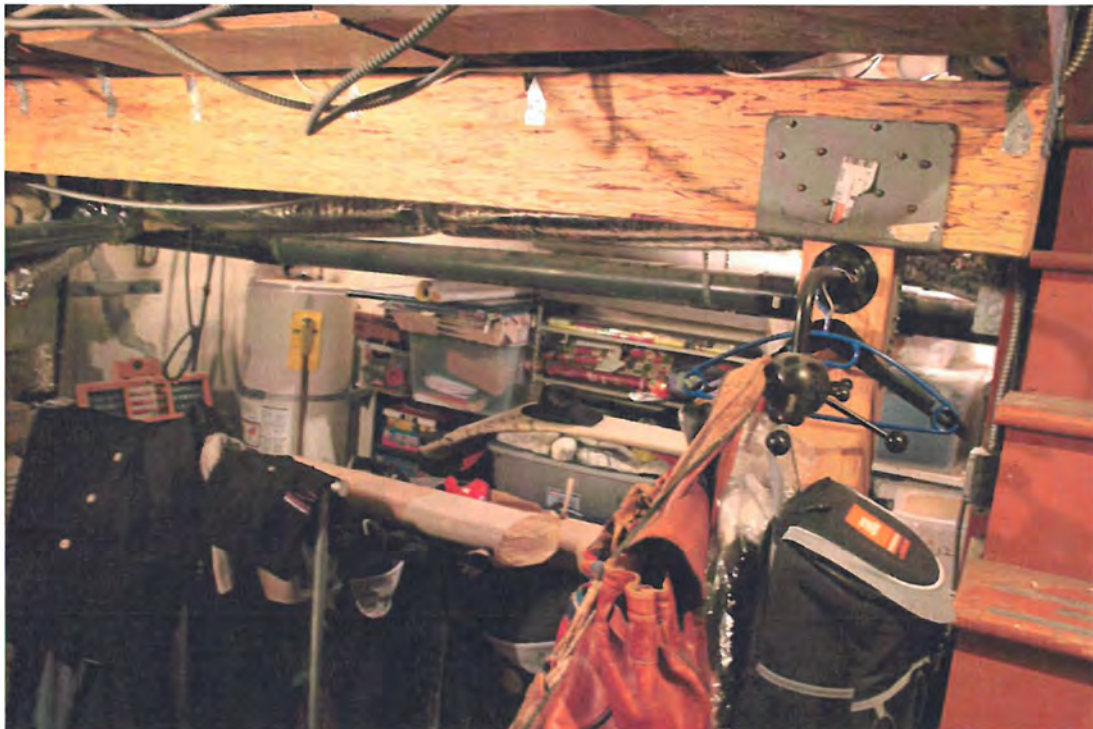


Maid's room entry, at south: North wall paired casement stained/regular glaze windows, view north.

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Cellar: West wall; stairs down to landing at north wall, view north.



Cellar: East wall; south wall; stairs in foreground, view southeast.

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Music room: Open French doors/sidelights to patio/pergola; north wall; French doors, sidelights, to living room, with view to entry, sidelights at west; south wall, view west.



Patio/pergola: Open French door to master bedroom, north; music room, west with view of second story; kitchen, south, view west.

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Courtyard with pergola between north/south wings: View from residence to east pool/spa and new carriage house.



Courtyard with pergola between north/south wings: View from east pool deck to residence with open paired French doors of master bedroom, music room and kitchen.

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South wing east elevation of shingled Japanese influence single multi-pane window and paired casement windows: North elevation with open paired French doors of master bedroom, view southwest.



North wing east elevation of shingled Japanese influence multi-pane casement window and paired casement windows: South elevation with open paired French doors of kitchen, pool/spa at east, view northwest.

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Style: Japanese Craftsman Bungalow ~ Photographer: © Anna Marie Brooks, March 2015.



Driveway at south elevation with Oriental influence pergola at west; paired gates; south shingled elevation with Oriental gable and Oriental beam ends, view west.



North shingled elevation, viewed west: Eaves with enclosed beam ends, at west Oriental gable with Oriental beam ends.

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Pool/spa: East wall/landscape; south new carriage house, view east.



Pool: South new carriage house and yard, view southeast.

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Style: Japanese Craftsman Bungalow ~ Photographer: © Anna Marie Brooks, March 2015.



Two story Japanese Craftsman style carriage house, with garage & recreation room, erected 2006: South elevation, view northeast.



Two story Japanese Craftsman style carriage house, with garage & recreation room, erected 2006: South elevation, view northeast.

Albert W. Witzel Residence: 226 S. St. Andrews Place, Los Angeles, CA 90004 ~ Built: 1914 ~
Designer/builder: William Fleming ~ Style: Japanese Craftsman Bungalow ~ Historic Photographs.



*Official Photographer
for El Rodeo '17*



A. W. WITZEL.

Student Rates

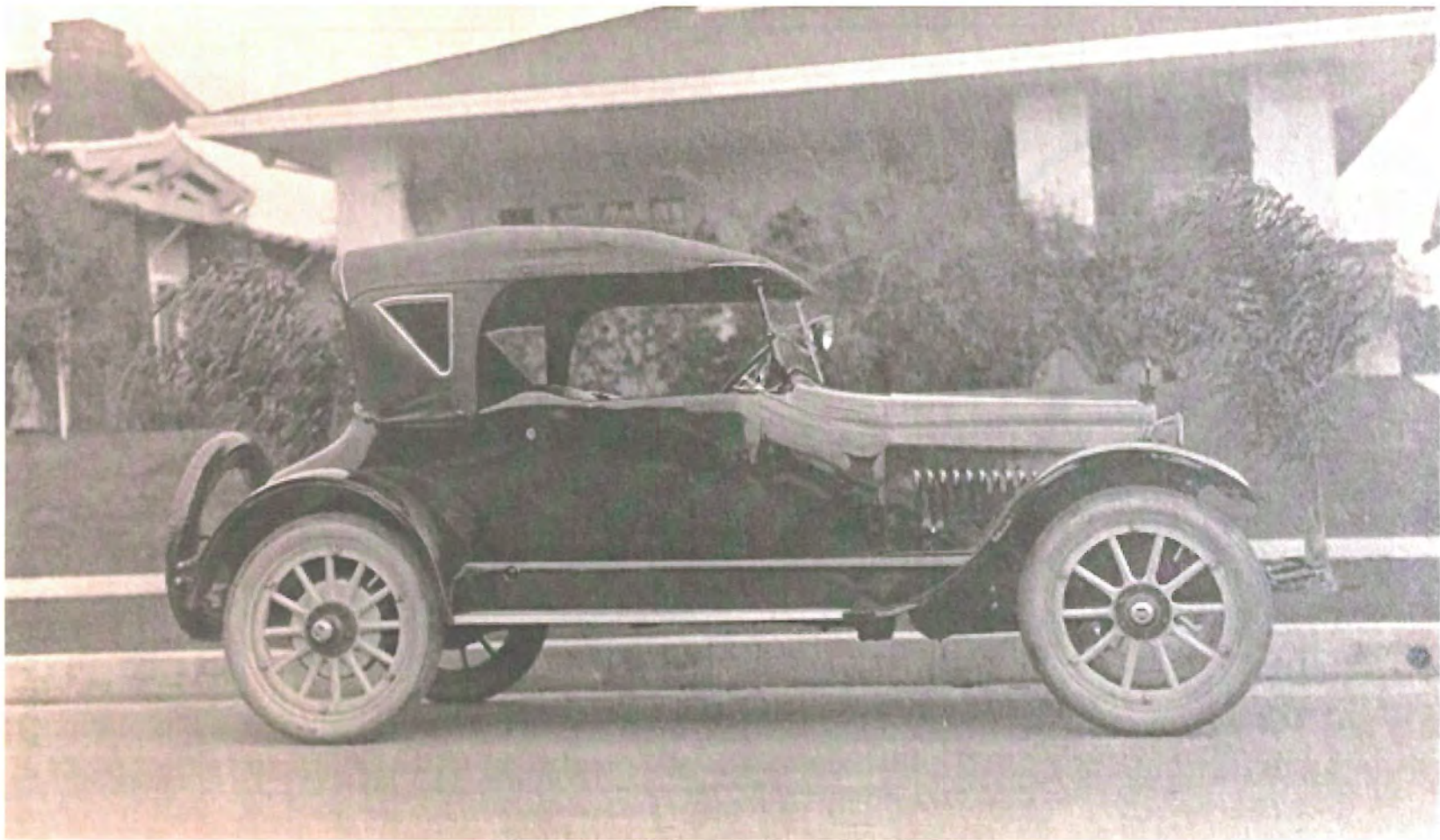
Home Portraiture by
Appointment

Colored
Photographs

811 So. Hill St.
Los Angeles

A. W. Witzel, 1917, as Official Photographer for El Rodeo (USC) '17 Yearbook.

Albert W. Witzel Residence: 226 S. St. Andrews Place, Los Angeles, CA 90004 ~ Built: 1914 ~ Designer/builder: William Fleming ~
Style: Japanese Craftsman Bungalow ~ Historic Photograph.



C. C. Ganhal photographed his own car in front of his house at 230 S. St. Andrews Place and caught a portion of the south elevation of 226 S. St. Andrews Place, at the left in this photograph, c. 1920.

Albert W. Witzel Residence: 226 S. St. Andrews Place, Los Angeles, CA 90004 ~ Built: 1914 ~ Designer/builder: William Fleming ~
Style: Japanese Craftsman Bungalow ~ Historic Photograph.



Witzel Studio, at left: 6324 Hollywood Boulevard, Hollywood, Los Angeles, CA, c. 1920s. [demolished]

Albert W. Witzel Residence: 226 S. St. Andrews Place, Los Angeles, CA 90004 ~ Built: 1914 ~ Designer/builder: William Fleming ~
Style: Japanese Craftsman Bungalow ~ Historic Photographs.



Charlie Chaplin in the classic pose.
Photographer: Albert W. Witzel



Charlie Chaplin
Photographer: Albert W. Witzel

Albert W. Witzel Residence: 226 S. St. Andrews Place, Los Angeles, CA 90004 ~ Built: 1914 ~ Designer/builder: William Fleming ~
Style: Japanese Craftsman Bungalow ~ Historic Photographs.



Marin Saris, 1914. The sexy lady from a traditional California Hispanic family.
Photographer: Albert W. Witzel



Theda Bara in a publicity photograph as Salome, 1918.
Photographer: Albert W. Witzel

Albert W. Witzel Residence: 226 S. St. Andrews Place, Los Angeles, CA 90004 ~ Built: 1914 ~ Designer/builder: William Fleming ~
Style: Japanese Craftsman Bungalow ~ Historic Photographs.



Fatty Arbuckle, year unspecified.
Photographed and hand colored by Albert W. Witzel.



Harold Lloyd, from the same sitting as the one in
Which his hand was injured by a prop bomb in
another shot, August 24, 1919.

Albert W. Witzel Residence: 226 S. St. Andrews Place, Los Angeles, CA 90004 ~ Built: 1914 ~ Designer/builder: William Fleming ~
Style: Japanese Craftsman Bungalow ~ Historic Photographs.

Photographer: Albert W. Witzel

Albert W. Witzel Residence: 226 S. St. Andrews Place, Los Angeles, CA 90004 ~ Built: 1914 ~ Designer/builder: William Fleming ~
Style: Japanese Craftsman Bungalow ~ Historic Photographs.



Clara Bow, c. 1924.
Photographed by Albert W. Witzel.



Mable Normand, 1916.
Photographed by Albert W. Witzel.

Albert W. Witzel Residence: 226 S. St. Andrews Place, Los Angeles, CA 90004 ~ Built: 1914 ~ Designer/builder: William Fleming ~
Style: Japanese Craftsman Bungalow ~ Historic Photographs.



To Max
From the
Arthur W. Witzel

Arthur W. Witzel: 1924, attributed to Max Munn Autrey.
Max Munn Autrey: One Photographer's Hollywood,
p. 7. Thought to have been given to Mr. Autrey on his
departure as manager of the Witzel studio, Hollywood.



Arthur W. Witzel, 1929.
Edited for publication in his obituary in the
Herald-Examiner.
June 3, 1929.



City of Los Angeles Department of City Planning

12/9/2015 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

226 S ST ANDREWS PL

ZIP CODES

90004

RECENT ACTIVITY

None

CASE NUMBERS

ORD-49103

Address/Legal Information

PIN Number	135B193 22
Lot/Parcel Area (Calculated)	9,014.6 (sq ft)
Thomas Brothers Grid	PAGE 633 - GRID H1
Assessor Parcel No. (APN)	5516024020
Tract	WESTERN PLACE
Map Reference	M B 11-134/135
Block	None
Lot	44
Arb (Lot Cut Reference)	None
Map Sheet	135B193 138B193

Jurisdictional Information

Community Plan Area	Wilshire
Area Planning Commission	Central
Neighborhood Council	Greater Wilshire
Council District	CD 4 - David Ryu
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
Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Ellis Act Property	No
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	30

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

500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5516024020
Ownership (Assessor)	
Owner1	BAUMAN,PAUL AND DUPERTUIS BAUMAN,ARIELLE
Address	226 S ST ANDREWS PL LOS ANGELES CA 90004
Ownership (City Clerk)	
Owner	BAUMAN, PAUL (ET AL)
Address	226 S ST ANDREWS PL LOS ANGELES CA 90004
APN Area (Co. Public Works)*	0.207 (ac)
Use Code	0100 - Single Residence
Assessed Land Val.	\$1,003,294
Assessed Improvement Val.	\$222,950
Last Owner Change	04/23/08
Last Sale Amount	\$1,100,011
Tax Rate Area	67
Deed Ref No. (City Clerk)	805079 707418 707417-8 707417 4064 3215272 318858 2990137 2990136 1036675
Building 1	
Year Built	1914
Building Class	D8C
Number of Units	1
Number of Bedrooms	3
Number of Bathrooms	2
Building Square Footage	2,230.0 (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

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Nearest Fault (Distance in km)	1.77116232
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
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Promise Zone	No
Renewal Community	No
Revitalization Zone	Central City
State Enterprise Zone	None
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

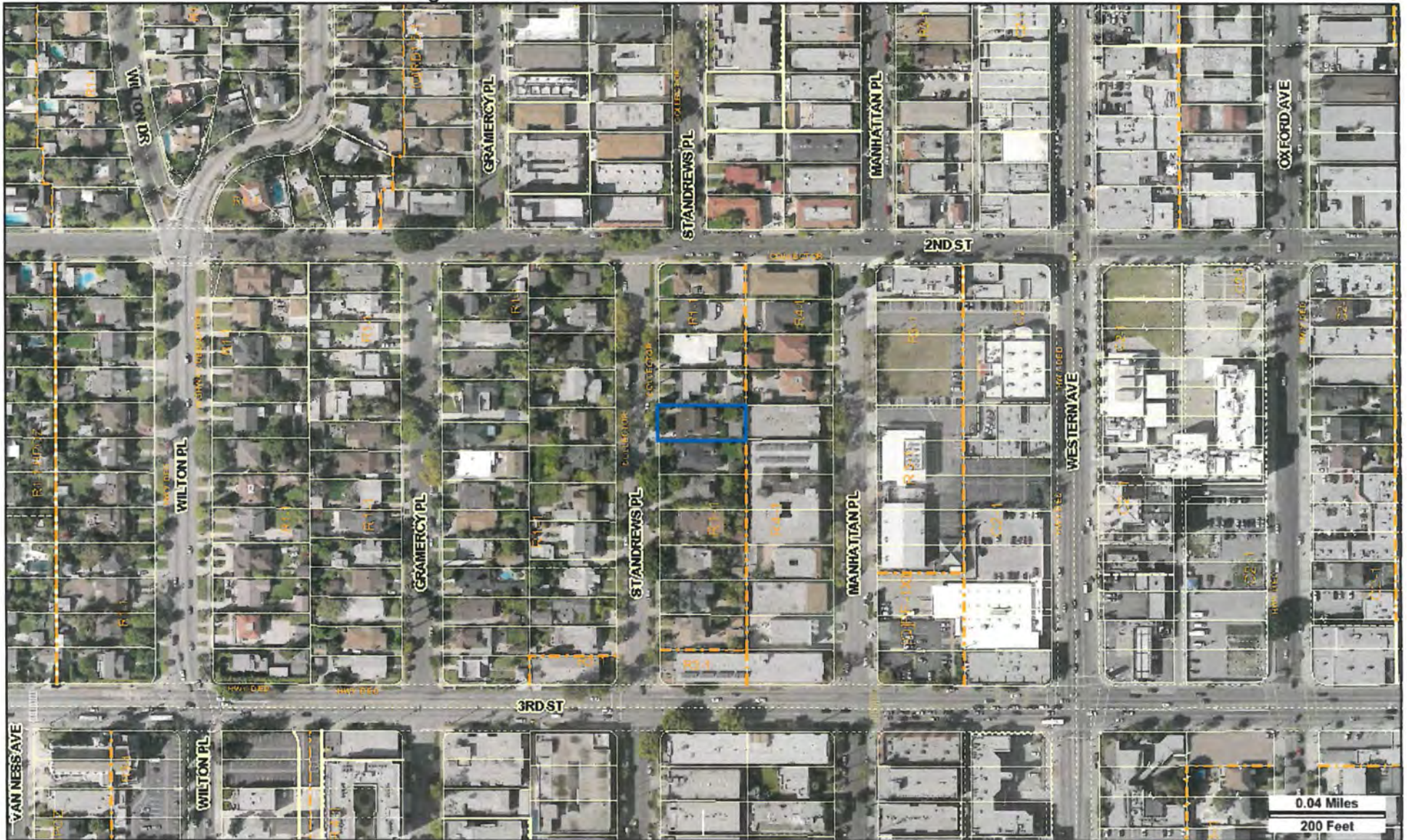
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CASE SUMMARIES

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

DATA NOT AVAILABLE

ORD-49103



Address: 226 S ST ANDREWS PL
 APN: 5516024020
 PIN #: 135B193 22

Tract: WESTERN PLACE
 Block: None
 Lot: 44
 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:	3S;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