



HOMES FOR SALE KOREATOWN BARBARA BESTOR

# 1913 Heineman and Heineman Craftsman with Barbara Bestor update asking \$2.5M

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*A winning combination*By **Pauline O'Connor** | Jun 7, 2019, 8:50am PDT

Los Angeles Historic Cultural Monument No. 1106 | Photos by Nils Timm, courtesy of Tami Halton Pardee and Nancy Osborne, Halton Pardee + Partners

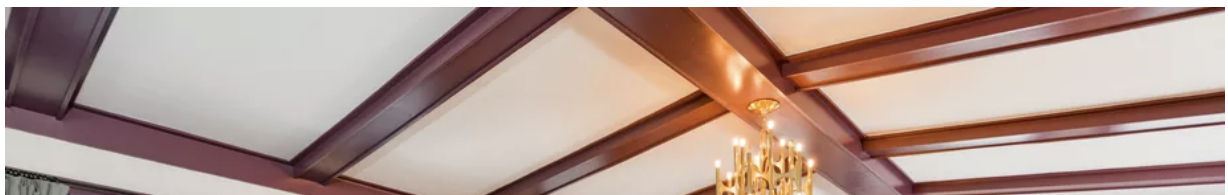
Bordered by Beverly Boulevard to the north, Third Street to the south, Western Avenue to the east, and Wilton Place to the west, St. Andrews Square contains a number of outstanding homes from the Arts and Crafts era, such as this beauty designed by [Alfred and Arthur Heineman](#).

Built in 1913, the three-bedroom bungalow was renovated in 2006 by [Barbara Bestor](#) and designated a Los Angeles Historic Cultural Monument in 2016. As noted by its cultural heritage commission report, the 2,522-square-foot residence's original details include hardwood floors, beamed ceilings, a built-in buffet, decorative glass, and an inglenook fireplace with built-in seating.

Updated elements include a reconfigured master suite with walk-in closets, an open-plan kitchen with professional grade appliances, revamped bathrooms, and glammed up light fixtures.

Sited on a 9,756-square-foot lot, the property also has a freestanding studio with half-bath (converted from the garage), a wine cellar, and artful landscaping by Topanga-based firm [Campion Walker](#).

Last sold in 2016 for \$2.1 million, it's now asking \$2.495 million. Tami Halton Pardee and Nancy Osborne of Halton Pardee and Partners share [the listing](#), and open house is scheduled for 2 to 5 p.m. Sunday.

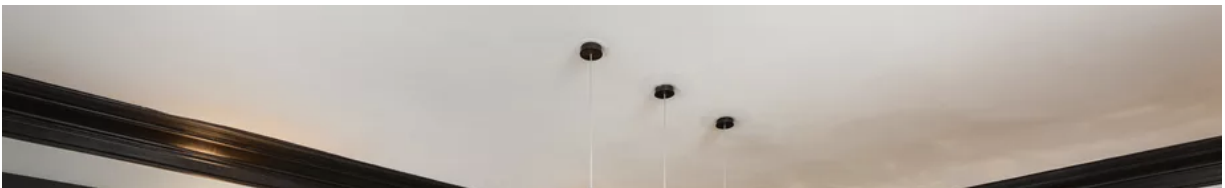




A Japanese influence can be seen in the bungalow's roof, front door, and window detailing.



The tile around the inglenook fireplace is recent, but the leaded art glass is original.







The dining room's standout feature is its sizable built-in buffet.



Multiple glass doors lead from the open-plan kitchen to a spacious patio deck.





The master bath was revamped with designer tile and a poured cement soaking tub.



The garage was converted into a garden studio with half-bath.