

**CHILI BOWL**  
12244-12248 West Pico Boulevard  
CHC-2019-6975-HCM  
ENV-2019-6976-CE

Agenda packet includes:

1. [Final Determination Staff Recommendation Report](#)
2. [Commission/ Staff Site Inspection Photos—January 9, 2020](#)
3. [Categorical Exemption](#)
4. [Under Consideration Staff Report](#)
5. [Historic-Cultural Monument Application](#)

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

# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

**CULTURAL HERITAGE COMMISSION**

**CASE NO.: CHC-2019-6975-HCM  
ENV-2019-6976-CE**

**HEARING DATE:** February 6, 2020  
**TIME:** 10:00 AM  
**PLACE:** City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA 90012

Location: 12244-12248 West Pico Boulevard  
Council District: 11 – Bonin  
Community Plan Area: Palms – Mar Vista – Del Rey  
Area Planning Commission: West Los Angeles  
Neighborhood Council: West Los Angeles Sawtelle  
Legal Description: Tract 7861, Lots 59-60

**EXPIRATION DATE: February 18, 2020**

**PROJECT:** Historic-Cultural Monument Application for the  
CHILI BOWL

**REQUEST:** Declare the property an Historic-Cultural Monument

**OWNERS:** David Manzano Et al. and 12240 Pico LLC  
Katherine M. Manzano 12300 West Pico Boulevard  
6514 Lindley Avenue Los Angeles, CA 90064  
Reseda, CA 91335

**APPLICANT:** Adrian Scott Fine  
Los Angeles Conservancy  
523 West 6<sup>th</sup> Street, Suite 826  
Los Angeles, CA 90014

**PREPARER:** Marcello Vavala  
Los Angeles Conservancy  
523 West 6<sup>th</sup> Street, Suite 826  
Los Angeles, CA 90014

**RECOMMENDATION That the Cultural Heritage Commission:**

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

VINCENT P. BERTONI, AICP  
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]**

\_\_\_\_\_  
Melissa Jones, City Planning Associate  
Office of Historic Resources

**Attachments:** Historic-Cultural Monument Application  
Commission/Staff Site Inspection Photos—January 9, 2020

## **FINDINGS**

- The Chili Bowl “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent and rare example of programmatic architecture in Los Angeles.

## **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 if it meets at least one of the following criteria:

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
2. Is associated with the lives of historic personages important to national, state, city, or local history; or
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

## **SUMMARY**

The Chili Bowl is a one-story commercial building located at the southeast corner of West Pico Boulevard and South Wellesley Avenue in the Sawtelle neighborhood of Los Angeles. Constructed in 1935 and relocated from its original location in Silver Lake to the present site in 1939, the subject property was erected as a restaurant by restaurateur and entrepreneur Arthur N. Whizin, whose multi-location Chili Bowl restaurant chain operated throughout Los Angeles County between 1931 and the mid-1940s. The building was constructed in the Programmatic architectural style, designed to mimic the appearance of a giant chili bowl. The subject property remains in use as a restaurant. The parcel also includes a 1952 one-story industrial building to the rear of the restaurant, constructed as a storage facility and presently used as a welding shop.

The subject property is one of a collection of chili bowl-shaped structures once belonging to restaurateur Arthur Whizin’s Chili Bowl restaurant chain. Whizin opened several Chili Bowls a year, eventually growing his chain to eighteen throughout Los Angeles County within a decade. Whizin created the design for the building, which was replicated for each location in the chain. The giant chili bowl fronting the street, complete with a curved base and flared rim at the roofline, contained the dining space for patrons, while a slim rectangular portion at the rear accommodated the kitchen. The unique shape of the building served as an unmistakable sign to passing motorists. Locations in Whizin’s popular chain of chili parlors ranged from Wilmington to Glendale, and West Los Angeles to Alhambra, with many throughout central and South Los Angeles.

Irregular in plan, the subject property includes a circular portion at the front and a rectangular portion at the rear. The building is of wood frame construction with rough stucco cladding and a flat roof. The front portion is characterized by a strongly curved base at ground level, canted walls that gradually slope outward toward the top of the structure, and a flared lip along the roofline. The primary, north-facing elevation is symmetrically composed with a ribbon of fixed wood

windows centered on the elevation, flanked by two slim, fixed single-lite wood windows. Two main entrances are located on the east- and west-facing elevations of the building's front portion, which are accessed by stairs leading to an awning-covered landing and doorway. The rear, rectangular portion of the building is visually subordinate to the front portion and features smaller rectangular windows and access doors. A double-sided sign is situated on the roof of the front portion of the building, featuring diamond-shaped signage atop a girded support. The interior features an open plan dining room with curved walls, as well as food preparation spaces and restrooms.

The subject property has experienced alterations that include the relocation of the one-story restaurant building in 1939; the installation of awnings in 1941; the removal of interior partitions in 1958; an addition to the rear of the building and restuccoing the structure in 2002; and the remodeling of the front elevation to include a ribbon of windows, the addition of patchwork stone facing on the entry stairs, the addition of a roof sign, the replacement of the entry doors, and the alteration of some windows, all at unknown dates.

SurveyLA, the citywide historic resources survey, identified the subject property as individually eligible for listing under the national, state, and local designation programs as an excellent and rare example of programmatic architecture in Los Angeles.

## **DISCUSSION**

The Chili Bowl meets one of the Historic-Cultural Monument criteria: it “embodies the distinctive characteristics of a style, type, period, or method of construction” as an excellent and rare example of programmatic architecture in Los Angeles.

Programmatic architecture, also referred to as mimetic architecture, was popularized along roadsides throughout the United States beginning in the 1920s during the period when widespread automobile usage began influencing community growth and building design. Its appeal as a form of automobile-influenced roadside architecture lay in its ability to house a business within the form of a giant object that doubled as advertisement or branding. The design of programmatic buildings typically featured two distinct portions: the object portion housing the main interior space fronting the street, and a subordinate portion of vernacular design at the rear that generally housed space for food preparation or other uses by employees. On the interior, there was often a single space for customers.

By the 1920s, Los Angeles caught the nation's attention with an air of boosterism that reinforced the qualities that set its own collection of programmatic structures apart from the rest of the nation. A number of popular magazines at the time profiled groupings of programmatic buildings found on Los Angeles streets with headings such as “Weird Architecture Helps to Sell Ice Cream” and “Bizarre Eat Shops Built to Lure Trade.” This was the golden era of programmatic architecture and some of Los Angeles' best examples were profiled before a national audience, if only as architectural oddities. Many of these structures housed businesses with a single location and represented a singular expression of design. However, some businesses, such as the Chili Bowl restaurants, grew to include a chain of locations that replicated their programmatic design. Nevertheless, most of the programmatic/mimetic structures that once dotted the city streets have vanished, and as such, the Chili Bowl is significant as a rare, and early, example of the style within the city of Los Angeles. SurveyLA identified seven extant programmatic/mimetic structures that potentially retain eligibility for historic designation, and there are currently only two Historic-Cultural Monuments representing this architectural style: the Dark Room (1926, HCM #451) and Idle Hour Café (1941, HCM #977).

In addition, the subject property is one of five remaining structures from the once popular Chili Bowl restaurant chain, which originally included eighteen identical structures located throughout Los Angeles County. There is one other extant Chili Bowl structure located in the city of Los Angeles, at 901 West Florence Avenue, but it has been substantially altered and no longer retains integrity.

Despite some exterior and interior alterations, the subject property retains a sufficient level of integrity of materials, design, setting, workmanship, feeling, and association to convey its significance.

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

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

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

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

The City of Los Angeles has determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines Section Article 19, Section 15308, Class 8 and Class 31, and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. The project was found to be exempt based on the following:

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

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

Categorical Exemption ENV-2019-6976-CE was prepared on January 13, 2020.

**BACKGROUND**

On December 5, 2019, the Cultural Heritage Commission voted to take the property under consideration. On January 9, 2020, a subcommittee of the Commission consisting of Commissioners Barron and Kanner visited the property, accompanied by staff from the Office of Historic Resources.







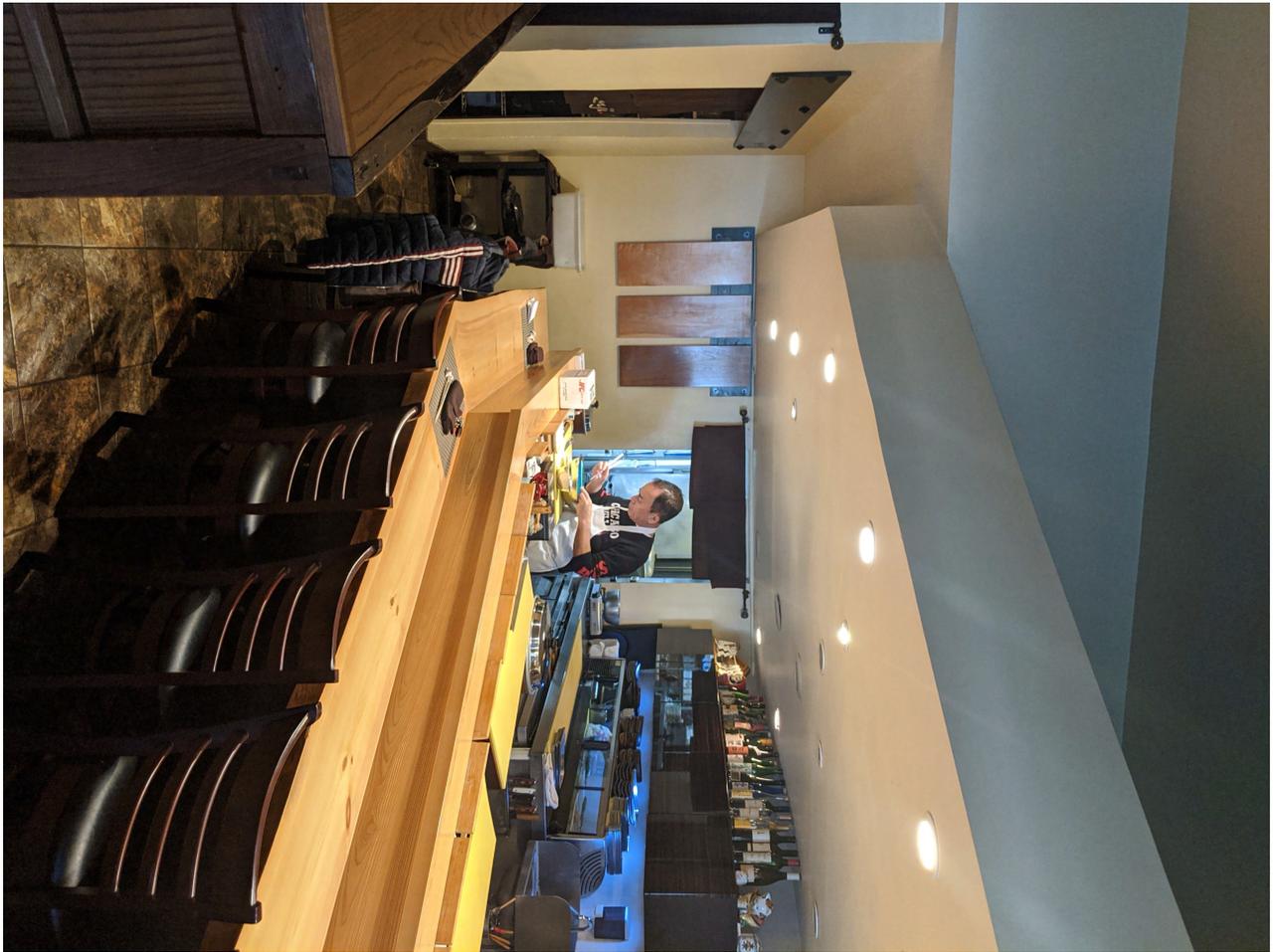




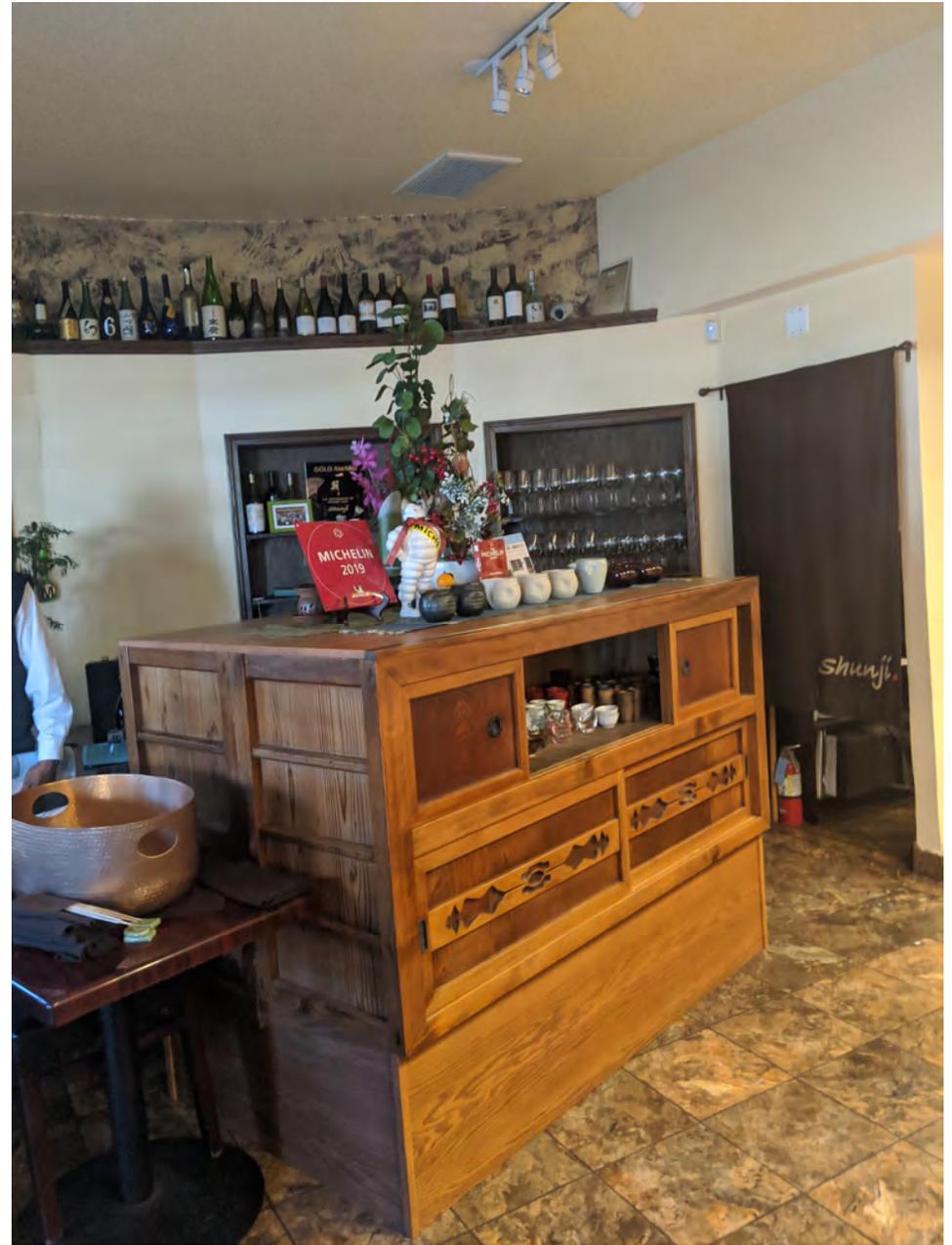
















COUNTY CLERK'S USE

**CITY OF LOS ANGELES**

OFFICE OF THE CITY CLERK  
200 NORTH SPRING STREET, ROOM 395  
LOS ANGELES, CALIFORNIA 90012

**CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**NOTICE OF EXEMPTION**

(PRC Section 21152; CEQA Guidelines Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS

CHC-2019-6975-HCM

LEAD CITY AGENCY

**City of Los Angeles (Department of City Planning)**

CASE NUMBER

ENV-2019-6976-CE

PROJECT TITLE

Chili Bowl

COUNCIL DISTRICT

11- Bonin

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

**12244-12248 West Pico Boulevard, Los Angeles, CA 90064**

Map attached.

PROJECT DESCRIPTION:

Designation of the Chili Bowl as an Historic-Cultural Monument.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:

**N/A**

CONTACT PERSON (If different from Applicant/Owner above)

**Melissa Jones**

(AREA CODE) TELEPHONE NUMBER

213-847-3679

EXT.

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

STATUTORY EXEMPTION(S)

Public Resources Code Section(s) \_\_\_\_\_

CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)

CEQA Guideline Section(s) / Class(es) **8 and 31**

OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b) )

JUSTIFICATION FOR PROJECT EXEMPTION:

Additional page(s) attached

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

None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.

The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

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

If different from the applicant, the identity of the person undertaking the project.

**CITY STAFF USE ONLY:**

CITY STAFF NAME AND SIGNATURE

Melissa Jones

[SIGNED COPY IN FILE]

STAFF TITLE

City Planning Associate

ENTITLEMENTS APPROVED

N/A

FEE:

N/A

RECEIPT NO.

N/A

REC'D. BY (DCP DSC STAFF NAME)

N/A

DISTRIBUTION: County Clerk, Agency Record

Rev. 3-27-2019

# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

**CULTURAL HERITAGE COMMISSION**

**CASE NO.: CHC-2019-6975-HCM  
ENV-2019-6976-CE**

**HEARING DATE:** December 5, 2019  
**TIME:** 9:00 AM  
**PLACE:** City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA 90012

Location: 12244-12248 West Pico Boulevard  
Council District: 11 – Bonin  
Community Plan Area: Palms – Mar Vista – Del Rey  
Area Planning Commission: West Los Angeles  
Neighborhood Council: West Los Angeles Sawtelle  
Legal Description: Tract 7861, Lots 59-60

**PROJECT:** Historic-Cultural Monument Application for the  
CHILI BOWL

**REQUEST:** Declare the property an Historic-Cultural Monument

**OWNERS:** David Manzano Et al. and 12240 Pico LLC  
Katherine M. Manzano 12300 West Pico Boulevard  
6514 Lindley Avenue Los Angeles, CA 91335  
Reseda, CA 91335

**APPLICANT:** Adrian Scott Fine  
Los Angeles Conservancy  
523 West 6<sup>th</sup> Street, Suite 826  
Los Angeles, CA 90014

**PREPARER:** Marcello Vavala  
Los Angeles Conservancy  
523 West 6<sup>th</sup> Street, Suite 826  
Los Angeles, CA 90014

**RECOMMENDATION That the Cultural Heritage Commission:**

1. **Take the property under consideration** as an 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.

VINCENT P. BERTONI, AICP  
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]**

\_\_\_\_\_  
Melissa Jones, City Planning Associate  
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

## **SUMMARY**

The Chili Bowl is a one-story commercial building located at the southeast corner of West Pico Boulevard and South Wellesley Avenue in the Sawtelle neighborhood of Los Angeles. Constructed in 1935 and relocated from its original location in Silver Lake to the present site in 1939, the subject property was erected as a restaurant by restaurateur and entrepreneur Arthur N. Whizin, whose multi-location Chili Bowl restaurant chain operated throughout Los Angeles County between 1931 and the mid-1940s. The building was constructed in the Programmatic architectural style, designed to mimic the appearance of a giant chili bowl. The subject property remains in use as a restaurant. The parcel also includes a 1952 one-story industrial building to the rear of the restaurant, constructed as a storage facility and presently used as a welding shop.

The subject property is one of a collection of chili bowl-shaped structures once belonging to restaurateur Arthur Whizin's Chili Bowl restaurant chain. Whizin opened several Chili Bowls a year, eventually growing his chain to eighteen throughout Los Angeles County within a decade. Whizin created the design for the building, which was replicated for each location in the chain. The giant chili bowl fronting the street, complete with a curved base and flared rim at the roofline, contained the dining space for patrons, while a slim rectangular portion at the rear accommodated the kitchen. The unique shape of the building served as an unmistakable sign to passing motorists. Locations in Whizin's popular chain of chili parlors ranged from Wilmington to Glendale, and West Los Angeles to Alhambra, with many throughout central and South Los Angeles.

Irregular in plan, the subject property includes a circular portion at the front and a rectangular portion at the rear. The building is of wood frame construction with rough stucco cladding and a flat roof. The front portion is characterized by a strongly curved base at ground level, canted walls that gradually slope outward toward the top of the structure, and a flared lip along the roofline. The primary, north-facing elevation is symmetrically composed with a ribbon of fixed wood windows centered on the elevation, flanked by two slim, fixed single-lite wood windows. Two main entrances are located on the east- and west-facing elevations of the building's front portion, which are accessed by stairs leading to an awning-covered landing and doorway. The rear, rectangular portion of the building is visually subordinate to the front portion and features smaller rectangular windows and access doors. A double-sided sign is situated on the roof of the front portion of the building, featuring diamond-shaped signage atop a girded support. The interior features an open plan dining room with curved walls, as well as food preparation spaces and restrooms.

The subject property has experienced minor alterations that include the relocation of the one-story restaurant building in 1939; the installation of awnings in 1941; the removal of interior partitions in 1958; an addition to the rear of the building in 2002; and the remodeling of the front elevation to include a ribbon of windows, exterior stuccoing, the addition of patchwork stone facing on the entry stairs, the addition of a roof sign, and the alteration of some windows, all at unknown dates.

SurveyLA, the citywide historic resources survey, identified the subject property as individually eligible for listing under the national, state, and local designation programs as an excellent and rare example of programmatic architecture in Los Angeles.

### **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 if it meets at least one of the following criteria:

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
2. Is associated with the lives of historic personages important to national, state, city, or local history; or
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

### **FINDINGS**

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



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 1. PROPERTY IDENTIFICATION

Proposed Monument Name: <b>Chili Bowl</b>		Original historic name <input type="text"/>	
Other Associated Names:			
Street Address: <b>12244 W. Pico Boulevard</b>		Zip: <b>90064</b>	Council District: <b>11</b>
Range of Addresses on Property: <b>12244-12248 W. Pico Boulevard</b>		Community Name: <b>Palms-Mar Vista-Del Rio</b>	
Assessor Parcel Number: <b>4259-040-006</b>	Tract: <b>7861</b>	Block: <b>None</b>	Lot: <b>59-60</b>
Identification cont'd:			
Proposed Monument Property Type:	<input checked="" type="radio"/> Building	<input type="radio"/> Structure	<input type="radio"/> Object
	<input type="radio"/> Site/Open Space	<input type="radio"/> Natural Feature	
Describe any additional resources located on the property to be included in the nomination, here:			

## 2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: <b>1935</b>	<input checked="" type="radio"/> Factual <input type="radio"/> Estimated	Threatened? <b>Private Development</b>
Architect/Designer: <b>Arthur Whizin</b>	Contractor: <b>J. M. Lamb</b>	
Original Use: <b>Restaurant</b>	Present Use: <b>Restaurant</b>	
Is the Proposed Monument on its Original Site?	<input type="radio"/> Yes	<input checked="" type="radio"/> No (explain in section 7)
	<input type="radio"/> Unknown (explain in section 7)	

## 3. STYLE & MATERIALS

Architectural Style: <b>Programmatic/Mimetic</b>		Stories: <b>1</b>	Plan Shape: <b>Irregular</b>
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: <b>Wood</b>	Type: <b>Select</b>	
CLADDING	Material: <b>Stucco, textured</b>	Material: <b>Select</b>	
ROOF	Type: <b>Flat</b>	Type: <b>Select</b>	
	Material: <b>Rolled asphalt</b>	Material: <b>Select</b>	
WINDOWS	Type: <b>Fixed</b>	Type: <b>Select</b>	<input type="text"/>
	Material: <b>Wood</b>	Material: <b>Select</b>	
ENTRY	Style: <b>Off-center</b>	Style: <b>Select</b>	<input type="text"/>
DOOR	Type: <b>Plank</b>	Type: <b>Select</b>	



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 4. ALTERATION HISTORY

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

	See attached.

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

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

## 6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):

<input type="checkbox"/>	1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community.
<input type="checkbox"/>	2. Is associated with the lives of historic personages important to national, state, city, or local history.
<input checked="" type="checkbox"/>	3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, 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: Adrian Scott Fine		Company: Los Angeles Conservancy	
Street Address: 523 W. 6th Street, Suite 826		City: Los Angeles	State: CA
Zip: 90014	Phone Number: 213-430-4203	Email: afine@laconservancy.org	

### Property Owner

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

Name: David and Katherine Manzano		Company:	
Street Address: 6514 Lindley Avenue		City: Reseda	State: CA
Zip: 91335	Phone Number:	Email:	

### Nomination Preparer/Applicant's Representative

Name: Marcello Vavala		Company: Los Angeles Conservancy	
Street Address: 523 W. 6th Street, Suite 826		City: Los Angeles	State: CA
Zip: 90014	Phone Number: 213-430-4217	Email: mvavala@laconservancy.org	



# 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: <a href="mailto:planning.ohr@lacity.org">planning.ohr@lacity.org</a> ) | 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.	
<input checked="" type="checkbox"/>	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.
<input checked="" type="checkbox"/>	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.
<input checked="" type="checkbox"/>	I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

*Adrian S. Fine*  
Name:

*Oct 19 2019*  
Date:

*Adrian Seth Fine*  
Signature:

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

Office of Historic Resources  
Department of City Planning  
221 N. Figueroa St., Ste. 1350  
Los Angeles, CA 90012  
Phone: 213-874-3679  
Website: [preservation.lacity.org](http://preservation.lacity.org)

## **CHILI BOWL HISTORIC-CULTURAL MONUMENT CONTINUATION SHEET**

### **A. Property Description**

#### **General Setting**

The Chili Bowl is located at 12244 W. Pico Boulevard in West Los Angeles, one block east of the city boundary with Santa Monica. Located at the southeast corner of Wellesley Avenue, the property comprises a flat, moderately sized commercial parcel that is rectangular in shape. The parcel contains two structures. The northwest portion of the parcel, at the corner of Pico and Wellesley, is occupied by a commercial building that was relocated to the site in 1939 and was historically used as a restaurant, which remains the present use today. The southeast portion of the parcel is occupied by an industrial building that was constructed in 1952 for use as a storage facility and is presently used as a welding shop. The rest of the parcel is occupied by surface parking. The property is situated along the commercial corridor of Pico Boulevard, which is characterized along this stretch by a predominantly low-scale commercial development pattern. The Santa Monica Freeway, opened in 1966 into Santa Monica, passes to the south of the parcels of the 12200 block of W. Pico Boulevard. Despite the close proximity, the character of the block along Pico Boulevard has not substantially changed.

#### **Building Exterior**

Constructed in 1935 and relocated from its original location in Silver Lake to the present site in 1939, the approximately 1,200-square-foot-subject building was erected as a restaurant by restaurateur and entrepreneur Arthur N. Whizin, whose multi-location Chili Bowl restaurant chain operated throughout Los Angeles County between 1931 and the mid-1940s. The compact, one story building abuts the west property line and is minimally set back from the street. The building, set on a foundation and constructed of wood frame, has a stucco finish. Its footprint is irregular, with a circular portion at the front and a rectangular portion at the rear. Architecturally, it is an example of the Programmatic style, and exhibits characteristics that are commonly associated with the style. It was designed to mimic the appearance of a giant chili bowl.

The front portion of the building, designed as a giant object in the shape of a chili bowl, is circular in plan and contains an elevation characterized by a strongly curved base at ground level, canted walls that gradually slope outward toward the top of the structure, and a flared lip along the roofline. The giant object portion of the building is wider than the rear, rectangular section. While the rear portion of the building is visible from several vantage points, it's narrower width and unadorned architecture allows front portion of the building to retain its prominence. The entire structure has a flat roof. The flared lip of the front section of the building does not form a complete circle; it terminates a short length beyond the point where the front and rear portions of the building connect, allowing for an uninterrupted roof surface.

The front portion of the building features a symmetrical design through both its shape and also the fenestration of windows and doors. Two prominent entrances are located at the midpoints between the front and sides of the circular portion. These are accessed by double sided stairs lead to a central, top landing and entrance door.

The front of the building is punctuated by a series of slim windows that encircle the façade and a large ribbon of windows centered across the front façade. The windows featured fixed panes of glass. The rear portion of the building features smaller rectangular windows and access doors but does not contain matching side elevations. Two visible additions include a small addition to the west side of the building and a small addition to the rear of the building. Both additions follow the same vernacular treatment as the rear portion of the building.

The entire structure is surfaced in a rough texture-coat of stucco and is currently painted a light beige color.

A highly visible double-sided sign structure is situated on the roof of the front portion of the building, featuring diamond-shaped signage atop a girded support.

### **Building Interior**

The interior of the structure is divided into two main portions that are defined by the differentiated forms of the architecture. The front portion of the building was historically utilized as the dining space for the restaurant and it retains that use today. The rear portion of the structure is utilized for food preparation spaces and restrooms.

The interior dining space is characterized by its open plan and curved walls that reveal the shape of the structure. While the exterior walls of the front portion of the building are canted, interior walls with a vertical alignment have been installed along the perimeter of the dining space.

The dining space in the curved section opened into a combination food preparation area with counter seating occupying the transitional spaces where the front and rear portions of the building connect. A suspended soffit with downlighting is located above the food preparation and counter seating space.

While the interior finishes have been modified over the years, the dining space retains its open plan that would have characterized it historically. The floor is currently surfaced with square floor tiles with a stone finish, while the ceiling has a smooth, painted plaster finish.

## **B. Statement of Significance**

### **Summary**

12244 W. Pico Boulevard (Chili Bowl) meets the following criteria for designation as a Los Angeles Historic-Cultural Monument:

It embodies the distinctive characteristics of a style, type, period, or method of construction (Criterion 3).

The property meets Criterion 3 because it embodies the distinguishing characteristics of the Programmatic style. Designed to mimic a chili bowl, it is one of the last remaining structures from the once popular Chili Bowl restaurant chain operated by restaurateur Arthur Whizin in the 1930s and 1940s. It is significant as a rare surviving example of Programmatic architecture in the City of Los Angeles from the style's earliest years of popularity during the 1920s and 30s, and thus is inherently valuable to a study of Programmatic architecture.

The property was identified in SurveyLA as potentially eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, and as a Los Angeles Historic-

Cultural Monument (HCM) as an excellent and rare example of programmatic architecture in Los Angeles.<sup>1</sup>

### **Programmatic Architecture**

Programmatic architecture, also referred to as mimetic architecture, was popularized along roadsides throughout the United States beginning in the 1920s during the period when widespread automobile usage began influencing community growth and building design. Though programmatic architecture was never a predominant architectural style in any one region, the Los Angeles area fostered a higher concentration than any other metropolitan region of the nation.<sup>2</sup> Several influencing factors, most notably Los Angeles's early twentieth century development alongside the rise of the automobile and images of fantasy exported from the Hollywood studios, but also early precedents found among regional expositions and amusement zones, all led to a favorable environment for programmatic architecture to take root and evolve as a form of roadside architecture.<sup>3</sup>

Typically designed to reflect the identity of a business or the type of goods or services sold within, programmatic architecture can take innumerable forms. Its appeal as a form of automobile-influenced roadside architecture that emerged during the 1920s lay in its ability to house a business within the form of a giant object that doubled as advertisement or branding. Furthermore, the variety of novel designs could be accomplished through simple building materials of wood framing and stucco. It was not uncommon for some individuals to attempt registering the design of the programmatic buildings they created with a U.S. patent.

Historian and author Jim Heimann, who has written extensively on programmatic architecture in his three editions of *California Crazy*, the seminal books dedicated to this architectural style, notes that

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<sup>1</sup> An excerpt from the SurveyLA Survey Report that articulates these findings is appended to this application.

<sup>2</sup> Heimann, Jim. *California Crazy: American Pop Architecture*. Cologne: Taschen, 2018, p. 21.

<sup>3</sup> Heimann, Jim. *California Crazy: American Pop Architecture*. Cologne: Taschen, 2018, p. 23.

“...entrepreneurship, imagination, and the ingenuity of the small businessperson all contributed heavily to the success of many of these retail buildings.”<sup>4</sup> Providing context on the favorability of the Los Angeles region, he adds “A bright economy, rampant speculation and inexpensive real estate, endless boosterism, the geographic layout of the region, and the acceptance and fostering of the car culture all combined to make an environment conducive to this building type.”<sup>5</sup>

While early examples of programmatic architecture were built along roadsides throughout the nation in the 1920s and 1930s, Los Angeles garnered significant nationwide attention for its own collection of programmatic structures. Los Angeles by the 1920s caught the nation’s attention with an air of boosterism that reinforced the qualities that set it apart, and a number of popular magazines with nationwide reach, including *Popular Mechanics* and *Modern Mechanix and Inventions*, profiled groupings of programmatic buildings found on Los Angeles streets for their readers under headings such as “Weird Architecture Helps to Sell Ice Cream”<sup>6</sup> and “Bizarre Eat Shops Built to Lure Trade.”<sup>7</sup> This was the golden era of programmatic architecture and some of Los Angeles’s best examples were profiled before a national audience, if only as architectural oddities. Programmatic buildings, for a brief period, became linked with Los Angeles in the public’s consciousness.

Heimann notes that “The golden age of this architectural type lasted for approximately 10 years, from 1924 through 1934. Within that span the best buildings in this architectural category were built.”<sup>8</sup> Examples of these included the original Brown Derby (1926) in Los Angeles, the Hoot Hoot I Scream stand (1926) originally located in Rosemead and relocated twice, the Bulldog Café (ca. 1927) in Los Angeles, the Zep Diner (ca. 1928) in Los Angeles, the Tamale (1928) in East Los Angeles, the Big Cone (ca. 1928) in various locations, the Pup Café (ca. 1930) in Culver City, the Chili Bowl (1931) in various locations, and the Pig Café (ca. 1934) in Los Angeles.

As a group, several of these early programmatic structures shared a similar typology. They were small in size, largely built of wood frame and stucco, with the form of the giant object encompassing the main interior space. The design of several of these programmatic buildings featured two distinct portions: the giant object portion housing the main interior space fronting the street, and a subordinate portion of vernacular design at the rear that generally housed space for food preparation or other uses by employees. While they commanded attention along the street for passing motorists, these early programmatic buildings often consisted of a single interior space for the customers.

Many of these structures housed businesses with a single location and represented a singular expression of design. There were, however, some business that grew to include a chain of locations that replicated their programmatic design. In these cases, the branding and business identity played a heightened role. Some of the most notable of these business operating numerous locations included Van de Kamp’s Dutch Bakeries, the Big Cone ice cream stands, and the Chili Bowl restaurants.

Shifting architectural trends in the 1930s marked an end to the golden era of programmatic structures. Heimann notes “By the mid-1930s the building boom of architectural anomalies showed signs of exhaustion. While still lauded in the press, this informal movement fell out of favor as new architectural styles began to appear.”<sup>9</sup> One of the new styles that Los Angeles embraced was the Streamline

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<sup>4</sup> Heimann, Jim. *California Crazy: American Pop Architecture*. Cologne: Taschen, 2018, p. 46.

<sup>5</sup> Heimann, Jim. *California Crazy: American Pop Architecture*. Cologne: Taschen, 2018, p. 46.

<sup>6</sup> “Weird Architecture Helps to Sell Ice Cream,” *Popular Mechanics*, January 1928, p. 101.

<sup>7</sup> “Bizarre Eat Shops Built to Lure Trade.” *Modern Mechanix and Inventions*, April 1934, p. 75.

<sup>8</sup> Heimann, Jim. *California Crazy: American Pop Architecture*. Cologne: Taschen, 2018, p. 55.

<sup>9</sup> Heimann, Jim. *California Crazy: American Pop Architecture*. Cologne: Taschen, 2018, p. 58.

Moderne, and the aesthetics associated with that style influenced a few Los Angeles structures that were designed to look like streamlined ocean liners, both designed by architect Robert Derrah in 1936: the Coca-Cola Co. Bottling Plant and the central structure of Crossroads of the World.

The programmatic concept could be achieved through a variety of design typologies, and the style continued to evolve through the decades. Facades could be designed to mimic the desired object, as with The Darkroom on the Miracle Mile and its façade patterned after a camera.

Heimann writes that “With an urban landscape rapidly closing in, the competition for customers’ attention became acute and the luxury of open space and high visibility of the first generation of buildings experienced was no longer there.”<sup>10</sup> The Big Donut chain, which featured 30-foot doughnuts atop the structures, was indicative of another direction for programmatic architecture in which “the giant sign fulfilled the new roadside expectations.”<sup>11</sup>

Other creative approaches include the Donut Hole drive-thru in La Puente from the 1960s, featuring large doughnut-shaped portals for the entrance and exit, and the Fleetwood Building from 1987 on Ventura Boulevard in Woodland Hills, which features a façade fashioned to look the front of a Cadillac. A late example from 1999 is the West Los Angeles Parking Enforcement Facility at 11214 W. Exposition Boulevard, with a façade designed to recall a parking meter.

Programmatic structures from the style’s golden era represent a finite and rare resource type, with few intact examples found scattered throughout the Los Angeles region. Many of the most distinguished examples no longer survive.

A few programmatic structures have been designated Historic-Cultural Monuments in the City of Los Angeles, but none of these date from the style’s earliest years. They include the Coca Cola Bottling Plant (HCM #138), The Darkroom (HCM #451), the Haven of Rest (HCM #897) and the Idle Hour Café (HCM #977).

The West Los Angeles Chili Bowl is significant as a rare surviving example of Programmatic architecture in the City of Los Angeles from the style’s earliest years of popularity during the 1920s and 30s. Its 1935 construction date makes it one of the earliest surviving examples of programmatic architecture in Los Angeles.

### **Arthur Whizin and the Chili Bowl restaurant chain**

One of the programmatic building shapes that was replicated throughout Los Angeles County was the chili bowl-shaped structures belonging to restaurateur Arthur Whizin’s Chili Bowl restaurant chain.

Whizin opened several Chili Bowls a year, eventually growing his chain to eighteen throughout Los Angeles County within a decade. Locations in his popular chain of chili parlors ranged from Wilmington to Glendale, and West Los Angeles to Alhambra, with many throughout central and South Los Angeles.

Whizin was twenty-five years old when he opened his first Chili Bowl restaurant at 3012 Crenshaw Boulevard near Jefferson in 1931. He had relocated from New York nine years earlier and worked various jobs before finding his niche in the restaurant business.

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<sup>10</sup> Heimann, Jim. *California Crazy: American Pop Architecture*. Cologne: Taschen, 2018, p. 62.

<sup>11</sup> Heimann, Jim. *California Crazy: American Pop Architecture*. Cologne: Taschen, 2018, p. 62.

The simple design allowed for quick construction; his first location on Crenshaw Boulevard was opened just five weeks after the building permit was issued. As part of Whizin's business strategy, he insisted upon owning the land where his eateries were located.<sup>12</sup>

Whizin created the design for the building, which was replicated for each location in the chain. The giant chili bowl fronting the street, complete with a curved base and flared rim at the roofline, contained the dining space for patrons, while a slim rectangular portion at the rear accommodated the kitchen. Entrance doors accessed by double entry stairs were located on each side, with a series of slim windows encircling façade.

While the unique shape of the building served as an unmistakable sign to passing motorists, the façade was also embellished with painted lettering advertising the restaurant's name, signature dishes, and the phrase "patent pending," though Whizin never actually secured a patent for his building design. The restaurant's motto "An Institution Built Thru Merit" was frequently painted on the outside of the structures, while prominent diamond-shaped neon signage was perched atop each location advertising the restaurant's catchphrase: "Get the Chili Bowl Habit!"<sup>13</sup>

The Chili Bowl menu featured chili and chili size (served over an open face hamburger), tamales, spaghetti and the Whizin specialty Egg Royal—a quarter pound of ground sirloin mixed with an egg and onions and grilled in butter. The original interior seating arrangement featured a circular counter lined with twenty-six stools.

Whizin's concept for the new restaurant was an instant success, and the growth of the Chili Bowl chain was in part due to his entrepreneurial spirit and creativity in promoting the eateries. To promote the chain, which had a loyal following, he sponsored a baseball team, raffled rides on the Chili Bowl airplane, and advertised his restaurants on a speedboat which crossed the Catalina Channel with showgirls aboard. Bruce Whizin recalled in his father's obituary that "The Chili Bowls were famous at the time," adding that "If you were in the movie business that's where you would hang out."

## Relocations

While the Chili Bowl achieved high visibility as a programmatic structure during the golden era of the style in Los Angeles as the chain grew to include eighteen identical structures, Whizin's propensity to relocate the diminutive structures throughout the County represents an uncommon approach and a unique element of the chain's history.

For the first seven years of the chain's history, from 1931 through early 1938, Whizin constructed new Chili Bowls for each new location of the restaurant. But in 1938, which would be the most active and ambitious in opening new locations, Whizin constructed five new Chili Bowls and, for the first time, relocated one of them across town to a new community and address. Specifically, he relocated Chili Bowl #5, which had opened in 1934 at 3668 Beverly Boulevard near Virgil Avenue to 3141 Cahuenga Boulevard in the Cahuenga Pass. In 1939, no new structures were built but Whizin relocated two additional Chili Bowls: Chili Bowl #7 was relocated from 2453 Fletcher Drive in Silver Lake to 12244 W. Pico Boulevard in West Los Angeles, while the Chili Bowl at 1401 N. Atlantic Boulevard in Long Beach, likely the tenth constructed in the chain, was relocated to 1661 W. Manchester Avenue in South Los Angeles. The year 1940 saw the construction of two new Chili Bowls and an additional relocation: the

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<sup>12</sup> Heimann, Jim. *California Crazy & Beyond: Roadside Vernacular Architecture*. San Francisco: Chronicle Books, 2001.

<sup>13</sup> Chili Bowl matchbook cover, ca. 1939.

Chili Bowl at 111 N. Fairfax Avenue was moved to 11982 Wilshire Boulevard in West Los Angeles. The following year, 1941, marked the construction of the eighteenth and final Chili Bowl in Alhambra but included two additional relocations: the original Chili Bowl at 3012 Crenshaw Avenue was moved to 222 W. Washington Boulevard, while Chili Bowl #5, which was previously moved from Beverly Boulevard to the Cahuenga Pass, was moved yet again to 6530 San Fernando Road in Glendale. The final opening of a Chili Bowl occurred in 1942 following the relocation of the Eagle Rock location at 2870 Colorado Boulevard to 3561 W. Slauson Avenue four blocks west of Crenshaw Boulevard.

After the Whizin drastically downsized the number of operating Chili Bowl locations during the war years, he nonetheless continued to relocate some of the Chili Bowl structures to suit his real estate interests. Chili Bowl #8 was relocated just six blocks south, from 4351 to 4951 S. Figueroa Street in 1943. Two additional relocations took place in 1945: the location at 3620 Beverly Boulevard, constructed in 1938, was moved to 5310 Hollywood Boulevard, east of Western Avenue, while Chili Bowl #4, constructed circa 1933 at 5081 Whittier Boulevard in East Los Angeles was moved to 1015 N. Vermont Avenue south of Santa Monica Boulevard. The final relocation of a Chili Bowl structure took place in 1947, when Chili Bowl #6 was moved from 1601 E. Anaheim Avenue in Wilmington to 901 W. Florence Avenue in South Los Angeles.

Although Whizin most often pursued new communities in which to open Chili Bowls, particularly when relocations were involved, there were occasions in which he would relocate a Chili Bowl to open at a new address that was either on or adjacent to the same block as a prior location he was in the process of relocating. The first instance was the construction of the Chili Bowl at 3620 Beverly Boulevard in March 1938, just a few weeks before Whizin relocated the Chili Bowl one block west at 3668 Beverly Boulevard to the Cahuenga Pass. The next to last Chili Bowl he built was under construction at 3004 Crenshaw Boulevard at the end of 1940 just as he was preparing to relocate the very first Chili Bowl in early 1941, which was just south on the same block at 3012 Crenshaw.

With this series of building relocations, the Chili Bowl structures were introduced to additional communities throughout Los Angeles County as part of Whizin's efforts to expand his restaurant chain. At the same time, the apparent ease with which Whizin relocated so many of his Chili Bowls suggests they also provided flexibility with his real estate holdings. He insisted on owning the land where his eateries were located.<sup>14</sup> The apparent ease of moving the structures across town would have given Whizin the ability to quickly close a location and take the building with him when a new real estate deal presented itself, either for the sale of one of his existing properties or for the acquisition of a new one.

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<sup>14</sup> Heimann, Jim. *California Crazy & Beyond: Roadside Vernacular Architecture*. San Francisco: Chronicle Books, 2001.

The following chart provides details on the group of structures that comprised the Chili Bowl chain.

- Data is derived from a combination of Chili Bowl ephemera (menus and matchbook covers) and advertisements corroborated through building permits. Unless otherwise noted, all permit numbers reference City of Los Angeles building permits.
- Addresses in bold indicate the five extant Chili Bowl structures.
- Numbered locations (1 through 8, and 11) represent the order of opened locations referenced by the Chili Bowl chain when known, derived from a Los Angeles Times advertisement and a new construction permit.
- Between 1931 and 1941, eighteen Chili Bowl structures were constructed for the restaurant chain, which reached its peak in 1941 with 18 simultaneously operating locations.
- Because of the numerous building relocations that took place within the Chili Bowl chain, the number of addresses associated with the restaurant throughout its years of operation, twenty-five, exceeds the number of structures built.
- Of the eighteen structures built, ten were relocated, all during Whizin’s ownership. Six were relocated during the operation of the Chili Bowl chain, one of them twice. Four were relocated following their closure as Chili Bowls. Relocations after 1942 do not represent new Chili Bowl openings. The final relocation took place in 1947, after which all eighteen locations operated briefly as Punch & Judy Ice Cream Parlors in their final locations.

Constructed at address	Permit date or opening (permit #)	Relocated to address	Permit date (permit #)
#1 3012 Crenshaw Ave. LA	2/27/1931 (#3900) 4/3/1931 opening	222 W. Washington Blvd. LA	2/5/1941 (#3601)
<b>#2 2228 E. Florence Ave. Huntington Park</b>	Circa 1931	Never relocated	
#3 801 N. La Brea Ave. LA	8/24/1932 (#13765)	Never relocated	
#4 5081 Whittier Blvd. East Los Angeles	circa 1933	1015 N. Vermont Ave. LA--East Hollywood	11/2/1945 (#17199)
#5 3668 Beverly Blvd. LA	12/20/1933 (#17714)	3141 Cahuenga Blvd. LA--Cahuenga Pass	4/28/1938 (#12098)
		<b>6530 San Fernando Rd. Glendale</b>	1/15/1941 (#5437) Glendale permit
#6 1601 E. Anaheim Ave. LA--Wilmington	8/8/1934 (#10068)	<b>901 W. Florence Ave. LA--South Los Angeles</b>	1/10/1947 (#2854)
#7 2453 Fletcher Dr. LA--Silver Lake	5/15/1935 (#8077)	<b>12244 W. Pico Blvd. LA--West Los Angeles</b>	11/8/1939 (#43740)
#8 4351 S. Figueroa Ave. LA--South Los Angeles	10/23/1935 11/30/1935 opening	4951 S. Figueroa Ave. LA--South Los Angeles	11/19/1943 (#11875)
111 N. Fairfax Ave. LA	6/30/1936 (#16131)	11982 Wilshire Blvd. LA--West Los Angeles	9/24/1940 (#37963)
1401 N. Atlantic Blvd. Long Beach	circa 1936	1661 W. Manchester Ave. LA--South Los Angeles	6/8/1939 (#22594)

#11 178 S. Alvarado St. LA	1/7/1938 (#618)	Never relocated	
3620 Beverly Blvd. LA	3/18/1938 (#7369)	5310 Hollywood Blvd. LA--East Hollywood	6/6/1945 (#9234)
870 N. Vine St. LA	4/5/1938 (#9217)	Never relocated	
1101 S. Western Ave. LA	6/13/1938 (#17748)	Never relocated	
2870 Colorado Blvd. LA--Eagle Rock	11/4/1938 (#37354)	3561 W. Slauson Ave. LA	2/5/1942 (#1777)
3001 Los Feliz Blvd. LA--Atwater Village	10/11/1940 (#41437)	Never relocated	
3004 Crenshaw Blvd. LA	11/19/1940 (#46831)	Never relocated	
<b>501 W. Valley Blvd. Alhambra</b>	3/25/1941 (#30830) Alhambra permit	Never relocated	

### The closing of the Chili Bowl chain

Arthur Whizin cited the United States' entry into World War II, and the subsequent shortage of workers for his Chili Bowl restaurants, as the primary reason he closed the chain. Whizin recalled "The day after Pearl Harbor, I only had enough men to open two of the Chili Bowls. The rest of my help had enlisted."<sup>15</sup>

An article in the Los Angeles Daily News from February 10, 1943, "2500 restaurants close doors here," includes an image of the Chili Bowl at 3620 Beverly Boulevard with the caption "Labor Shortage caused this shutdown. War industry and armed services needed men most." The photograph depicts a special sign Whizin placed on the roof of the Chili Bowl carrying the following message: "WAR EFFORT FIRST. Defense work and war service have taken our boys...When we win and they return this Bowl will re-open. Bigger and better than ever."<sup>16</sup>

Ultimately, Whizin's Chili Bowl chain did not recover from the wartime closures. He closed most of them during the war and enlisted in the Navy.<sup>17</sup> He recalled that he was able to keep the West Los Angeles location open 24 hours a day for a time, owing to its proximity to the Douglas aircraft plant in Santa Monica. Heimann, who interviewed Whizin in 1978, said "he was only able to operate the Vine St, Crenshaw, and Pico locations due to the shortage of men. He reopened the Bowls after the war but again but gave up in 1947 due to employee theft and shortage of qualified men...The Bowls then became 'Punch and Judy' ice cream parlors for a few years before he moved to Agoura and opened Cornell Corners."<sup>18</sup> He later became Agoura's largest individual landowner.<sup>19</sup>

<sup>15</sup> "Chili Climate: Arthur Whizin's diners boomed in an era gone bust," Los Angeles Magazine, March 1997, p. 30.

<sup>16</sup> "2500 restaurants close doors here," Daily News, February 10, 1943.

<sup>17</sup> Heimann, Jim. Email to the author. Monday, June 20, 2019.

<sup>18</sup> Heimann, Jim. Email to the author. Monday, June 17, 2019.

<sup>19</sup> Willman, Martha. "Agoura's Wealthy Pioneer Fights New Battle: Wrath of Community." Los Angeles Times. March 29, 1970.

Although the Chili Bowl chain was largely shuttered, Whizin remained the property owner, and it appears he may have leased at least fourteen of the locations during this interim period in which they operated as White Bowl restaurants. These appear to have closed by 1946, when a series of auctions for the fixtures, equipment and groceries at the fourteen locations, which included 12244 W. Pico Boulevard, were announced in the *Los Angeles Times*.<sup>20</sup>

By 1947, Whizin was ready to reopen his chain of eateries once again. Indicative of his entrepreneurial spirit, he joined forces with a business partner and refashioned his unique structures for a new clientele. Instead of operating as chili parlors, they would become ice cream parlors. Whizin's new business was the Punch & Judy Ice Cream Parlor. The structures were repainted with bold striped trim and featured the eponymous slapstick puppet characters on the menu and décor, all in a move to cater specifically to teenagers in the mode of a soda fountain. The ice cream parlors featured menus with over-the-top desserts created by Whizin, including the Moron's Ecstasy, a mammoth sundae with a quart of ice cream that he considered his triumph.<sup>21</sup> Whizin's new business enterprise was featured as the cover story of the May 19, 1947 issue of *Life* magazine, with the article noting that the new chain consisted of eighteen locations. Heimann observes: "To be featured in *Life* (and as the cover story) was a big deal so they must have been an instant hit."<sup>22</sup>

The Punch & Judy Ice Cream Parlors would be a short-lived venture, however, with Whizin deciding to focus his attention on development opportunities in Agoura Hills by 1950. He began selling off various locations of the former Chili Bowl chain during the 1950s, and they have been repurposed for other uses or demolished through the years.

### **12244 W. Pico Boulevard after Whizin's ownership**

After briefly operating as a Punch & Judy Ice Cream parlor, the former Chili Bowl at 12244 Pico Boulevard was repurposed to house a furniture store, as cited in the 1952 building permit for the construction of a second structure on the property: a corrugated, galvanized shed that received its certificate of occupancy in January 1953. According to the certificate of occupancy, it was initially utilized for the storage and sale of toys. The property remained under Whizin's ownership during the furniture store and toy storage and sales uses but it is unclear if Whizin operated these ventures or simply leased the spaces. Permit history for other Chili Bowl locations reveal that some of the other locations were also adapted for new uses while remaining under Whizin's ownership.

By 1956, the subject property was utilized once again for food and drink. A 1956 building permit cites the new use of the building as a beer tavern and lists a new owner, N. Hernandez.

By 1959, the property had been sold to Abad Manzano, with the former Chili Bowl continuing operation as a beer parlor and the rear shed structure converted into an auto body and fender shop in 1961. The property has remains in the ownership of the Manzano family.

A series of various food and drink establishments have continued to operate out of the former Chili Bowl up through the present. In the early 1970s, a beer tavern known as the Round House was operating from the building. By the 1980s, an establishment known as Pancho's Family Dinners operated from the space. Between July 2000 and December 2011, the former Chili Bowl housed a location of Mr. Cecil's

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<sup>20</sup> Display Ad 11. *Los Angeles Times*, November 3, 1946.

<sup>21</sup> "Mammoth Sundae: Fantastic new concoction costs teen-agers \$1," *Life*, May 19, 1947, p. 85.

<sup>22</sup> Heimann, Jim. Email to the author. Monday, June 20, 2019.

California Ribs. The current restaurant tenant, Shunji Japanese Cuisine, has operated out of the building since February 2012.

### **Integrity**

Based on its current appearance and available building permits, it appears that the subject property has experienced only minor alterations over time. The relatively few alterations that have taken place have generally been carried out in a manner that is sensitive to the building's architectural character.

1935: Permit issued to construct a one-story restaurant building at 2453 Fletcher Drive (the building's original location). Minnie Whizin, Arthur's wife, was listed as the owner. No architect was identified on the permit. J. M. Lamb is listed as the contractor. (LA permit 8077)

1935: Permit issued to erect roof sign. Art Whizen [*sic*] is listed as the owner. Artistic Neon Sign Co. is listed as the contractor. (LA permit 09686)

1939: Permit issued to move the structure from its original location at 2453 Fletcher Drive to its present location at 12244 W. Pico Boulevard. (LA permit 43740)

1941: Permit issued to install two stationary awnings over the entrance doors and a retractable awning along the front of the building. (LA permit 27696)

1952: Permit issued for recovering of awnings. A. N. Whizin is listed as the owner. (LA permit 06917)

1956: Permit issued to add urinal to men's rest room (addition at extreme south of building at rear). N. Hernandez is listed as the owner. (LA permit 18196)

1958: Permit issued to remove interior partitions. A. & R. Mazano [*sic*] are listed as owners. (LA permit 25400)

2002: Permit issued to replace existing wood damaged studs @ storage room. Add 2" slab over existing slab at storage room. Restucco Bldg. Plot Plan Attachment indicates storage room is a new addition at rear directly west of rear restroom addition. (LA permit 01016-20000-20709)

2005: Permit issued to patch and repair existing ceiling. Remove non-permitted ceiling. (LA permit 05016-10000-06842)

Although the permit record for the subject property does not contain records for some of the alterations made to the structure since it was first built in 1935, the permit record for the entire group of eighteen Chili Bowl structures reveals trends and commonalities and allows a level of extrapolation about the modifications Whizin was making to his buildings.

The most significant alteration made to the original design of the Chili Bowls as conceived by Whizin was the remodeling of the front elevation to include a ribbon of windows in place of the central three. This is a feature of the subject property, as well as the other two surviving locations that retain their window fenestration: Alhambra and Glendale. The historical permit record for other locations in the chain, including 870 N. Vine Street and 1101 S. Western Avenue, include permits issued on April 25, 1940 to

“Install glass front windows 4 ft. high by 16 ft. wide in front wall.”<sup>23</sup> The permit record also includes identical work taking place at numerous locations throughout the chain, including the subject property, consisting of the installation of two stationary awnings over the doors and one retractable awning over the front. A historic photograph of the Chili Bowl at 3620 Beverly Boulevard, appearing in the February 10, 1943 edition of the Daily News, provides a view of the ribbon windows on the front façade, along with the retractable awning, as completed during the period of significance.

No photographs have been uncovered of the subject property during the period when it operated as a Chili Bowl restaurant or Punch & Judy Ice Cream Parlor, but an image of an unidentified location operating as a Punch & Judy (circa 1947) reveals the same rusticated stone facing applied to the low wall alongside the entry stairs and front planting bed as used at 12244 W. Pico Boulevard, linking these materials and this particular treatment for the entry stairs and front planting bed to the period of significance. There appears to have been variability among the various locations in the treatment of the entry stairs and borders along the front planting beds, with some locations sporting brickwork and others simple concrete.

The alterations to the exterior beyond the period when the structure operated as a Chili Bowl consist of some of the windows covered with wood, modern single doors at the two street entrances, a later, rough-finish texture coat, corrugated metal facing on each sign of the diamond-shaped signage, and some later stone facing patchwork along the central portions of the entry stairs. The exterior has not received substantial alterations since the period of significance, and the building retains sufficient integrity to convey its historical significance.

Of the five extant Chili Bowl structures that remain today, the West Los Angeles location at 12244 W. Pico Boulevard retains the highest integrity. It retains the significant character-defining features of the Chili Bowl restaurant buildings, and maintains the appearance the buildings achieved by the early 1940s while still operating as Chili Bowls under Arthur Whizin’s ownership.

The other surviving Chili Bowl structures display a range of alterations that partly derive from their current uses. Those that have remained restaurants retain the highest integrity, while those that have been repurposed for other uses, particularly auto dealerships, have received the most substantial alterations and impacts to integrity:

#### **901 W. Florence Avenue, South Los Angeles**

The South Los Angeles location at 901 W. Florence Avenue, which is the only other surviving Chili Bowl structure in the City of Los Angeles apart from the subject property, is also the most significantly altered of the remaining Chili Bowl structures. The building currently operates as China Motors Auto Sales Inc. and has been substantially compromised. The entire front of the giant object portion of the building has been demolished and replaced with a new front addition that eliminated most of the bowl-shaped portion of the structure. The structure is unrecognizable from its front elevation.

#### **6530 San Fernando Road, Glendale**

The Glendale location, which is the only Chili Bowl structure to have been relocated twice, currently operates as the automobile dealership Valley Dealer Exchange, Inc. The structure has received numerous alterations that impact its ability to convey its historical significance: most of the window and

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<sup>23</sup> City of Los Angeles, Department of Building and Safety. Permits 16218, 16219. April 25, 1940.

door fenestration has been modified with significantly expanded openings and , a soffit overhang was added below the roofline of the giant object portion of the structure, visually obscuring the Chili Bowl shape, the south entryway has been replaced with a window and the removal of the stairway, and the rear portion of the structure has had clay tile coping placed along the perimeter of the roofline.

### **2228 E. Florence Avenue, Huntington Park**

The Huntington Park location, which was the second to be built in the chain, currently operates as Guadalajara de Noche Night Club. Unique among the extant structures, the Huntington Park location currently contains no landscaping, which allows the building's purity of form to be fully showcased. However, the entirety of the structure's original window and door fenestration has been removed and filled in, leaving solid exterior walls. Additionally, the original entry stairs have been removed. Apart from its form and stucco exterior, the Huntington Park location retains no other character defining features.

### **501 W. Valley Boulevard, Alhambra**

The Alhambra location is the eighteenth and final Chili Bowl constructed for the restaurant chain and has continuously operated as an eatery. It has operated as Kim Chuy Restaurant since approximately 1984 and retains a relatively high degree of integrity. Minimal alterations consist of the addition of fixed metal awnings over the window and door fenestration, the removal of the east entrance and entry stairs, a later texture coat of rough stucco, and the likely replacement of the original stone or brick utilized for the low wall framing the entry stairs and planting bed with concrete masonry units.

## **Period of Significance**

The period of significance for the Chili Bowl at 12244 W. Pico Boulevard has been identified as 1935 through the mid-1940s, the period during which the structure operated as a location in the Chili Bowl restaurant chain. This encompasses its construction and operation on Fletcher Drive, its relocation to Pico Boulevard as part of the chain's unique growth and evolution, and its renovated appearance with ribbon windows along its main façade. The primary exterior alteration made during the structure's operation as a Punch & Judy Ice Cream Parlor, a wood window sill with decorative brackets along the ribbon of windows, was later removed.

## **Character-Defining Features**

### *Building Exterior*

- Minimal setback from the street
- Programmatic style and characteristics, with giant object form in the shape of a chili bowl
- Differentiation of structure into distinct front (giant object) and rear (vernacular) sections
- Symmetrical façade with matching side elevations of giant object portion of structure
- Elevation recalling chili bowl profile, consisting of a curved base at ground level, canted mid-section and flared lip at roofline
- Flat roof
- Diamond-shaped, double-sided rooftop signage atop girded support
- Gooseneck light fixtures (original) on rooftop signage, two on each side.
- Window fenestration consisting of slim, rectangular windows (6) dating from original construction and ribbon of windows along center of front façade dating from first renovation
- Angled entrances (2) located one each at opposite sides of front façade
- Double-sided concrete stair located at each entrance
- Wrought iron stair rail (original) located at each entrance alongside façade
- Plastered/stucco exterior surfaces

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1. Chili Bowl, East elevation. View: W



2. Chili Bowl, East and front (North) elevation. View: SW



3. Chili Bowl, East and front (North) elevation. View: SW



4. Chili Bowl, East and front (North) elevation. View: SW



5. Chili Bowl, West and front (North) elevation. View: E



6. Chili Bowl, rooftop signage. View: W



**7. Chili Bowl, West elevation. View: NE**



**8. Chili Bowl, West elevation stairs and base of building View: N**



**9. Chili Bowl, West elevation. View: E**



**10. Chili Bowl, West elevation entrance. View: NE**



11. Chili Bowl, West elevation entrance. View: SE



12. Chili Bowl, West elevation entrance. View: NE



**13. Chili Bowl, Wrought iron stair rail, East elevation entrance. View: W**



**14. Chili Bowl, West elevation fenestration. View: E**



**15. Chili Bowl, West elevation. View: S**



**16. Chili Bowl, front elevation fenestration. View: E**



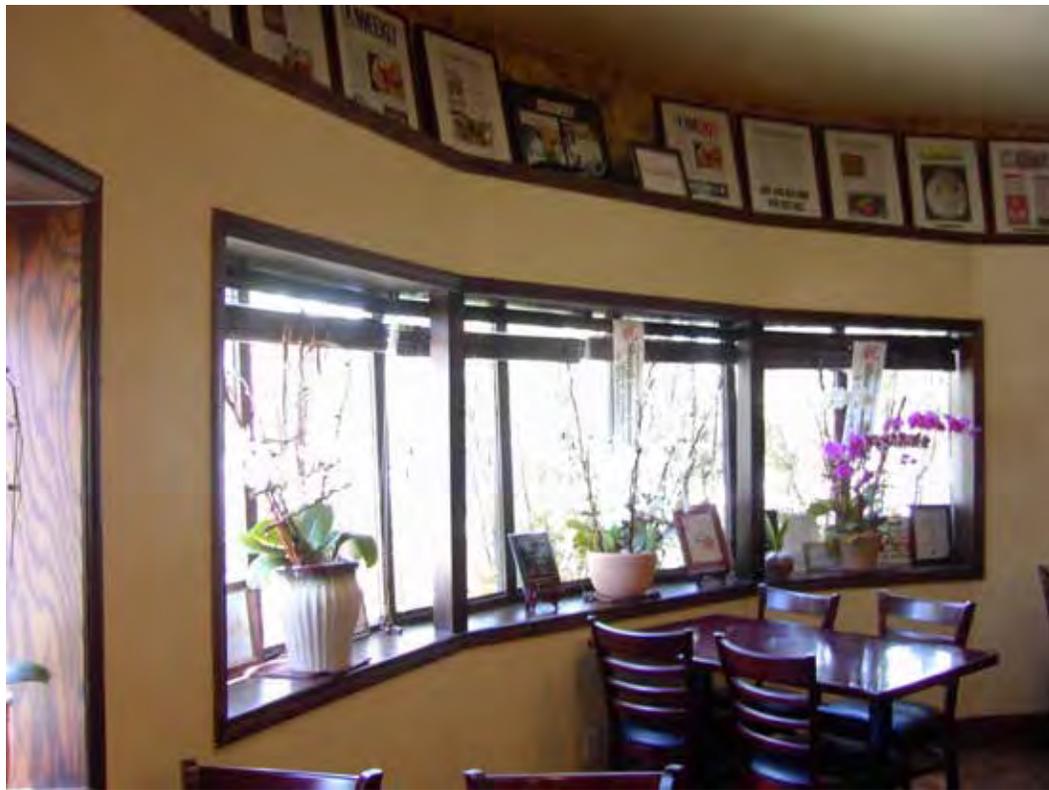
17. Chili Bowl, East elevation. View: NW



18. Chili Bowl, East and rear (South) elevation. View: NW



19. Chili Bowl, Interior of dining area. View: W



20. Chili Bowl, Interior of dining area. View: NE



21. Chili Bowl, Interior of dining area. View: E



22. Chili Bowl, Interior, fenestration. View: NE



501 W. Valley Boulevard, Alhambra (RoadsideArchitecture.com)



2228 E. Florence Avenue, Huntington Park (RoadsideArchitecture.com)



6530 San Fernando Road, Glendale (RoadsideArchitecture.com)



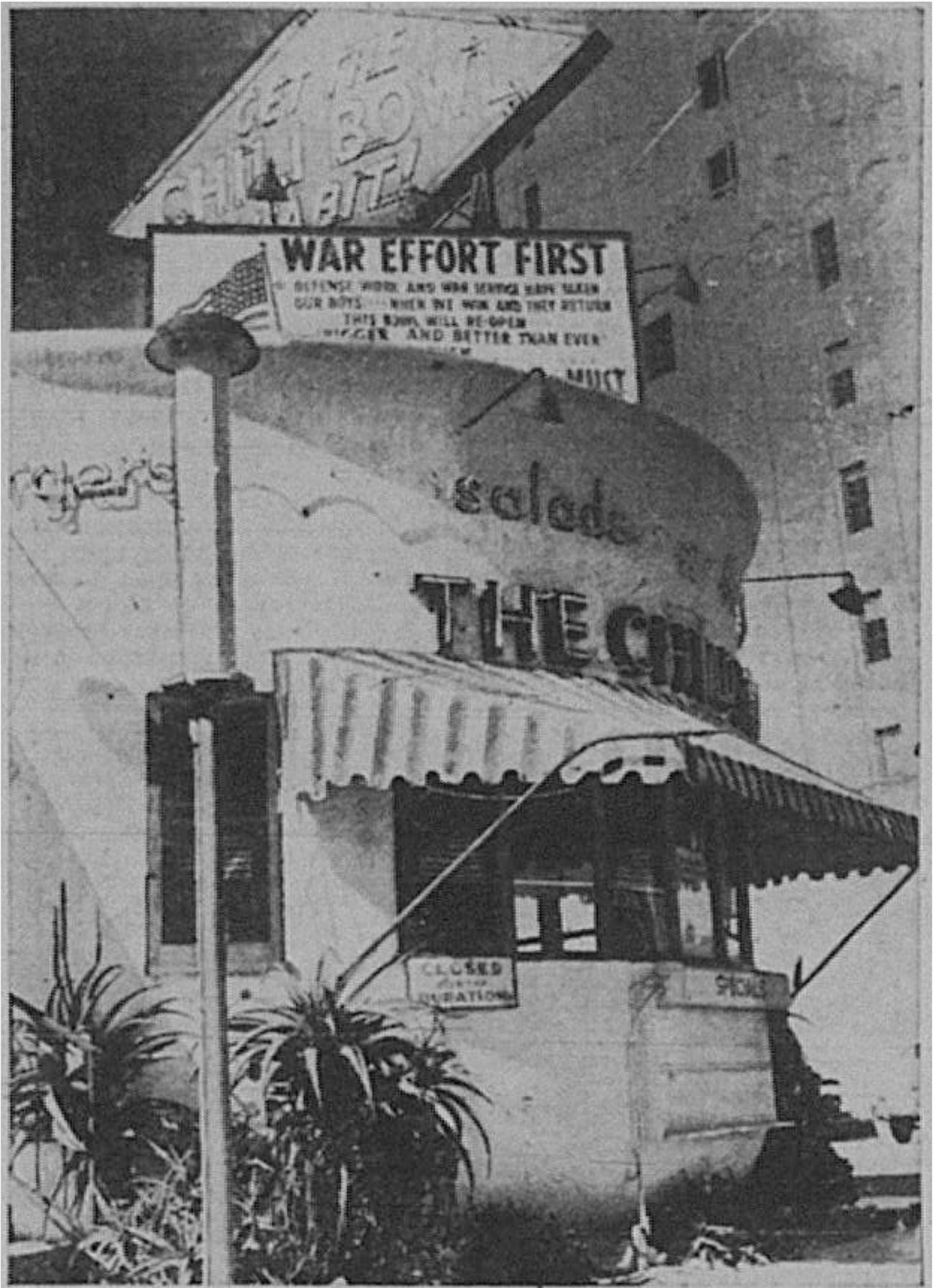
901 W. Florence Avenue, South Los Angeles (Google Earth)



Chili Bowl No. 4 under construction, 5081 Whittier Boulevard, East Los Angeles, ca. 1933 (Courtesy Jim Heimann)



Chili Bowl No. 1, 3012 Crenshaw Boulevard, Los Angeles, ca. 1931 (getty images)



Chili Bowl, 3620 Beverly Boulevard, with ribbon window and retractable awning renovation (LA Daily News, Feb. 10, 1943)



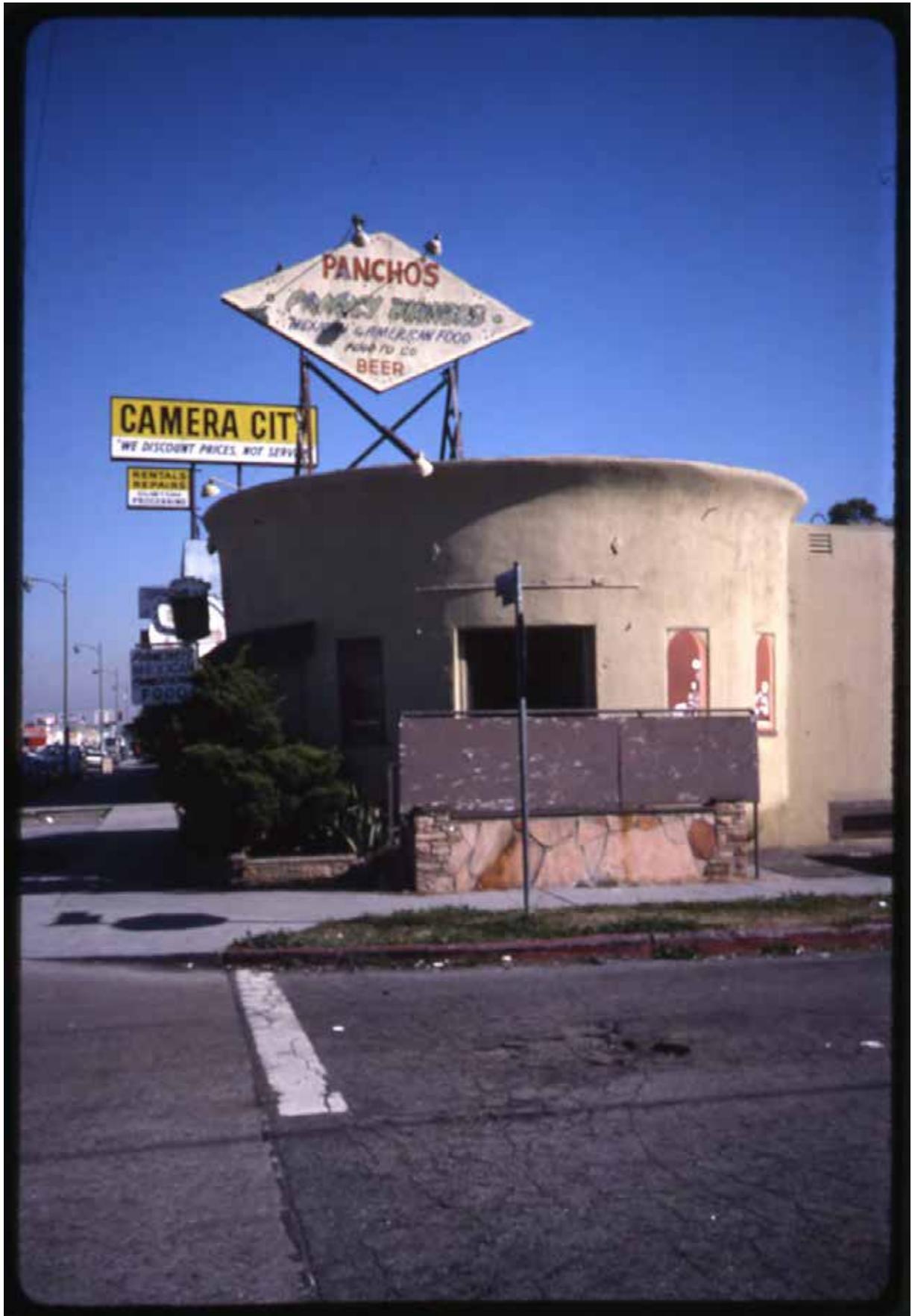
Punch & Judy Ice Cream parlor, unidentified location, 1947 (Jack Birns. The LIFE Picture Collection)



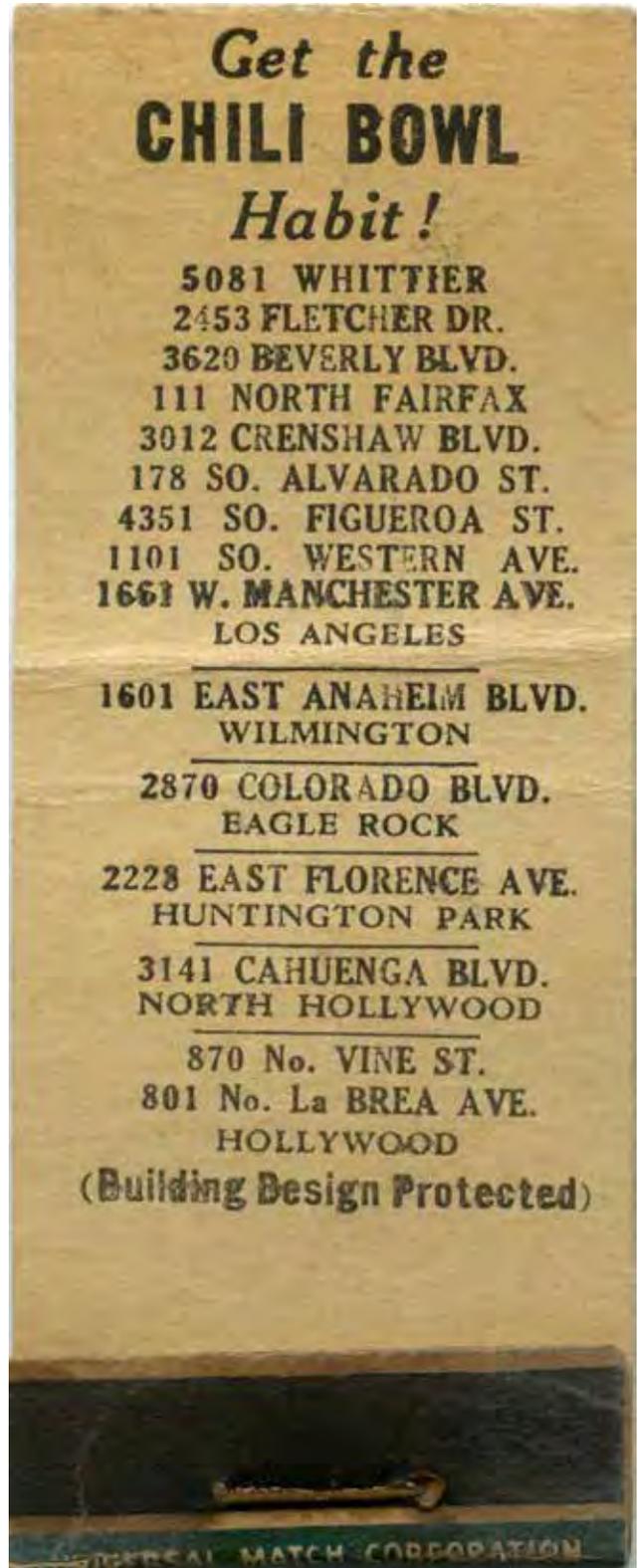
Punch & Judy Ice Cream parlor with rusticated stone facing at entry stair and planting bed, unidentified location, ca. 1947 (SnapShotPhotographs.com)



12244 W. Pico Boulevard, Round House, 1971 (Courtesy Jim Heimann)



12244 W. Pico Boulevard, Pancho's Family Dinners, 1987 (Courtesy Jim Heimann)



Chili Bowl matchbook covers, depicting 15 locations in chain. 1939 (Courtesy Jim Heimann)



# TRACT No 7861

MAR 12 1924  
13 2 PM  
90  
27  
Maps

90+27

IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.  
Being a subdivision of a portion of the John D. Young 1092.84 acre allotment  
and a portion of the George A. Sanford 546.42 acre allotment  
in the Rancho La Ballona, as per partition District Court  
case No 965.

Scale: 1 in = 100 feet.

Surveyed November 1923  
MacMillan, Hurlbutt and Randall.

*J. B. MacMillan*  
Surveyor

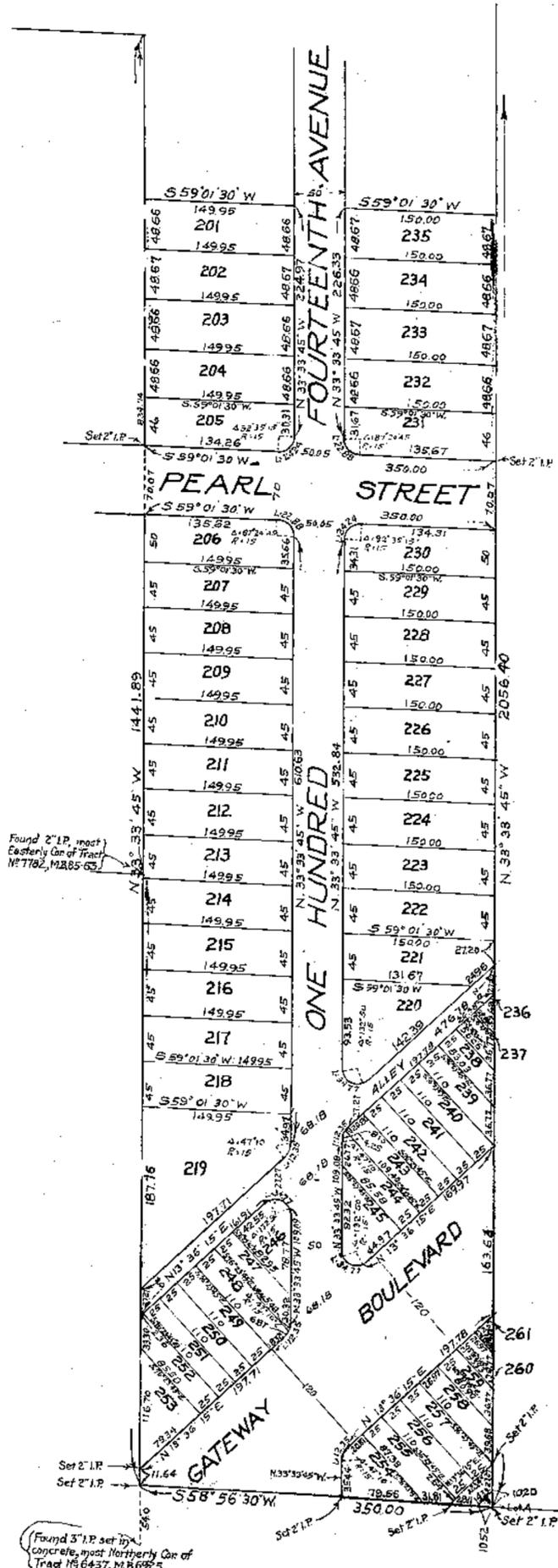
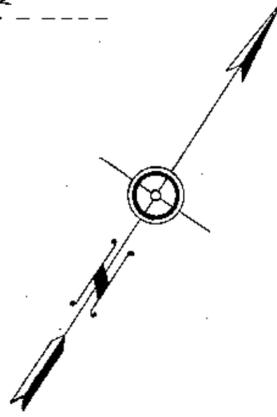
I, John MacMillan, hereby certify that I am a Licensed Surveyor of the State of California and that this map, consisting of two (2) sheets correctly represents a survey made under my supervision, November 1923 and that all its monuments, shown hereon, actually exist and their positions are correctly shown.

*John Mac Millan*

we are s we s  
we hereby  
whose consent  
the making  
of such roads, streets, avenues and alleys  
as shown on this

Hellman Commercial Trust and Savings Bank

*C. S. Seel*  
Vice President  
*A. D. ...*  
Secretary



State of California ss. On this 1st day of February in the year of  
thousand nine hundred and twenty four before me, Samuel ...  
a Notary Public in and for said County of Los Angeles, State of California, residing  
therein, duly commissioned and sworn, personally appeared, C. S. Seel  
known to me to be the President, and  
H. C. ... known to me to be the Secretary of the  
Hellman Commercial Trust and Savings Bank, the Corporation that executed the  
within instrument and known to me to be the persons whose names are sub-  
scribed therein and acknowledged to me that such corporation executed the  
same.

In witness whereof, I have hereunto set my hand and affixed my official  
seal, the day and year in this certificate first above written.

*Samuel ...*  
Notary Public in and for Los Angeles County, State of California.

*Men of  
J. E. ...*

*Mar. 12, 1924  
J. ...*

Tract No. 7861 (sheets 1-2)  
Tract No. 7861 (sheets 1-2)  
1000.00

*Cogswell*

March 10 - 1924

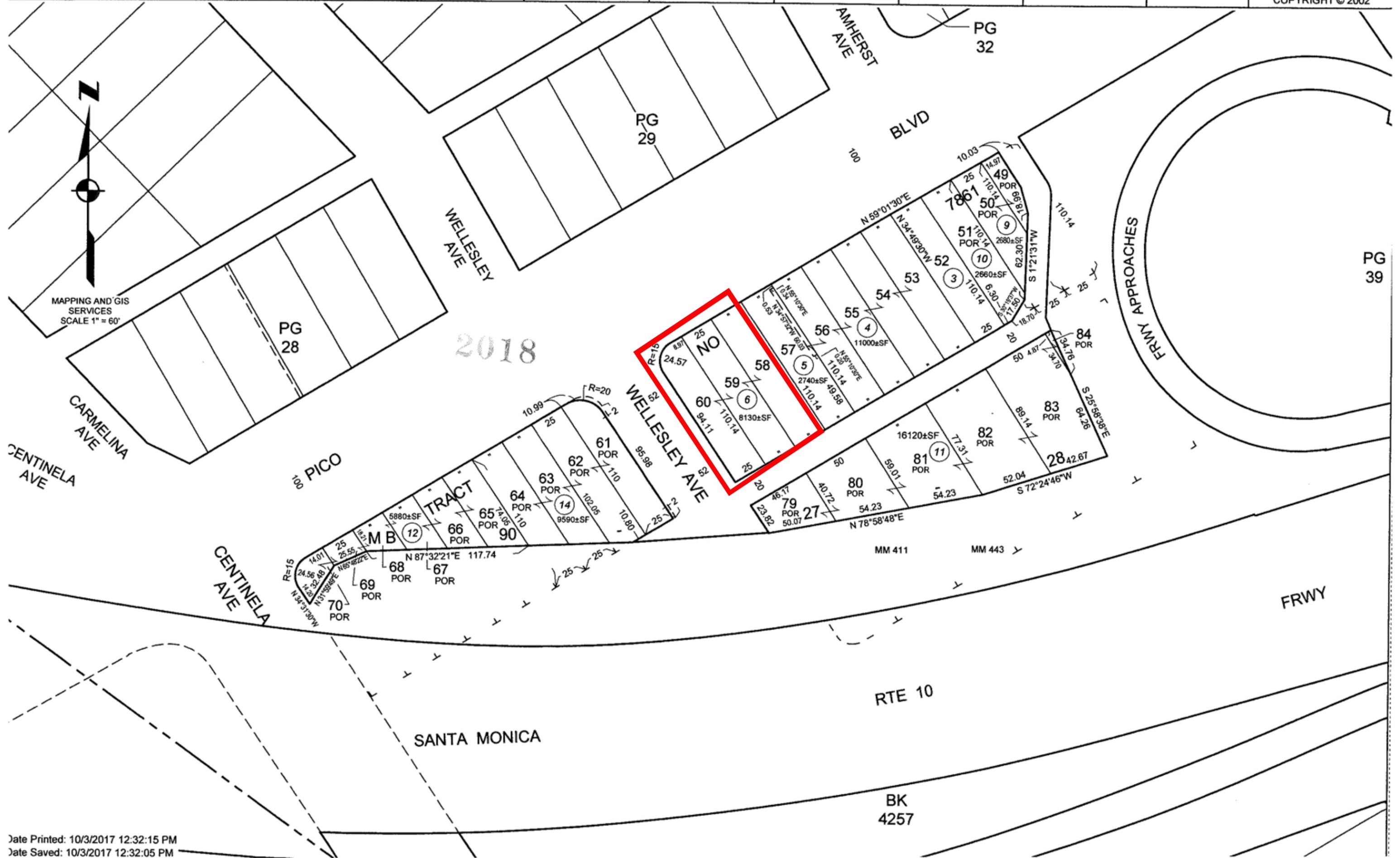
*V. Burnham*

Part of the bearing of Northern Line La Ballona shown on map Exhibit C Superior Court Case B-25296, 6387-1 of Deeds was taken as basis of bearings shown upon this map.





MAPPING AND GIS SERVICES SCALE 1" = 60'



2018

TRACT

M B

MM 411

MM 443

RTE 10

SANTA MONICA

BK 4257

SCALE 100 FT. TO AN INCH

53

W. PICO

BLVD.

SANTA MONICA CITY  
LOS ANGELES CITY



57

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 Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

Lot No. 16-17-18

Tract 6558 Book 68 P 20 21

Location of Building 2453 Fletcher Drive  
(House Number, and Street)

Approved by  
City Engineer

Between what cross streets East Riverside Dr & Crystal

Deputy.

USE INK OR INDELIBLE PENCIL

- 1. Purpose of building Restaurant Families \_\_\_\_\_ Rooms \_\_\_\_\_  
(Store, Residence, Apartment House, Hotel or any other purpose)
- 2. Owner (Print Name) MINNIE WHIZIN Phone \_\_\_\_\_
- 3. Owner's address 1124 W 20 ST.
- 4. Certificated Architect \_\_\_\_\_ State License No. \_\_\_\_\_ Phone \_\_\_\_\_
- 5. Licensed Engineer \_\_\_\_\_ State License No. \_\_\_\_\_ Phone \_\_\_\_\_
- 6. Contractor J. M. LAMB State License No. 31303 Phone PA 0182
- 7. Contractor's address 3425 1/2 S Bronson
- 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. } \$ 1500<sup>00</sup>
- 9. State how many buildings NOW on lot and give use of each. { None (Store, Residence, Apartment House, Hotel, or any other purpose)
- 10. Size of new building 25 x 45 No. Stories 1 Height to highest point 15 Size lot 75 x 120
- 11. Type of soil Sandy Foundation (Material) Concrete Depth in ground 6
- 12. Width of footing 12 Width of foundation Wall 6 Size of Redwood Sill 2 x 6
- 13. Material Exterior Wall Plaster Size of studs: (Exterior) 2 x 4 (Interior Bearing) 2 x 4
- 14. Joists: First Floor 2 x 8 Second floor \_\_\_\_\_ Rafter 2 x 6 Material of Roof Composition
- 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 J. M. Lamb  
(Owner or Authorized Agent)

Plans Specifications and other data must be filed if required.

PERMIT NO.  <b>8077</b>	FOR DEPARTMENT USE ONLY <u>5099</u>			Fee <u>750</u>
	Plans and Specifications checked <u>[Signature]</u>	Zone <u>M2</u>	Fire District No. <u>10</u>	Stamp here when Permit is issued  <b>MAY 15 1935</b>
	Correction verified <u>[Signature]</u>	Bldg. Line _____ Ft.	Street Widening _____ Ft.	
	Plans, Specifications and Application rechecked and approved <u>[Signature]</u>	Application checked and approved <u>5/14/35</u>		Clerk
PLANS Rec'd <u>[Signature]</u>	For Plans See _____	Filed with _____	INSPECTION Required _____ Specified _____ Valuation Included _____	Inspector <u>[Signature]</u>

(12)

FOR DEPARTMENT USE ONLY

Application..... <u>Th</u> .....	Fire District..... <u>15</u> .....	Bldg. Line..... <u>1</u> .....	Forced Draft Ventil.....
Construction..... <u>TA</u> .....	Zoning.....	Street widening..... <u>1</u> .....	

(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 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:.....

PLAN CHECKING

RECEIPT NO. 2882

VALUATION \$ 1500

FE PAID \$ 300

*[Handwritten signature]*

3

CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETY  
BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:  
Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

- First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
- Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
- Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM

REMOVED TO

Lot.....  
Tract.....

Present location of building } 2453 Fletcher Drive  
(House Number and Street)  
New location of building }  
(House Number and Street)  
Between what cross streets } Riverside Drive and San Fernando

Approved by  
City Engineer.  
Deputy.

- Purpose of PRESENT building... Lunch room... Families... 0... Rooms... 2...  
Store, Residence, Apartment House, or any other purpose.
- Use of building AFTER alteration or moving... Same... Families... 0... Rooms... 2...
- OWNER (Print Name)... Art Whizen... Phone.....
- Owner's address... 2453 Fletcher Drive
- Certificated Architect... None... State License No..... Phone.....
- Licensed Engineer... None... State License No..... Phone.....
- Contractor... Artistic Neon Sign Co... State License No. 22040... Phone GL 8705
- Contractor's address... 5539 Sunset Blvd.
- 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.} \$ 85.00
- State how many buildings NOW } on lot and give use of each. } One Lunch Room  
Residence, Hotel, Apartment House, or any other purpose.
- Size of existing building... 15 x 15... Number of stories high... 1... Height to highest point... 17'
- Class of building... "D"... Material of existing walls... Frame... Exterior framework... Wood  
Wood or Steel

Describe briefly and fully all proposed construction and work:

Erecting a roof sign according to accompanying plans.

Fill in Application on other Side and Sign Statement

(OVER)

PERMIT NO.  9686	FOR DEPARTMENT USE ONLY 5009			Fees... 15.00  Stamp here when Permit is issued  JUN 10 1935
	Plans and Specifications checked	Zone <u>Me</u>	Fire District No. <u>No</u>	
	Corrections verified	Bldg. Line <u>No</u>	Street Widening Ft. <u>Ft.</u>	
	Plans, Specifications and Applications rechecked and approved	Application checked and approved <u>6/7/35</u> <u>[Signature]</u> Clerk.		
PLANS Rec'd. <u>[Signature]</u>	For Plans See	Filed with	Required Valuation Included <u>SPRINKLER</u>	Specified Yes-No

1127



3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

REMOVED FROM

REMOVED TO

Lot 17

Lot 59 & 60

Tract 6558

Tract 7861

Present location of building } 2453 Fletcher Drive

New location of building } 12248 W (House Number and Street) Pico

Between what cross streets } SE cor. Whiskey

Approved by City Engineer.

Deputy.

PLANS WEST 11th DISTRICT

1. Purpose of PRESENT building Restaurant Families Rooms 2

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

3. Owner (Print Name) The Chili Bowls, A. Whizin Phone

4. Owner's Address 3614 W. Jefferson Blvd.

5. Certificated Architect State License No. Phone

6. Licensed Engineer State License No. Phone

7. Contractor Kress House Moving Company State License No. 4675 Phone MU 3201

8. Contractor's Address 807 California St.

9. VALUATION OF PROPOSED WORK \$ 300.00

10. State how many buildings NOW } none on lot and give use of each. (Residence, Hotel, Apartment House, or any other purpose)

11. Size of existing building 24 x 40 Number of stories high 1 Height to highest point 17

12. Class of building stucco Material of existing walls wood Exterior framework wood

Describe briefly and fully all proposed construction and work:

Move building, construct foundation & underpinning plumbing & electrical

Fill in Application on other Side and Sign Statement

(OVER)

Form with fields: PERMIT NO. 43740, FOR DEPARTMENT USE ONLY, Fee 2.50, NOV -8 1939, Inspector, Valuation Included Yes-No



3

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

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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.

REMOVED FROM

REMOVED TO

Lot Lot

Tract Tract

Present location of building } 12244 W. Pico Blvd. (House Number and Street)

New location of building } (House Number and Street)

Between what cross streets }

Approved by City Engineer

Deputy

1. Purpose of PRESENT building Restaurant Families Rooms

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

3. Owner (Print Name) APT. WHIZIN Phone P.O. 2159

4. Owner's Address 3620 W. Jefferson

5. Certificated Architect State License No. Phone

6. Licensed Engineer State License No. Phone

7. Contractor Alhambra Shade & Luico State License No. Phone 112-6713

8. Contractor's Address 126 W. Main Alh.

9. VALUATION OF PROPOSED WORK \$ 46.00 (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.)

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

11. Size of existing building x Number of stories high 1 Height to highest point

12. Class of building D. Material of existing walls Stucco Exterior framework mod. (Wood or Steel)

Describe briefly and fully all proposed construction and work:

2 - All windows over doors 5'6" wide x 4'0" out. Stationary
1 - " " front 17'6" x 3'0" Retractable.

Fill in Application on other Side and Sign Statement

(OVER)

Table with 4 columns: PERMIT NO. (27696), FOR DEPARTMENT USE ONLY (Plans checked, Corrections verified, etc.), Fee (\$1.00), Inspector. Includes a stamp 'REC'D' and 'SPRINKLER'.



1

APPLICATION TO ERECT A NEW BUILDING AND FOR A Certificate of Occupancy

Form B-1 CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Lot No. 58, 59 & 60

Tract 7861

Location of Building 12244 W. Pico Blvd (House Number and Street)

Approved by City Engineer

Between what cross streets? Bunniny Wellstey

Deputy

USE INK OR INDELIBLE PENCIL in continuation of Retail Sales on previous

1. Purpose of building Storage & Retail Toys Families Rooms

2. Owner Arthur N. Whizzia (Print Name) Phone Hollywood 38

3. Owner's Address 6802 Santa Monica Blvd P. O. Los Angeles

4. Certificated Architect State License No. Phone

5. Licensed Engineer John Case State License No. 5322 Phone Ar 6578

6. Contractor owner State License No. Phone

7. Contractor's Address above ENG. CHIC.

8. VALUATION OF PROPOSED WORK \$ 3500.00 (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.)

9. State how many buildings NOW on lot and give use of each. 1 FURN. STORE (Store, Dwelling, Apartment House, Hotel or other purpose)

10. Size of new building 32 x 40 No. Stories 1 Height to highest point 18'8" Size lot 75' x 75'

11. Material Exterior Walls Corrug. Galv. Steel Type of Roofing Corrug. Galv. Steel

12. Buildings and similar structures (a) Footing: Width Depth in Ground Width of Wall (b) Size of Studs Material of Floor (c) Size of Floor Joists x Size of Rafters x

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here Arthur N. Whizzia (Owner or Authorized Agent)

DISTRICT OFFICE WEST L.A. ANNEX

By [Signature]

Table with columns: PLAN CHECKING, Valuation \$ 3500.00, Fee \$ 7.50, Investigation Fee \$, Bldg. Permit Fee \$, Total \$ 13.50, TYPE IV, GROUP C-1, Fire District 250, District Map No. 7221, Application checked and approved, Filed with, Plans, Specifications and Application checked and approved, Continuous Inspection, SPRINKLER Specified-Required Valuation Included Yes/No, Inspector [Signature] 80 1952

DO NOT WRITE BELOW THIS LINE

Table with columns: TYPE OF RECEIPT, DATE ISSUED, TRACER NO. (M), RECEIPT NO., CODE, FEE PAID. Rows: Plan Checking (061 1-1 1952, 02393), Supplemental Plan Checking, Building Permit (1021 W.A. 25, A44877)

# SOULÉ STEEL COMPANY

CONT. NO. U3049

JOB Arthur N Whizzin

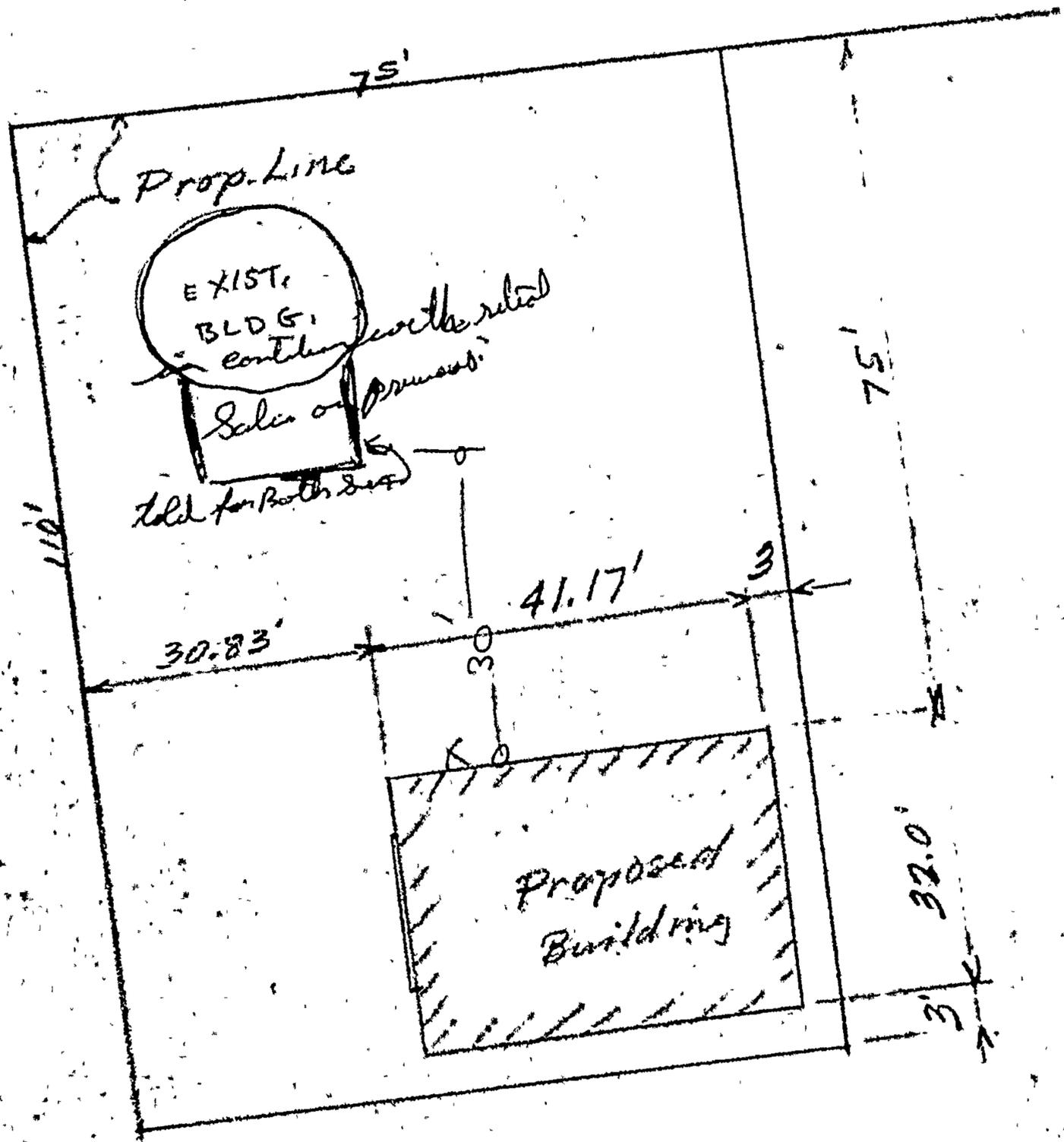
SHEET NO. \_\_\_\_\_

*10/20/52 - forming block  
W. Miller*



W. Pico Blvd.

Wellesley Ave



Public Alley

3

APPLICATION TO ALTER, REPAIR, or DEMOLISH AND FOR A Certificate of Occupancy

Form B-3 CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Lot No. 60

Tract 7861

Location of Building 12244 West Pico Blvd (House Number and Street) Approved by City Engineer

Between what cross streets? Broadway Wellesley Deputy

USE INK OR INDELIBLE PENCIL

1. Present use of building Store Families Rooms (Store, Dwelling, Apartment House, Hotel or other purpose)

2. State how long building has been used for present occupancy 3 years

3. Use of building AFTER alteration or moving Store Families Rooms

4. Owner A.N. Whisen Phone

5. Owner's Address 49 Whisen P.O. 12029 Phone

6. Certificated Architect none License No. Phone North Hollywood

7. Licensed Engineer License No. Phone

8. Contractor Smith & Sons License No. Phone

9. Contractor's Address 1833 Silverman Pl. S.W. Phone

10. VALUATION OF PROPOSED WORK Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon. \$ 8,500

11. State how many buildings NOW on lot and give use of each. two stores (Store, Dwelling, Apartment House, Hotel or other purpose)

12. Size of existing building 1830 Number of stories high 16 Height to highest point

13. Material Exterior Walls Exterior framework (Wood, Steel or Masonry) (Wood or Steel)

14. Describe briefly all proposed construction and work:

RECOVER EXIST. AWNING WITH CANVAS-RETRACTABLE Auto Awning 8'5" 3'2"

NEW CONSTRUCTION 5'4"

15. Size of Addition x Size of Lot x Number of Stories when complete
16. Footing: Width Depth in Ground Width of Wall Size of Floor Joists x
17. Size of Studs x Material of Floor Size of Rafters x Type of Roofing

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

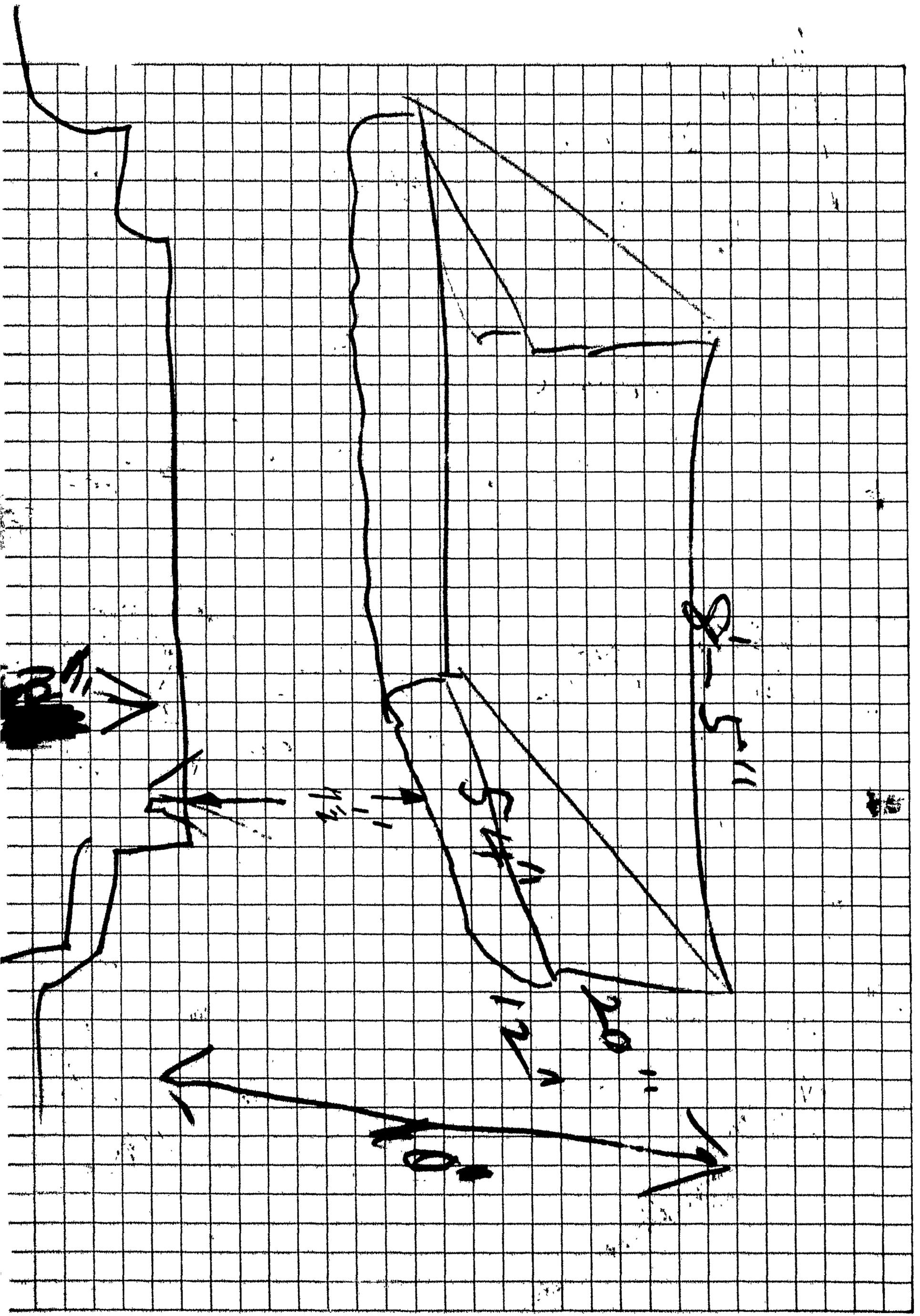
DISTRICT OFFICE WEST LOS ANGELES Sign here Henry O. Smith (Owner or Authorized Agent) By

FOR DEPARTMENT USE ONLY

Table with columns: PLAN CHECKING, OCCUPANCY SURVEY, Valuation, Fee, TYPE, GROUP, For Plans See, Filed with, Maximum No. Occupants, Inside Lot, Key Lot, Corner Lot Keyed, Zone, Bldg. Line, Continuous Inspection, Lot Size, Fire District, Street Widening, SPRINKLER Specified-Required Valuation Included, Investigation Fee, Cert. of Occupancy Fee, Bldg. Permit Fee, Total, District Map No., Application checked and approved, Inspector.

DO NOT WRITE BELOW THIS LINE

Table with columns: TYPE OF RECEIPT, DATE ISSUED, TRACER NO. (M), RECEIPT NO., CODE, FEE PAID. Rows: Plan Checking, Supplemental Plan Checking, Building Permit (DEC 8 - 1952, WLA 6917).



Address of Building ..... 12244 W. Pico Bl. ....  
Permit No. and Year ..... LA 4877 - 1952 .....  
Certificate Issued ..... January 21 ..... 1953 .....

CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING-AND SAFETY

CERTIFICATE OF OCCUPANCY

NOTE: Any change of use or occupancy  
Must be approved by the Department of  
Building and Safety.

This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch 1, as to permitted uses; Ch. 9, Arts. 11, 3, 4, and 5; and with applicable requirements of State Housing Act,—for following occupancies:

1 Story - Type IV - 32' x 40' - Storage & Sale of Toys.

G-1 Occupancy.

Owner Arthur N. Whizgin  
Owner's Address 6802 Santa Monica Bl.  
Los Angeles 38, Calif.

3

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

DEPT. OF BUILDING AND SAFETY

CITY OF LOS ANGELES

1. LEGAL LOT		BLK.	TRACT	DIST. MAP
No legal				7221
2. BUILDING ADDRESS			APPROVED	ZONE
12244 W. Pico Blvd.				C-2
3. BETWEEN CROSS STREETS				FIRE DIST.
Wellesley		AND	Amherst	2
4. PRESENT USE OF BUILDING		NEW USE OF BUILDING		INSIDE
Vacant Food Estab.		Beer Tavern		KEY
5. OWNER		PHONE		COR LOT XX
N. Hernandez		GR. 9-7908		REV. COR
6. OWNER'S ADDRESS		P.O.	ZONE	LOT SIZE
2225 Pontius Ave				no legal
7. CERT. ARCH.		STATE LICENSE	PHONE	
None				
8. LIC. ENGR.		STATE LICENSE	PHONE	REAR ALLEY 20'
None				SIDE ALLEY
9. CONTRACTOR		STATE LICENSE	PHONE	BLDG LINE
Owner				no
10. CONTRACTOR'S ADDRESS		P.O.	ZONE	AFFIDAVITS
Same				
11. SIZE OF EXISTING BLDG.		STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE
24' X 46'		1	9'	1 Gar. & 1 Food Estab.
12. MATERIAL		ROOF CONST.		ROOFING
EXT. WALLS: <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> ASPHALT		<input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER		SPRINKLERS REQ'D. SPECIFIED
3 12244 W. Pico Blvd.				DISTRICT OFFICE
				WLA 1956

VALIDATION		CASHIER'S USE ONLY			
WLA 18/96		PC # 14671-102-6-1-16			
TYPE	GROUP	MAX. OCC.	Bldg. # 250-6-1-16		
	C-2	40			
C. OF O. ISSUED		P.C.	S.P.C.	B.P.	I.F.
INSPECTOR				250	

13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.		\$ 250.00	DWELL. UNITS
14. SIZE OF ADDITION		STORIES	HEIGHT
Add urinal to men's rest room			
15. NEW WORK: EXT. WALLS		ROOFING	VALUATION APPROVED
			APPLICATION CHECKED
			Lund
			PLANS CHECKED
			CORRECTIONS VERIFIED
			PLANS APPROVED
			APPLICATION APPROVED

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

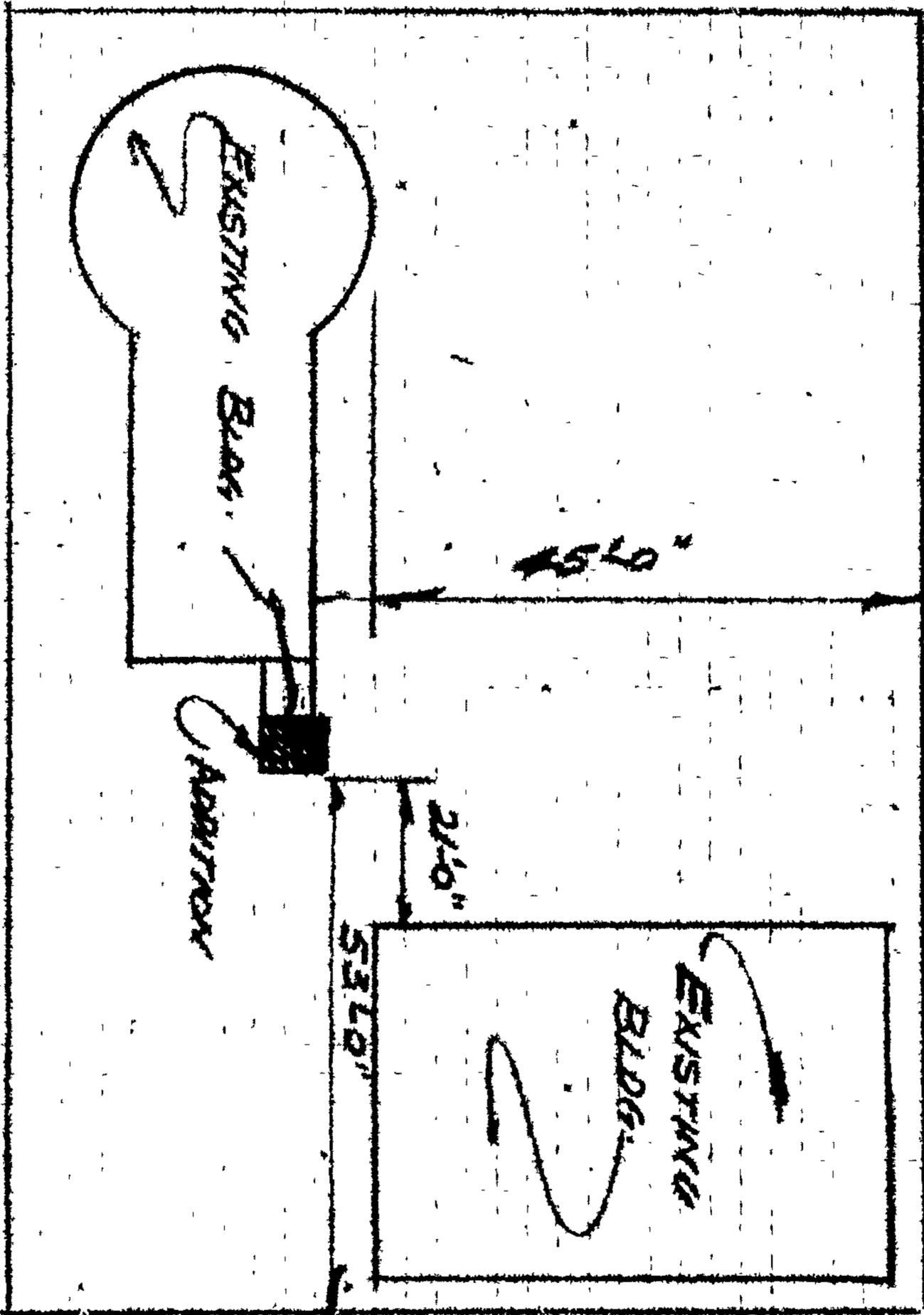
X SIGNED *Marcos Hernandez*

This Form When Properly Validated is a Permit to Do the Work Described.

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

ON LOT 11 & 12 NEW MILL BLDG. ON LOT 10 UN. OF LUCH

PICK BIRD



WELLESLEY AVE.  
PLOT PLAN

ALLEY

# 3

## APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

1. LEGAL LOT <b>58-59-60</b>	BLK.	TRACT <b>7861</b>	DIST. MAP <b>7221</b>
2. BUILDING ADDRESS <b>12244 W. Pico Blvd</b>		APPROVED	ZONE <b>C-2</b>
3. BETWEEN CROSS STREETS <b>Wellesley</b> AND <b>Bundy</b>			FIRE DIST. <b>II 100</b>
4. PRESENT USE OF BUILDING <b>Beer Parlor</b>		NEW USE OF BUILDING <b>Same</b>	INSIDE KEY
5. OWNER <b>A &amp; B Mazano</b>		PHONE <b>GE 87247</b>	COR. LOT <b>XXX</b>
6. OWNER'S ADDRESS <b>2526 Wellesley</b>		P. O.	ZONE <b>IA 64</b>
7. CERT. ARCH.		STATE LICENSE	PHONE
8. LIC. ENGR.		STATE LICENSE	PHONE
9. CONTRACTOR <b>OWNER</b>		STATE LICENSE	PHONE
10. CONTRACTOR'S ADDRESS		P. O.	ZONE
11. SIZE OF EXISTING BLDG. <b>17 x 45</b>	STORIES <b>1</b>	HEIGHT <b>14</b>	NO. OF EXISTING BUILDINGS ON LOT AND USE <b>2-Beer parlor &amp; Bar</b>
12. MATERIAL EXT. WALLS: <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input checked="" type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE		ROOF CONST. <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER	ROOFING <b>Comp</b>

# 3

**12244 W Pico Blvd**

DISTRICT OFFICE  
**VLA**

13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. <b>\$ 250.</b>	DWELL. UNITS			
14. SIZE OF ADDITION <i>None</i>	STORIES	HEIGHT	VALUATION APPROVED	PARKING SPACES
15. NEW WORK: EXT. WALLS	ROOFING	APPLICATION CHECKED <b>Weeger</b>	PLANS CHECKED	GUEST ROOMS
C. OF O. ISSUED	I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.		CORRECTIONS VERIFIED	FILE WITH
SIGNED <b>Alad mandant</b>		PLANS APPROVED	APPLICATION APPROVED	CONT. INSP.
This Form When Properly Validated is a Permit to Do the Work Described.		INSPECTOR		

TYPE	GROUP	MAX. OCC	P.C.	S.P.C.	B.P.	I.F.	O.S.	C/O
<input checked="" type="checkbox"/>	<b>6-2</b>	<b>10</b>	<b>15</b>	<b>15</b>	<b>15</b>			

VALIDATION CASHIER'S USE ONLY

**W/A - D.P. # 720371 - \$1.00 - 8-14-48**

**W/A - Redy # 25400 - \$2.50 - 8-14-48**

3

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL DESCR.	LOT	BLK.	TRACT	ADDRESS APPROVED
	58, 59, 60		7861	
2. BUILDING ADDRESS	12244 1/2 W. Pico Blvd			DIST. MAP 7221
3. BETWEEN CROSS STREETS	Bundy Dr. AND Wellesley Ave.			ZONE C-2-1
4. PRESENT USE OF BUILDING	Vacant		NEW USE OF BUILDING Body & Fender shop	FIRE DIST. 2
5. OWNER'S NAME	Abad Manzanero		PHONE GR. 98838	INSIDE KEY
6. OWNER'S ADDRESS	2526 Wellesley Ave.		P. O. L.A. 64	ZONE
7. CERT. ARCH.	NONE		STATE LICENSE	PHONE
8. LIC. ENGR.	NONE		STATE LICENSE	PHONE
9. CONTRACTOR	OWNER		STATE LICENSE	PHONE
10. CONTRACTOR'S ADDRESS			P. O.	ZONE
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	
32' x 40'	1	16'	2 COMMERCIAL	
12. MATERIAL	<input type="checkbox"/> WOOD <input checked="" type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK		ROOF	<input type="checkbox"/> WOOD <input checked="" type="checkbox"/> STEEL
EXT. WALLS:	<input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE		CONST.	<input type="checkbox"/> CONC. <input type="checkbox"/> OTHER
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$ 450.00		VALUATION APPROVED	AFFIDAVITS
14. SIZE OF ADDITION	STORIES	HEIGHT	APPLICATION CHECKED	
COMPLY WITH OCCUPANCY SURVEY				
15. NEW WORK: (Describe)	EXT. WALLS	ROOFING	PLANS CHECKED	DWELL. UNITS
Occupancy survey 1280 sq ft file X 17899	REQUIREMENTS.		NO PLANS	
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.			CORRECTIONS VERIFIED	SPACES PARKING
Signed: X Abad Manzanero			PLANS APPROVED	GUEST ROOMS
This Form When Properly Validated is a Permit to Do the Work Described.			APPLICATION APPROVED	FILE WITH cons bur
			INSPECTOR Veach	CONT. INSP. COMM

SEWER (Available) (Not Available)

CRITICAL SOIL

TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O
IV	F-1		NONE			3 50		25.00	

CASHIER'S USE ONLY

M.P.A. O.S. # 180 - 11-27-61 - 25.00

BP 38609 11-30-61 3.50

P.C. No. GRADING CRIT. SOIL CONS.

3 No 209

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

B&S Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

Form fields 1-11: LEGAL DESC., BUILDING ADDRESS, BETWEEN CROSS STREETS, PRESENT USE OF BUILDING, OWNER'S NAME, OWNER'S ADDRESS, CERT. ARCH., LIC. ENGR., CONTRACTOR, CONTRACTOR'S ADDRESS, SIZE OF EXISTING BLDG.

SEWER (Available) (Not Available) DHB

Form fields 12-15: MATERIAL, VALUATION, SIZE OF ADDITION, NEW WORK, and signature section with 'This Form When Properly Validated is a Permit to Do the Work Described.'

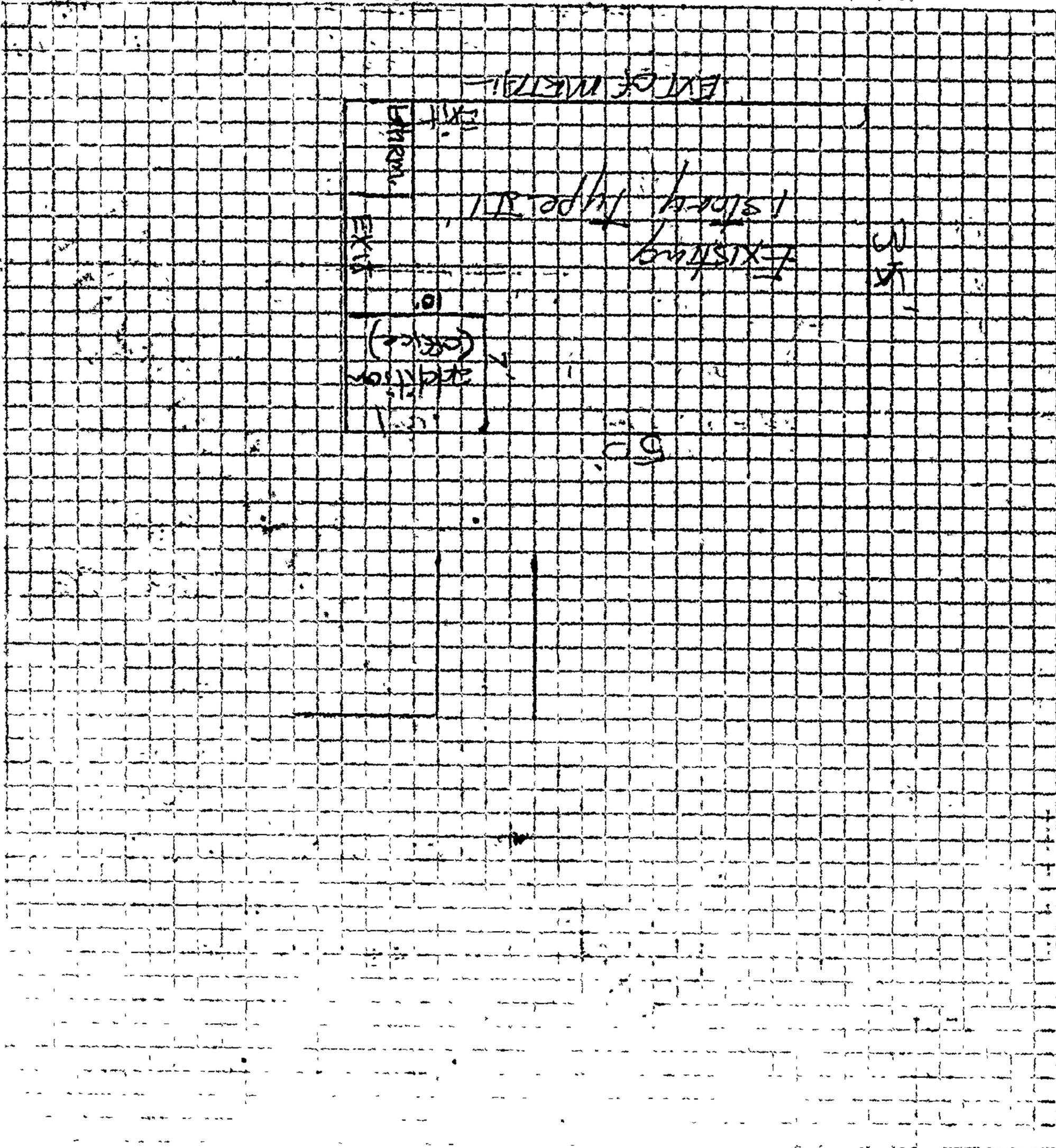
CRITICAL SOIL

Table with columns: TYPE, GROUP, MAX. OCC., P.C., S.P.C., G.P.I., B.P., I.F., O.S., C/O

CASHIER'S USE ONLY table with columns: P.C. No., GRADING, CRIT. SOIL, CONS. and handwritten entries for dates and amounts.

LEGAL DESCRIPTION

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



SCOPE OF PERMIT

"This permit is an application for a permit for work of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation in any way to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof makes any warranty, or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (S. Sec. 91.0202 LAMC)

CITY OF LOS ANGELES  
CALIFORNIA

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

ILAN ISRAELY  
PRESIDENT

WILLIAM J. ROUSE  
VICE-PRESIDENT

EFREN R. ABRATIQUE, P.E.  
FRANCISCO ARRIZON  
BARBARA BOUDREAUX



JAMES K. HAHN  
MAYOR

DEPARTMENT OF  
BUILDING AND SAFETY  
201 NORTH FIGUEROA STREET  
LOS ANGELES, CA 90012

ANDREW A. ADELMAN, P.E.  
GENERAL MANAGER

TOM WHELAN  
EXECUTIVE OFFICER

NOTICE REGARDING ERASURE(S), HANDWRITING(S)  
AND OTHER CORRECTION(S) ON ORIGINAL BUILDING PERMIT

Building permit with reference number 02VN 10488 issued on 5-21-02 for the job address  
12244 Pico BL W contained the following information that  
was/were ~~erased~~/handwritten/corrected before the permit was received from the issuing office:

INFORMATION ON PAGE ONE/TWO, AREA NO. \_\_\_\_\_ WAS/WERE:

covered with correction fluid  crossed out  cut out  covered with paper  not preprinted

and rewritten  and retyped  and pasted upon  handwritten  written in pencil/red ink

INFORMATION ON PAGE ONE/TWO, AREA NO. \_\_\_\_\_ WAS/WERE:

covered with correction fluid  crossed out  cut out  covered with paper,  not preprinted

and rewritten  and retyped  and pasted upon  handwritten  written in pencil/red ink

INFORMATION ON Page Three ATTACHMENT WAS/WERE:

covered with correction fluid  crossed out  cut out  covered with paper  not preprinted

and rewritten  and retyped  and pasted upon  handwritten  written in pencil/red ink

ENGINEER'S NAME/APPROVAL SIGNATURE ON PAGE ONE OF THE PERMIT WAS:

covered with correction fluid  crossed out  cut out  covered with paper

and rewritten  and retyped  and resigned upon  and pasted upon  signed in pencil/red ink

STAMP ON PAGE \_\_\_\_ / \_\_\_\_ ATTACHMENT WAS:

covered with correction fluid  crossed out  cut out  covered with paper  illegible  not preprinted

and rewritten  and retyped  and pasted upon  handwritten

NOTE: The building permit follows this notice.

[Signature]

Microfilm Supervisor

DAFS MICROFILMING FORM NO. MF-4

6/15/03

Date Signed

(G:\DRM\DAFS\DAFSFORM\DAFMFF4.FRM) R2.28.2002

07720300239

12244 W Pico Blvd



Permit #:
Plan Check #:
Event Code:

01016 - 20000 - 20709

Printed: 05/21/02 09:57 AM

Bldg-Alter/Repair
Commercial
No Submit Plan Check

City of Los Angeles - Department of Building and Safety
APPLICATION FOR BUILDING PERMIT
AND CERTIFICATE OF OCCUPANCY

Last Status: Ready to Issue
Status Date: 05/21/2002

Table with 7 columns: L. TRACT, BLOCK, LOT(s), ABB, MAP REF#, PARCEL ID # (PTN), 2. BOOK/PAGE/PARCEL. Row 1: TR 7861, 59, MB 90-27/28, 120B149 92, 4259 - 040 - 006

3. PARCEL INFORMATION
BAS Branch Office - WLA
Council District - 11
Community Plan Area - Palms - Del Rey - Mar Vista
Census Tract - 2713.000
District Map - 120B149
Energy Zone - 6
Fire District - 2
Earthquake-Induced Liquefaction Area - YES
Near Source Zone Distance - 3.2
Thomas Brothers Map Grid - 632
ZONE(S): C2-1VL/

4. DOCUMENTS
ZI - ZI 2192
ORD - ORD-158715
CN - CN-0017-CD11

5. CHECKLIST ITEMS
Std. Work Descr - Damage Repair <10%
Std. Work Descr - Re-stucco/Siding

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION
Owner(s): Manzano, Abad And Virginia C Trs Ma 2526 Wellesley Ave LOS ANGELES CA 90064
Applicant: (Relationship, Agent for Owner) Peter Steenolsen - (818) 709-7391

7. EXISTING USE (17) Restaurant
PROPOSED USE
8. DESCRIPTION OF WORK
REPLACE (E) WOOD DAMAGED STUDS @ STORAGE ROOM. ADD 2" SLAB OVER (E) SLAB AT STORAGE ROOM. RESTUCCO BLDG.

9. # Bldgs on Site & Use: RESTAURANT BLDG.

10. APPLICATION PROCESSING INFORMATION
BLDG. PC By: Guang-Min Tung
OK for Cashier: Guang-Min Tung
Signature: [Signature]
Date: 5-21-02

For information and/or inspection requests originating within LA County,
Call toll-free (888) LA4BUILD
Outside LA County, call (213)-977-6941. (LA4BUILD = 524-2845)

For Cashier's Use Only W/O #: 11620709
Project Name:

11. PROJECT VALUATION & FEE INFORMATION
Permit Valuation: \$6,000
PC Valuation:
FINAL TOTAL Bldg-Alter/Repair 168.70
Permit Fee Subtotal Bldg-Alter/Reps 146.25
Handicapped Access
Plan Check Subtotal Bldg-Alter/Rep 0.00
Plan Maintenance
Fire Hydrant Refuse-To-Pay
E.O. Instrumentation 1.26
O.S. Surcharge 2.95
Sys. Surcharge 8.85
Planning Surcharge 4.39
Planning Surcharge Misc Fee 5.00
Permit Issuing Fee 0.00
Sewer Cap ID: Total Bond(s) Due:

LA Department of Building and Safety
VN 16 08 023837 05/21/02 10:02AM

Table with 2 columns: Description, Amount. Rows: BUILDING PERMIT COMM \$146.25, EI COMMERCIAL \$1.26, ONE STOP SURCH \$2.95, SYSTEMS DEVT FEE \$8.85, CITY PLANNING SURCH \$4.39, MISCELLANEOUS \$5.00

Total Due: \$168.70
Check: \$168.70

02VN 10488

12. ATTACHMENTS
D.A. Hardship Exemption Plot Plan [Signature]

07720300240

13. STRUCTURE INVENTORY

14. APPLICATION COMMENTS

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information that has been captured electronically is not printed. Nevertheless, the information printed herein exceeds that required by Section 19025 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS

(O), Owner-Builder

CLASS LICENSE# PHONE #

0

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the plan check fee has been paid. This permit expires two years after the building permit fee has been paid or 180 days after the fee has been paid and construction has not commenced or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. If doing work on a residential property, I certify that I hold a valid certification as a Home Improvement contractor per B&P Code, Section 7150.2c. The following applies to B contractors only: I understand the limitations of Section 7057 related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: \_\_\_\_\_ Lic. No.: \_\_\_\_\_ Print: \_\_\_\_\_ Sign: \_\_\_\_\_

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: \_\_\_\_\_ Policy Number: \_\_\_\_\_

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Sign: AGS Date: 5/22/02  Contractor  Authorized Agent  Owner

WARNING FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES

19. CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's name: \_\_\_\_\_ Lender's address: \_\_\_\_\_

20. ASBESTOS REMOVAL

Notification of asbestos removal:  Is not applicable  Letter was sent to the AQMD or EPA Sign: AGS Date: 5/22/02

21. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 commencing with Sec. 7000 of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

I am exempt under Sec. \_\_\_\_\_, Bus. & Prof. Code for the following reason: \_\_\_\_\_

Print: AGS Sign: AGS Date: 5/22/02  Owner  Authorized Agent

22. FINAL DECLARATION

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

Print: AGS THENOLSEN Sign: AGS Date: 5/22/02  Owner  Contractor  Author. Agent

0773030241

**UNREASONABLE HARDSHIP FINDING**

Construction valuation not exceeding \$93,000 (rev. 1-2001) ... Sec. 1134B.2.1, Exc. 1

PROJECT INFORMATION

Project Address 12244 W. PICO BLVD. Application # 01016-20000-20709  
Project Description STOR. RM  
Type of Facility RESTAURANT. Project Valuation \$ 6,000.00  
(Actual Construction Cost)

FULL COMPLIANCE COST OF DISABLED ACCESS UPGRADES OUTSIDE OF AREA OF REMODEL

- Path of travel to building or facility entrance ..... \$ 450.00
- Path of travel within building or facility ..... \$ 1,500.00
- Sanitary facilities ..... \$ 500.00
- Drinking fountains ..... \$ 250.00
- Public telephones ..... \$ 300.00

TOTAL = \$ 3,000.00

The accessibility feature upgrades would increase construction costs by 50 %

EXPENDITURE FOR UNREASONABLE HARDSHIP COMPLIANCE (20% of project valuation = \$1200)

Specify accessibility feature upgrades to be provided and cost under following priority listing:

1. Accessible path of travel to building or facility entrance (including entry doorway): BATH ROOM DOORS 3'-0" \$ 850-
2. Accessible path of travel within building or facility to the area of remodel OMIT LOWER COUNTERS SEATING AREA ~~\$ 1,500-~~
3. Accessible restroom for each sex GRAB BARS IN MENS & WOMANS BATHRMS & H/C TOILETS \$ 1,500-
4. Accessible drinking fountains and public telephones 0 \$ 0-
5. Additional accessible features (parking, storage, and alarms) STORAGE DOOR 3'-0" \$ 200-

TOTAL = \$ 2,250-

APPLICANT INFORMATION

Name (print) ANTHONY STEENOLSEN  
Firm Address 2828 LOCHRAN ST #313  
SIMI VALLEY CA. 93065

Signature [Signature]  
Position AGENT

FOR DEPARTMENT USE ONLY

Approved by [Signature] Date J-21-02

07723050242

Bldg--Alter/Repair

City of Los Angeles - Department of Building and Safety

Plan Check #:

Commercial

Initiating Office: VAN NUYS

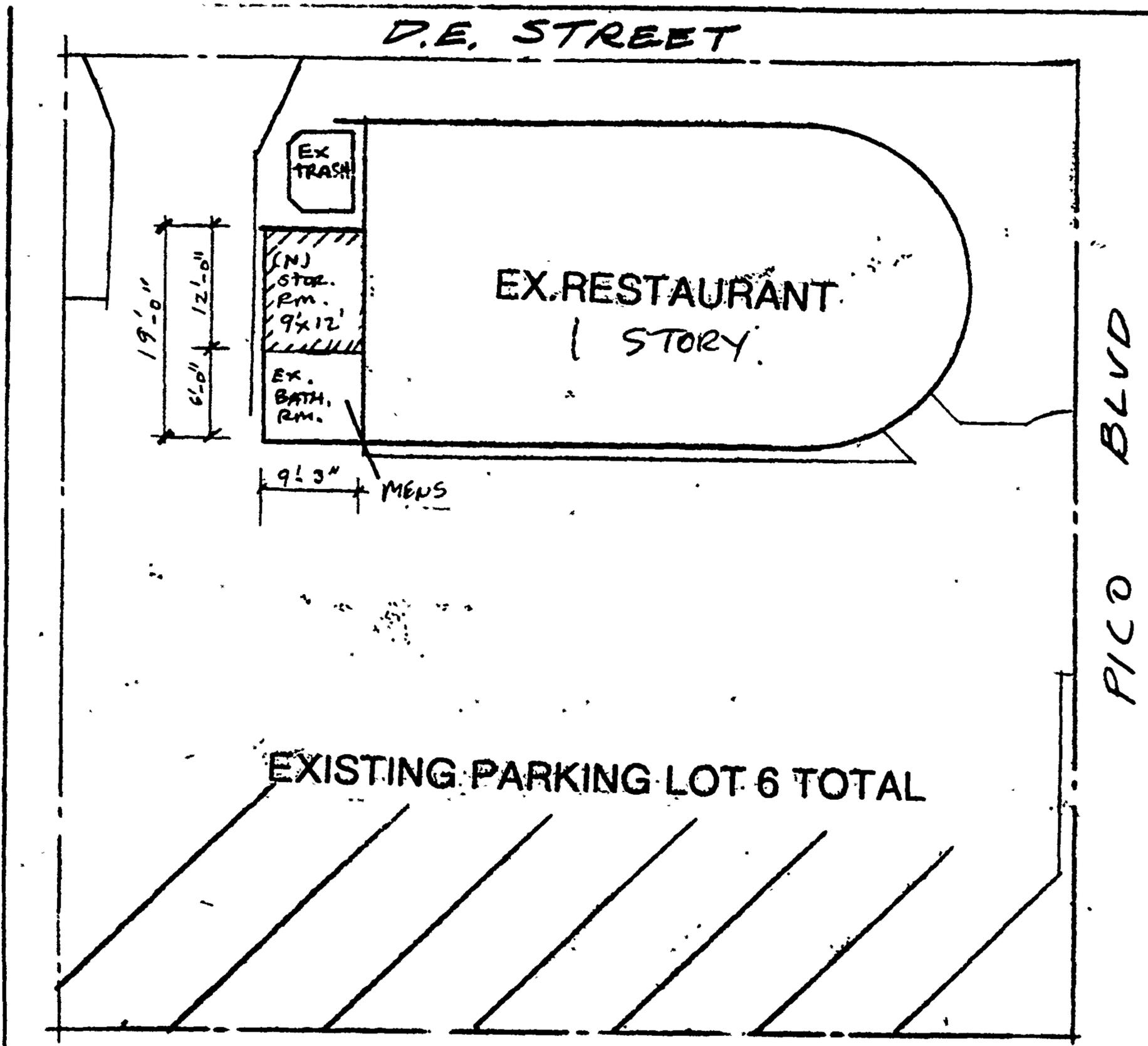
Counter Plan Check

PLOT PLAN ATTACHMENT

Printed on: 10/25/01 13:59:36

7720300243

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





Bldg-Alter/Repair Commercial Plan Check at Counter No Submit Plan Check	City of Los Angeles - Department of Building and Safety <b>APPLICATION FOR BUILDING PERMIT                  AND CERTIFICATE OF OCCUPANCY</b>	Last Status: Ready to Issue Status Date: 04/14/2005
--	---	--

1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 7861		59		M B 90-27/28	120B149 92	4259 - 040 - 006

**3. PARCEL INFORMATION**

Area Planning Commission - West Los Angeles LADBS Branch Office - WLA Council District - 11 Community Design Overlay District - West Pico Boulevard Certified Neighborhood Council - West Los Angeles	Community Plan Area - Palms - Mar Vista - Del Rey Census Tract - 2713.00 District Map - 120B149 Energy Zone - 6 Fire District - 2	Earthquake-Induced Liquefaction Area - Yes Near Source Zone Distance - 3.2 Thomas Brothers Map Grid - 632-A7
---	---	--

ZONE(S): [Q]C2-1VL-CDO /

**4. DOCUMENTS**

ZI - ZI-1802 Hillside Grading Ordinance ORD - ORD-175773  
 ZI - ZI-2192 WLA Transportation Improv CPC - CPC-1988-745-ZC  
 ZI - ZI-2311 West Pico Boulevard CPC - CPC-2002-3161-CDO-ZC  
 SPA - West LA Transportation Improver

**5. CHECKLIST ITEMS**

Std. Work Descr - Patch Plaster/Drywall

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

Owner(s):  
 Manzano, Abad And Virginia C Trs Manzano 2526 Wellesley Ave LOS ANGELES CA 90064

Tenant:  
 Applicant: (Relationship: Agent for Owner)  
 Tony Steen Olsen - Cochran St. #313 SIMI, CA 90064 (818) 709-7391

<b>7. EXISTING USE</b>	<b>8. DESCRIPTION OF WORK</b>
(17) Restaurant	PATCH AND REPAIR EXISTING CEILING. REMOVE NON-PERMITTED CEILING.

**9. # Bldgs on Site & Use:** RESTAURANT

**10. APPLICATION PROCESSING INFORMATION**

BLDG. PC By: Kenneth Huang      DAS PC By:  
 OK for Cashier: Kenneth Huang      Coord. OK:  
 Signature: *[Signature]*      Date: 4/14/05

For information and/or inspection requests originating within LA County,  
**Call toll-free (888) LA4BUILD**  
 Outside LA County, call (213) 482-0000. (LA4BUILD = 524-2845)

For Cashier's Use Only  
 LA Department of Building and Safety  
 LA 01 26 131877 04/14/05 03:14 PM

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

Permit Valuation: \$5,000	PC Valuation:
---------------------------	---------------

FINAL TOTAL Bldg-Alter/Repair	154.33
Permit Fee Subtotal Bldg-Alter/Rep:	130.00
Plan Check Subtotal Bldg-Alter/Rep	0.00
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	1.05
O.S. Surcharge	2.62
Sys. Surcharge	7.86
Planning Surcharge	7.80
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	0.00

Sewer Cap ID:      Total Bond(s) Due:

BUILDING PERMIT COMM	0130.00
EI COMMERCIAL	01.05
ONE STOP SURCH	02.62
SYSTEMS DEVT FEE	07.86
CITY PLANNING SURCH	07.80
MISCELLANEOUS	05.00

Total Due: 0154.33  
 Check: 0154.33

OELA 73240

**12. ATTACHMENTS**



\* P 0 5 0 1 6 1 0 0 0 0 0 6 8 4 2 F N \*

010420200517268

14. APPLICATION COMMENTS

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME ADDRESS

CLASS LICENSE# PHONE#

(O) , Owner-Builder

0

PERMIT EXPIRATION

This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by the Dept. of Building & Safety (Sec. 22.12 & 22.13 LAMC).

17. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).):

( ) I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

OR

(X) I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

( ) I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

( ) I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: \_\_\_\_\_ Policy Number: \_\_\_\_\_

(X) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or was sent to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Due to the possible presence of lead-based paint, lead safe work practices are required on all repairs in pre-1979 buildings that disturb paint. Failure to do so could create lead hazards that violate California Health and Safety Code Section 17920.10 and Section 105256 and may be subject to a \$1000 fine or criminal prosecution. For more information call LA County's Department of Health Services at (800)524-5323. In order to locate a Lead Certified Professional and obtain additional information, call California DHS at (800)597-5323 or go to the DHS Website at http://www.dhs.ca.gov/childlead/html/GENclist.html.

20. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- (1) I accept all the declarations above namely the Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning and Final Declaration; and
- (2) This permit is being obtained with the consent of the legal owner of the property.

Print Name:

Sign:

Date:

11/14/05

Owner

Authorized Agent



# CALIFORNIA CRAZY AND BEYOND

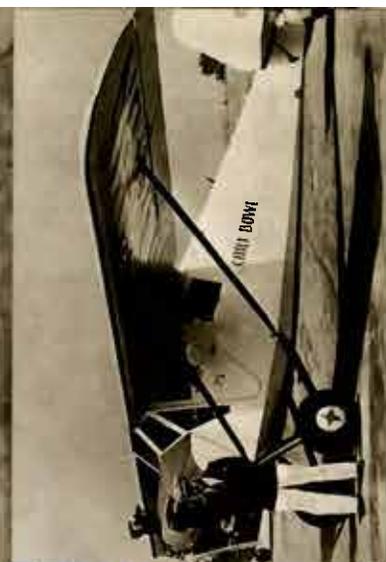
ROADSIDE VERNACULAR ARCHITECTURE

JIM HEIMANN

*601*

720.91094  
H466  
OCT 25 2001

CHRONICLE BOOKS  
SAN FRANCISCO



Chili Bowl owner Arthur Whizim was the consummate programmatic entrepreneur. Starting in 1931 Whizim managed to open several Chili Bowls a year, completing twenty-three within a decade. His popular cafes had a loyal following and to further promote them he sponsored a baseball team, raffled rides on the Chili Bowl airplane, and advertised his restaurants on a speedboat which crossed the Catalina Channel laden with Fanchon and Marco showgirls. World War II ended Whizim's reign with the exception of the Pico Boulevard outlet, which was kept open to accommodate nearby workers at the Santa Monica Douglas aircraft plant. After the war many of the Chili Bowls became Punch and Judy ice cream parlors, but they too disappeared by the end of the 1940s. *Top:* A freshly built Chili Bowl gets the finishing touch, ca 1933. *Cross-over:* The original Chili Bowl at 3012 Crenshaw Boulevard. Opening day April 4, 1931. *Opposite page:* Left: The Miss Chili Bowl II. *Right:* Arthur Whizim and the Chili Bowl airplane.

WEIRD ARCHITECTURE HELPS TO SELL ICE CREAM



Southern California Has Taken the Lead in Producing Weird and Novel Roadside Stands, of Which These Are Examples

Strange Beasts and Birds, Enormous Mushrooms, and Replicas of Milk Cans, Ice-Cream Cones and Other Artificial Objects Are to Be Seen on Every Hand by the Tourist



Even Gigantic Figures Molded of Concrete, Whose Spreading Skirts Shelter the Stock in Trade, the Clerks and the Customers, Sprout Up, with Their Gay-Colored Awnings, along the Concrete Highways

*Handwritten signature or initials*

# Bizarre Eat Shops Built to Lure Trade

**CONES!**  
An ice cream maker's specialty is cones. His shops throughout the city are shaped like inverted cones, thus advertising his wares and drawing attention.

**ZEPPELIN LUNCH!**  
This unusual restaurant is housed within a model of a zeppelin. Note the mooring mast at left.

**HOT DOGS** are purveyed by this eat chop, so the showman instincts of the proprietor have caused him to model the exterior of his stand after a poppy.

**FLOWER POT TEAROOM** is one of the unique attractions on the Pacific coast. Giant flowers rise realistically from the roof. Right — **COFFEE POT** specializes in quick lunches for passing tourists. Steam rises from the spout.

**THE HAT**, copy of a brown derby, is popular among bizarre eating places. The restaurant is located within the crown of the hat, while the curved brim makes a very unusual veranda. The sign invites passersby to stop and "eat in the hat."

# LIFE



TEEN-AGER'S  
SUPER-SUNDAE

MAY 19, 1947 **15** CENTS  
YEARLY SUBSCRIPTION \$5.50



# City of Angels

new RR Silver Spurs or Bentley Turbo R's or Continental T's. And so that nothing gets bruised during the one-month sea voyage, each car is held in place by blocks of wood that are nailed down around the

America. Inside each container are two brand-

tires. To keep humidity low, large plastic bags of silica-gel desiccant are placed around the vehicles. Needless to say, Rolls-Royce is the only automobile importer that brings its products to these shores with such extraordinary pampering. After the cars are unloaded and inspected, they're sent off to dealer showrooms by way of—you had to ask?—covered transport. All this is included in the cost of the car, but since each retails for up to a quarter-

million dollars, nobody's really counting. In fact, some impatient new owners are willing to pay an extra \$8,000 to \$12,000 to have their babies arrive via two-day air. Still too slow? Rolls-Royce of Beverly Hills keeps a few cars on hand for the inevitable impulse buyer. Says the dealership's sales manager Derek Tracey: "They walk in with no intention of buying a car and just say 'The hell with it—I'll take one.'" —**Bob Merlis**

## LOST IN L.A.

### Chili Climate

*Arthur Whizin's diners boomed in an era gone bust*

**I**N 1922, REAL ESTATE PROMOTERS were practically saying that California trees grew gold, and naive, freezing New Yorkers like young Arthur Whizin believed them. He bought a Model T for \$25 and set out for Los Angeles. The Ford gave out in Indiana, and Whizin took the train the rest of the way to the Glendale station, noting sadly as he disembarked how the area resembled less a land of golden opportunity than a cheesy Western movie set: "One small building and little else. I was never so disappointed in my life." Whizin got a job baking and delivering pies for the McLaren Pie Company.

As he made his rounds to area restaurants, ideas for a dining place of his own slowly began to stew. One evening, after a boxing match at Hollywood Legion Stadium, some friends took Whizin to Promaine Tommy's on North Broadway, which was packed with customers devouring the eatery's famous chili size (an open-face hamburger with chili slopped on top), waffles and big slices of homemade pie. Whizin realized it was a format worth imitating—and improving.

His dream restaurant was taking shape—but *which* shape? He had witnessed the success of kitschy theme spots such as the big Tamale on Whittier Boulevard and Giant Pig on La Brea. His epiphany came one day when a customer

flung a cracked chili bowl at him and snorted, "Here, Whizin, do something with this." Whizin sold his car, scraped together \$1,200 and, after final approval from the amused building inspector, opened the first Chili Bowl at 3012 Crenshaw Boulevard. It was April 3, 1931, and Whizin was 25.

The menu was modeled after the one at Promaine Tommy's: chili size, tamales, spaghetti—and Whizin's own Egg Royal,

as a result, received mail addressed to "Pat Pending, c/o Chili Bowl."

After the first location's overnight success, Whizin eventually opened 23 Chili Bowls in the L.A. area. He employed promotional gimmicks, such as the Chili Bowl airplane, the *Miss Chili Bowl II* boat—touted as the fastest on the West Coast—and the Chili Bowl baseball team, which played an exhibition game against the New York Yankees at Gilmor Stadium. His ad copy was ribald: "Our beans are cooked in blue ink, so you can fart a blue streak."

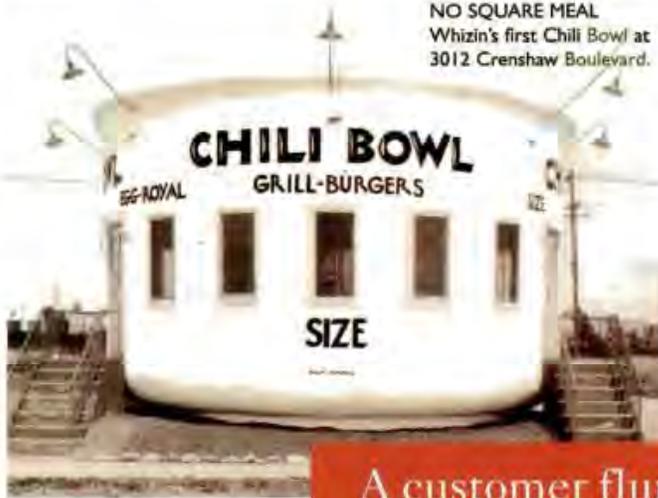
World War II robbed Whizin of his crack counter-

men. "The day after Pearl Harbor, I only had enough men to open two of the Chili Bowls. The rest of my help had enlisted." Whizin was able to open a third wartime Bowl near the Douglas aircraft plant in Santa Monica and kept it open 24 hours a day. After the war, good help was still hard to find, since

the GI Bill afforded veterans the chance to skip the fry counter in favor of the campus. Whizin tried employing women, but they didn't satisfy him.

The Chili Bowl

chain folded in 1947. Four of the buildings still stand: 2230 East Florence Avenue (now a bar named Guadalajara de Noche), 12244 West Pico Boulevard (now a Mexican restaurant named Pancho's), 501 West Valley Boulevard in Alhambra (now a Chinese restaurant named Kim Chuy) and 6530 San Fernando Road in Glendale (now Island Motors). —**From the archives of Jim Heimann**



NO SQUARE MEAL  
Whizin's first Chili Bowl at  
3012 Crenshaw Boulevard.

A customer flung a chili bowl at Whizin, snorting, "Here, do something with this!"

a quarter pound of ground sirloin mixed with an egg and onions and grilled in butter. Eschewing tables, Whizin filled the place with a circular counter and 26 stools. He also put blue lights in the bathrooms, which fomented a running joke with Jack Benny and Fred Allen: "We're taking our wives out to the Blue Room at the Chili Bowl." He considered patenting the signature shape of the building but never bothered to pay the \$150 attorney fee. Instead, he wrote PATENT PENDING on the facade and,

ARTHUR WHIZIN



**EXTRA!**

*Today, Saturday, Nov. 30th*

*We Celebrate the*

**O p e n i n g**

of the

**8th CHILI BOWL**

**4351 South Figueroa**

*"An Institution Built thru Merit"*



**OTHER CHILI BOWLS**

**No. 1**  
3017 Grenshaw Blvd.  
Near Jefferson  
Los Angeles

**No. 2**  
2228 E. Florence  
Near Santa Fe  
Huntington Park

**No. 3**  
811 North La Brea  
Near Malrose Ave.  
Hollywood

**No. 4**  
1061 Whittier Blvd.  
Near Atlantic  
Delvedera Gardens

◆ **GET THE** ◆



◆ **HABIT!** ◆

*Open 11 A.M. to 2 A.M.*

**NOW — There Are Eight!**

**No. 5**  
3658 Beverly Blvd.  
Near Vermont  
Los Angeles

**No. 6**  
3611 E. Anaheim  
Near Ford Blvd.  
Wilmington

**No. 7**  
2155 Fletcher Drive  
Near Riverdale Drive  
Los Angeles

**No. 8**  
4351 So. Figueroa  
Los Angeles

**CHILI BOWLS  
MARCH ON!**

**8 BOWLS IN  
5 YEARS**

**WE GRATEFULLY ACKNOWLEDGE THE COOPERATION OF THE FOLLOWING FIRMS:**

Superior Market Co.  
704 Clover  
Pasadena

B. E. Rykoff & Co.  
1734 Industrial  
Uroceries

New Post Meat Co.  
700 Cerril Ave.  
Pasadena

Southeast Fish & Meat Co.  
6820 Victoria Ave.  
Pasadena

Coals, Meats, etc. Mfg. Co.  
2119 No. Main  
Pasadena

Interstate Wholesale Grocery Co.  
1020 Valencia  
Ceresita

Hubb's Sheet Metal  
& Sheet Metal Works  
1800 So. Main  
Sheet Metal

Harvey Bros.  
Downey Road  
Harb & Sand

Jack-Floor Hair Co. Inc.  
1057 So. Los Angeles  
Pasadena

American Provision Co.  
1234 So. Central  
Pasadena

Touloukian's Cooperative Association of Southern California  
1513 Miramonte

Budget Paper Co.  
815 So. Main  
Pasadena

So. Calif. Disinfecting Co.  
218 So. Los Angeles  
Pasadena

Russell Distributors Co.  
416 E. 10th St.

Pickles & Relishes  
Laher Bros. Coffee Co.  
1231 So. Broadway

Valley Dairy Co.  
2001 Fletcher Dr.

Milk, Cream & Ice Cream  
Cue Hair Styling Co.  
619 So. Los Angeles

Finishes

Central Store & Restaurant  
Pasadena Co.  
441 So. Los Angeles  
Pasadena

Out Lumber Yard  
3420 So. Grand Ave.  
Pasadena

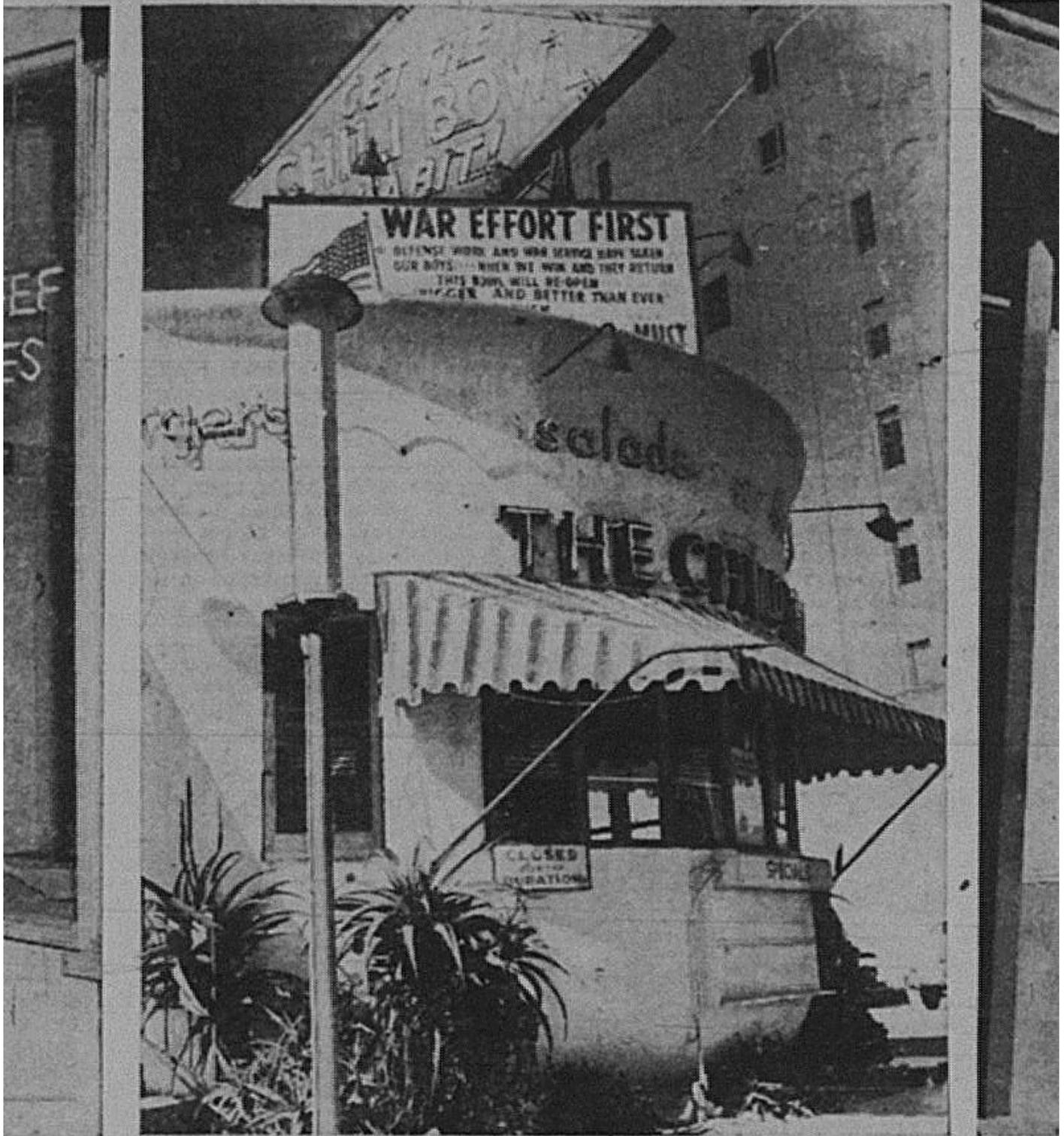
Overton Cheese Co.  
8411 Melrose Pl.  
Grated Cheese

Miller Bros.  
8009 Pacific

Huntington Park, Calif.

Pure Mexican Chili Pepper Products  
Kraft Association Distributors  
1061 E. 40th St.  
Pasadena

Henry Hook vs. Pablo Danu  
Hollywood Legion Stadium -- FRIDAY



LABOR SHORTAGE CAUSED THIS SHUTDOWN  
War industry and armed services needed men most

tly

# 2500 restaurants close doors here

Approximately 2500 restaurant and cafe owners in Los Angeles county have given up the struggle, figuring that it is better to shut up shop than go around with a constant headache.

This mortality rate was revealed yesterday as the only thing visible in the meat shortage was lack of a solution.

As this critical problem is being kicked around from here to Washington and back again, more and more "Closed For the Duration" signs are being hung up on small restaurants, hash houses and beaneries that were becoming increasingly important as new hundreds of war workers were turning to them for food.

The restaurant people say that the meat shortage is just one of their problems, but it is the big one, nonetheless.

There is, of course, the problem of labor for the larger establishments. In an age when more and more workers are needed in war industries and in the armed services, the restaurant owner has to make way for these more pressing demands.

But, as one spokesman said, it is a "pyramiding of a series of problems" that has forced so many hundreds of these "little fellows" to admit defeat.

The regulations of the office of defense transportation have created a special problem for small cafe owners. Most of them used to depend on deliveries every day; now they are limited to a set number per week.

If they wanted to put in an

adequate supply of meat—if there were meat—they would have to increase their purchases to meet their daily customer demands.

But most of them do not have adequate refrigeration facilities to stock up, so that alternative is no good as a solution to the problem.

This closing up of hundreds of small restaurants in the vicinity of war plants is a much more serious blow than would seem at first glance.

The county planning commission has estimated that there has been a population increase of about 465,000.

Most of these new residents have come here for specific purpose of obtaining work in war plants.

The seriousness of the "no meat" situation lies in the fact that about half of the newcomers do not have household facilities and are, consequently, dependent on restaurants not only for their lunches, but for all their meals.

All over the county, families who could not obtain meat in the butcher shops turned to their neighborhood cafes to supply it, at least for dinner a couple of times a week.

But there now exists the situation  
(Continued on Page 9, Col. 1)

## Eating places harassed by many troubles

(Continued from Page 3)

ation in which more than 200,000 persons, with no household facilities, are being cut off from their restaurant sources for the simple reason that the restaurants are folding.

The inescapable conclusion is that they are being inadequately fed; not from choice, but from hunger.

Besides the war workers who turned to the restaurants, there are the soldiers.

Thousands upon thousands of servicemen go in and out of Los Angeles every month. Practically all of them, when they are away from their posts, are dependent on restaurants for food.

There is not a person in the community—restaurant owner or otherwise—who begrudges a serviceman a good, square meal, preferably with meat.

Restaurant owners are not complaining that they have to feed servicemen, and they do not feel that the soldiers are taking meat from the mouths of starving civilians.

But they are irritated that no quota provisions have been made to supply BOTH soldiers and civilians.

This community receives no special consideration for its soldier eaters, and those in authority have made no provision for the increased number of meals that must be served. They all have to come out of civilian quotas.

There is some action under way, one spokesman said, to obtain relief for this problem. This spokesman, a restaurant owners' representative, made it clear that cafe men everywhere are eager to aid the war effort in whatever way possible, and they feel that they have a definite service to perform in seeing that soldiers, sailors and marines are well fed.

But they feel also that war workers—all workers—should be well fed.

Through the portals of Union station pour thousands of servicemen every month. They've got to eat.

One of the places where they eat is the Harvey house right in the station.

Last month this restaurant fed approximately 84,000 servicemen, in addition to the civilians for whom meals had to be planned.

"And they want meat," the manager said. "And you can't blame them."

Most of the places that are closing are not folding for lack of funds. Many of the signs now hanging in windows explain this fact rather belligerently.

It is the hope of many operators that, once the master minds solve this meat problem, they will be able to unlock the door, dust off the counters and resume their obligations of feeding servicemen, war workers and civilians alike.











# Agoura's Wealthy Pioneer Fights New Battle: Wrath of Community: ...

Willman, Martha

Los Angeles Times (1923-1995); Mar 29, 1970; ProQuest Historical Newspapers: Los Angeles Times

pg. SF\_A1

## Agoura's Wealthy Pioneer Fights New Battle: Wrath of Community

BY MARTHA WILLMAN

Times Staff Writer

Arthur N. Whizin was 16 when he stepped off a train at the old Los Angeles depot in the spring of 1923, a poor Jewish boy from Brooklyn.

Today, at 64, he's a wealthy Valley restaurateur and land owner, a county commissioner and admits he probably is the most hated man in Agoura.

The poverty is long gone. The anger toward him is something new. Both are a direct result of his character: a determination to do something different and necessary and to see it through.

The hatred for Whizin began four years ago when he provided a site for the "Renaissance Faire" on his Agoura ranch property, an annual hippie-oriented carnival that draws thousands of visitors and heated protests from residents.

Now, residents are banding together, more than ever, to fight Whizin's latest proposal for professional motorcycle racing near his Cornell Corners restaurant at the Ventura Freeway and Kanan Road.

"I'm hoping the community some day will understand," Whizin has often repeated. "I've pleaded with them to be rational, to see what it's all about."

To understand Whizin's plan is to understand Whizin, a sturdy man, slightly greying, frankly talking, his thinking clearly individualist. The long hours of hard work and thought show in his face and weathered hands but his energy hasn't faltered.

"Tell everybody I love 'em," he says, after vowing to fight the community, "for their own good." And he means it.

Whizin was born in Brooklyn on Jan. 15, 1906, the son of immigrant parents who came to the United States from England in 1898. He was the second eldest of five children.

He describes his father as an inventor, watchmaker, jeweler and traveler.

"Pop was a wanderer," Whizin said. "He left Mom home with the kids and traveled. He never made any money but he was a great guy. Nobody better say anything bad about my Pop."

Whizin is used to working his way through life. As a youngster, he sold the Saturday Evening Post for a nickel a copy and made 2 cents off each sale.

He quit school at 14 to work as a mechanic for the Texas Oil Co. on Staten Island. But he went back to school at night and finished at 16.

His brother Charles, then 22, and he packed their belongings in a box, put together \$25 for an old Model "T" and headed for Los Angeles.

"I believed in Horace Greeley's 'Go West, young man' advice," Whizin said. "I was drawn by the fascination of California, its gold-lined streets and money trees. I wanted to be an auto mechanic."

The pair got as far as Green Castle, Ind., before Whizin drove the Ford off a bridge into a creek. They lost the car, but residents provided medical treatment, retrieved their box of belongings and packed them on a train for the rest of the trip.

The pair know no one when they

arrived in Los Angeles in the spring, 1923.

"We stepped off the train at the old depot and there was practically nothing there," Whizin said. "Los Angeles had a population of about 200,000 then. I looked for work as an auto mechanic, but there wasn't any. So I slid into the bakery business and manufactured pies."

Whizin had no knowledge of the bakery business but he needed work and his employer offered to train him. He worked hard and long and in five years, had saved enough money to buy out the owner—his first business at the age of 22.

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# Agoura's A.N. Whizin: From Poverty to Hate



**ARTHUR N. WHIZIN**  
"... tell 'em I love 'em."  
Times photo

Continued from First Page

But he had decided he wanted to go into the restaurant business. A year later, he sold the bakery and went to work at a meat packing plant.

"I wanted to learn about meats, cuts and everything involved," he recalls.

While he worked, he dreamed of owning a different restaurant, something intriguing and suited to serve the working man.

At the age of 24, he quit the packing plant and, for \$300, bought his first restaurant at the corner of Pico and Redondo Bldgs. Shortly afterward, he designed, built and opened the first Chili Bowl, named in its name, at Crenshaw Blvd. and 30th St.

He originated and served Americanized chili dishes, and claims to have originated the chili size and the grill burger. The same year, he married.

In 10 years, he owned a chain of 21 Chili Bowls manned by 120 male employees and served thousands of meals a day. He used his savings to buy first the property, then build the restaurant.

"I never borrowed a cent from anybody," Whizin said, "and I always bought the property first."

## Studio City Home

In 1934, Whizin bought his home at 12029 Iredell St. in Studio City where he still lives, high in the Santa Monica Mountains. He has two children and eight grandchildren.

He loves the sea and spends much of his time at the beach and on the water. He made headlines briefly in 1938 when he failed to return from a trip from Catalina in his speedboat, "Miss Chili Bowl II." He was found drifting powerless in the sea four days later and 12 pounds lighter.

On Dec. 7, 1941, as the Japanese bombed Pearl Harbor, Whizin closed his 21 Chili Bowls and, along with his 120 employees, went to join the armed forces.

Whizin, aged 34, wanted to serve as a Navy commissary operator, the job for which he thought he was best suited. But the Navy refused, telling him he wasn't properly educated for the position.

Rejected, Whizin reopened one Chili Bowl which he operated for the duration of the war.

## Chili to Ice Cream

By the end of the war, Whizin had grown tired of his restaurant operation and searched for a new business. It was then that he reopened his Chili Bowls as Punch and Judy Ice Cream Parlors, again originating such popular desserts as "Idiot's Delight" and "Ghost's Nightmare" (eat two and get one free), always served with "Big Man Animal Crackers."

This time, Whizin franchised the parlors, starting what he says was the first franchise business in Los Angeles.

At the age of 45, he became bored with the business, sold it, and decided to retire.

"After one year at home, I couldn't stand it any more," he said.

That's when he came to Agoura, looking for a ranch on which to retire, or work, as he felt. He bought 326 acres of the Paramount Ranch on Cornell Road, but has never moved there.

Instead, he traveled to the ranch every day and each day stopped for coffee at an eight-stool hot dog stand at Cornell Corners. Finally, the owners, who also wanted to retire, asked Whizin to buy the stand.

## Business for Son

Whizin called his son, then with the armed forces in Hawaii, and asked him if he wanted to go into the restaurant business.

"My son said 'yes' so I bought him the business," Whizin said, adding, "Actually, my blood had started boiling again for the restaurant business."

Agoura was still a small town in the early 1950s; fewer than 500 persons lived in the vicinity. Whizin paid \$125,000 for the stand and surrounding

property, an astronomical price in an area where land was still selling for \$200 to \$300 an acre.

"A friend of mine wanted to take me to the doctor," Whizin laughed. "He thought I was sick in the head. But I saw the potential, the beautiful wild oak trees and what the area would be."

Whizin's description of Agoura would delight any chamber of commerce: "It has the best climate, the best temperature and a beautiful natural topography of rolling hills and picturesque trees."

It didn't take long for Whizin to leave retirement. He joined the chamber of commerce and became one of its most active members — so active, in fact—that opposing residents have since formed a separate chamber to escape Whizin's control.

## Freeway Facts

Through the chamber, Whizin was instrumental in bringing Colorado River water to Agoura. Soon afterward, he learned that the proposed Ventura Freeway, in its initial stages on the planning board, had only one off-ramp planned for the immediate Agoura area.

Whizin purchased an additional 500 acres of land west of his property, donated a strip for a county road along with other residents, then flew to Sacramento to persuade Gov. Edmund G. Brown of the importance of more off-ramps.

Eventually, he persuaded the highway department to construct two additional off-ramps and overcrossing bridges in the area, linking the freeway with Agoura and the newly constructed county side road. In the future, the area also will be linked by freeway with the Malibu area and Simi Valley.

Whizin supported Supervisor Warren Dorn's campaign for office in 1954 and, when Dorn was elected, pressed for balanced master planning in the Agoura area, previously zoned entirely for manufacturing.

## Largest Landowner

Whizin is Agoura's largest individual landowner. He controls about 1,000 acres in four parcels, owns areas zoned mainly for high density development (he proposes condominiums and a retirement community) along with his corner which now includes a shopping mall and the race track (provided for in a zone exception permit granted in 1956 for an indefinite time).

Shortly afterward, Whizin pressed for sewers as vigorously as he had worked for water, then formed the Ventura Blvd. Property Owners Assn., which later became the Las Virgenes Development Assn. He served as president and saw to it that housing developers set aside land for parks.

Whizin had headed a successful \$600,000 drive launching the Valley Jewish Community Center in 1949.

He used much the same enthusiasm in discovering the needs of Agoura, then seeing that they were fulfilled. And, despite their antagonism, residents are quick to give credit to Whizin for much of the improvements to their community.

But the course that Whizin had privately mapped for Agoura changed in the 1960s when developers, faced with the

high price of land and building, began to construct substantially expensive homes.

Whizin has always envisioned Agoura as providing homes for the average income, working class family — homes costing about \$25,000 rather than the \$38,000 to \$65,000 prices now asked.

"I picture the area as providing homes for senior citizens and for the medium or lower middle class families that need housing—at prices they can afford," Whizin said. "Building is coming to a standstill now. Houses don't sell because they are too high-priced."

Most of Whizin's land still is undeveloped, since he has been unsuccessful in finding a developer willing to build the sort of homes he desires.

## Named to Commission

But as development moved in a direction beyond Whizin's control, he was working for other improvements. In 1966, Dorn appointed Whizin to the new County Commission on Crime and Delinquency and, at the end of that year, Whizin was named to head a board of inquiry for the commission, a position he still holds.

Whizin believes the best way to fight "juvenile misbehavior," a term he prefers, is to provide youngsters with something else to do. It was for this reason that he supported the "Renaissance Faire" and the motorcycle track.

"These are things that can turn kids on without resorting to drugs," Whizin said. "It's a healthy kind of family recreation and it deserves a chance. I know I have to be doing a good thing for the community."

Whether Whizin will ever get a chance to prove his point is still in question. Residents vow to fight solidly against a business permit which the track promoter must still obtain.

One angry housewife, who voiced residents' fears that the track will draw "rough" crowds, predicted the battle when she said, "This isn't a hick community that Mr. Whizin controls any more and he's got a real fight on his hands."

## Up in Arms

Paul Lvison, president of the Las Virgenes Homeowners' Federation, said, "Ninety-nine percent of the residents here are up in arms over this thing."

But Whizin isn't scared by numbers. He is certain his plans are right and he is determined to win.

"I can't lose this fight," he said. "If I lose it with the county, I'll take it to court and fight it there. I won't give up."

The statement was as determined as the ambition of a young Jewish boy from Brooklyn, about to settle down in Los Angeles in spring, 1923.

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microfilm.

*The Pup Cafe was at 12732 W. Washington Blvd. in Culver City circa 1930. It was there almost till the '70s and housed Ugly Dog Records at the end. (Photo courtesy of Bison Archives)*

## Westside's fantasyland commercial buildings used to tell consumers, 'We are what we sell'

By BILL ROLLINS *Special Sections Writer*

From about 1925 to 1935, entrepreneurs across America put up structures shaped like dogs, pigs, cows, milk bottles, chili bowls, coffee cups and ice cream cones.

To sell services or products, they built buildings that looked like icebergs, ships, planes, locomotives, light bulbs and donuts.

The Westside was at the center of this bizarre blend of the historic and the storybook, mystique

and mistake, myth and miss.

Some of these buildings still stand, startling people, catching their eyes and amusing them just as they were meant to do.

Attitudes toward the buildings have gradually changed. What was once considered declassé and decadent has become nostalgic and funky.

Altogether, there were probably less than 75

**Please Turn to Page 2**

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microfilm.

*The Sphinx Realty was at 537 N. Fairfax Ave. in Los Angeles. This photo was taken by Arthur Whizin in 1926. (Photo Courtesy of Bison Archives)*

## 'Westside Weird'

**Continued from Page 1**

"Programatic" buildings in Southern California, according to David Gebhard, director of the University of California Art Museum in Santa Barbara.

"Programatic is the term used to describe this approach to architectural language," Gebhard says. "The vocabulary employed in the buildings hinged on a program organized to convey meaning not directly but by indirection. The program of intent and the visual means employed were integral. . . . The audience was being asked to respond not to the artifact, but to the programmatic utterance lying behind the form."

Gebhard wrote the introduction for a 1980 book on the buildings, titled "California Crazy" by Jim Heimann, 34, a West Los Angeles designer-illustrator.

Among the most famous programatic buildings were the Tood (sic) Inn (1931) at 12008 West Channel Road in Santa Monica Canyon; The Sphinx Realty Co., (1927), 537 Fairfax Ave., Los Angeles; the Brown Derby Restaurant (1926) 3427 Wilshire Blvd., Los Angeles; the Igloo Building (1928) 4302 W. Pico Blvd., Los Angeles; and the Pup Cafe (1930) 12732 W. Washington Blvd., Culver City.

Arthur Whizin, who started the Chili Bowl restaurants, told Heimann the inspiration for his chain came while delivering pies to a restaurant in Santa

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*At one time, there were 18 Chili Bowls operating in the Los Angeles area. One still exists on Pico Boulevard, just west of Bundy Drive. This one, at 3012 Crenshaw Blvd., opened April 4, 1931. It was designed by owner Arthur Whizin.*

## The 'Programatic' . . .

Continued from Page 2

Ana. The restaurant owner tossed a cracked chili bowl he was going to discard to him and said, "Do something with it, Whizin."

Whizin copied the bowl on a giant scale the next week and nine years later had 18 Chili Bowls serving more than 1.5 million customers a year. There is still one Chili Bowl on Pico, just west of Bundy Drive.

Heimann learned that the Freezers ice cream chain, which had stores in giant ice cream freezers, doubled its business the first week after the handles on the freezers were automated so they revolved. Sales increased further when the color of the handles were changed from brown to red and white.

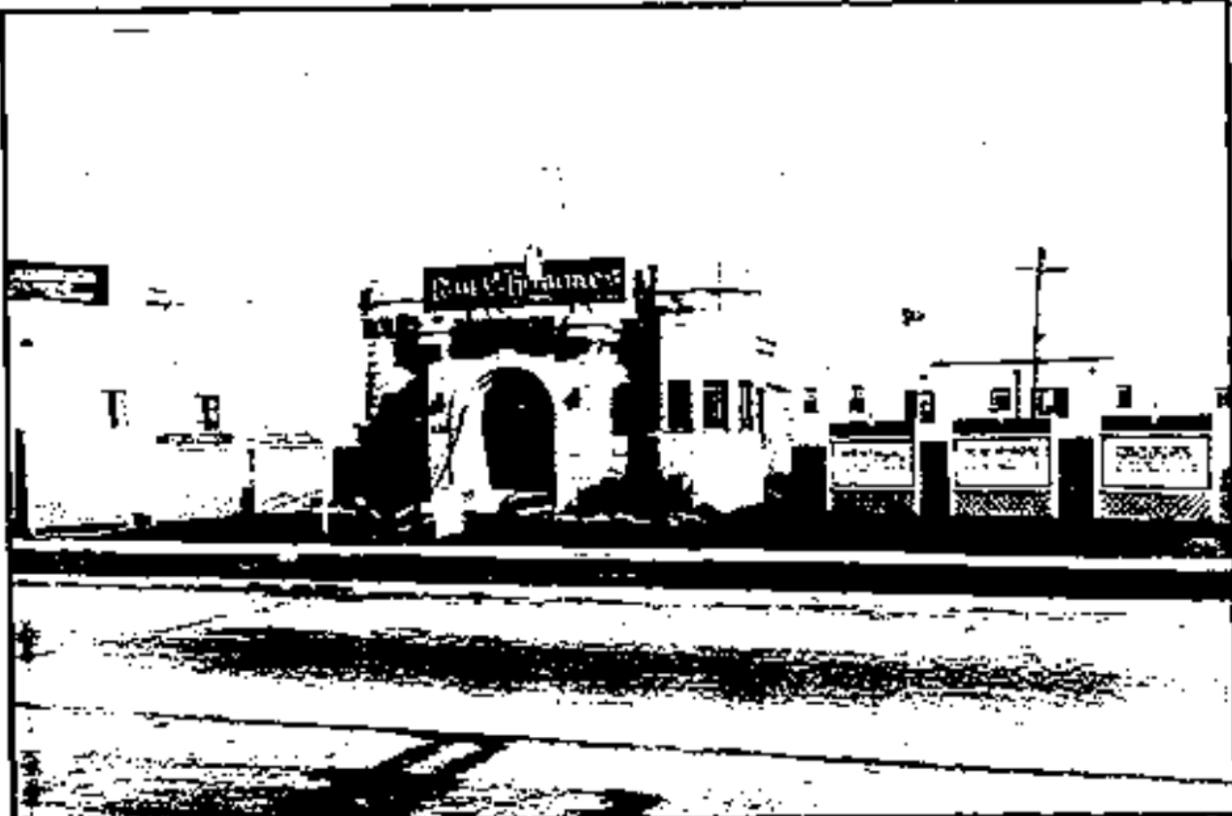
Many of the buildings, like Whizin's Chili Bowls, were designed by their owners, but Hollywood set designer Henry Olverto was commissioned to do the Tam O'Shanter Restaurant on Los Feliz Boulevard near Griffith Park, a drive-in with a fairytale atmosphere, and the Van de Kamps bakery's shingle-covered windmills.

California's warm weather made it easy and cheap to build, so people build whatever they thought would make the growing number of cars stop.

Gebhard points out that Alice in Wonderland themes were carried out in Hansel and Gretel architecture. Arab tents were used to sell tropical fruits and juices and thatched restaurants offered South Seas cuisine.

The virtues of the American home and frontier were built into a chain of small fast-food restaurants called

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*Ray L. Hommes Castle Real Estate at 828 Robertson Blvd., West Los Angeles, was preserved in this photograph from the Tom Zimmerman collection, taken in 1931.*

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*The Van de Kamp's Bakery's windmills were all over Los Angeles. This one, at Wilshire Boulevard and Western Avenue, was photographed about 1934.*

## 'Westside Weird'

**Continued from Page 33**

the White Log Taverns and another called the Big Fireplace.

Plains Indian teepees were a popular motif. "To spend the night in a tepee motel," Gebhard said, "or have one's car serviced at a tepee village was a marvelous way to imply connections among the nomadic Plains Indians, the westward movement of the covered wagons and the automobile and the open highway."

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## Programatic architecture

Continued from Page 39

The approach of programatic buildings and their signs varied from the direct to the exotic, according to Gebhard.

The building as hot dog or tamale obviously took the form of the product sold. One step removed was the building in the shape of the container or mechanism used in making the product—the milk bottle over the dairy or the freezer selling ice cream.

The igloo and iceberg hinted at a quality associated with the product.

Other buildings took the shape of their name, like the Brown Derby, the Toed Inn or the Pig Café.

Still other buildings were imaginative ventures into the worlds of myth and fantasy.

Gebhard says that architectural historian Henry Russell Hitchcock wrote, as early as 1936, that "The combination of strict functionalism and bold symbolism in the best roadside stands provides, perhaps, the most encouraging sign for the architecture of the mid-20th Century."

Not many agreed with Hitchcock at the time, but with the passage of years, the appreciation of the programatic tradition has grown.

*"California Crazy" by Jim Heimann and Rip George, with an introduction by David Gebhard, is a photographic tour of 102 examples of programatic architecture. Published by Chronicle Books, the paperback has 140 pages and costs \$8.95.*

*The Pig Stand Cafe, shown in 1934, was on La Brea Avenue in West Los Angeles. (Photo from the Tom Zimmerman collection.)*

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## Fading Landmarks

# Eating Away at Oddball Architecture

By STEVE HARVEY,  
Times Staff Writer

One 17-foot-long hot dog—to go.  
That was the disturbing order that Eddie Blake received the other day at his Tail o' the Pup, the 39-year-old stand shaped like a king-size hot dog (with mustard).

Blake, who leases the location on La Cienega Boulevard, was told he must move his cement bun by Sept. 1 so the site can become part of a development consisting of an 11-story hotel and a second Ma Maison restaurant, which will be shaped like an expensive French restaurant.

Stationed inside his steel reinforced frankfurter the other day, Blake admitted this is the biggest crisis ever faced by the Pup—bigger even than the time a woman walked head-first into the protruding dog and sued (she won an undisclosed sum).

### 'Save the Hot Dog'

"People tell me, 'Let's save the landmark. Let's save the hot dog,'" said Blake. "I hope I can—if not here, then I hope I can move it somewhere else."

If the Pup is unable to find a home, Southern California will have lost one of the last survivors of an era when merchants tried to catch the eye of motorists with buildings shaped like doughnuts, frogs (Toed Inn), igloos, farm animals (the Pig Cafe offered service through its snout), shoes, coffee cups, jails, pumpkins, dogs, cameras and zeppelins.

It was a lime, restaurateur Arthur Somborn noted in 1926, when you could sell food out of a hat. Some friends doubted him, so Somborn built the Original Brown Derby.

This style—using a structure as its own sign—became known as "programmatic architecture."

The slogans were unusual too. Arthur Whizin's Chili Bowls (est. 1933) advertised: "We cook our beans backwards—you only get the hiccups."

### Derby Doffed

Now, the Derby, the landmark that symbolized Los Angeles' anything-goes style, is gone, though the hat itself survives. One of Whizin's bowls is a body shop; another is a bar.

Less enduring were such now-vanished wonders as Sanderson's Hosiery in West Los Angeles (topped by a 35-foot-tall, nyloned left leg), the Mother Goose Pantry in Pasadena (customers ate inside what must have been a size 2,000 shoe), and the Dugout restaurant in Montebello (whose warlike ambience was reflected in sandbags circling the exterior and a World War I-vintage plane sticking out of the roof).

"These places were distinctive, the kind you'd say about later, 'I went there as a kid,'" said Jim Heimann, co-author of "California Crazy . . . Roadside Vernacular Architecture," a study of the "programmatic" period.

"It's getting so this city doesn't look any different than Houston or Dallas," Heimann said.

City Councilman Zev Yaroslavsky, whose district includes the Pup, said rising property values on the Westside contributed to the

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MIZ NELSON



JOSE CALVIZ / Los Angeles Times

Eddie Blake and his 39-year-old hot dog stand on La Cienega Boulevard; Not relishing a move to make room for new French restaurant.

## LANDMARKS: Nibbling Away at Oddballs

Continued from Page 1  
stand's problems.

"Investor confidence in West Los Angeles is both a blessing and a curse," he noted, "a curse in the sense that we sometimes see old neighborhood businesses disappear."

While the Pup's status is in doubt, another icon has apparently stayed off extinction for the moment. The 20-foot-tall Big Donut

In the latter film, the camera shoots Gere through the Donut's hole. "You see him making a left turn out of the parking lot," Weintraub proudly pointed out.

Other surviving examples of older programmatic architecture in Southern California include the Coca-Cola Bottling Co. in the shape of an ocean liner on Central Avenue (1936); the Bucket in Eagle Rock (1935), whose handle is missing from the roof; Knudsen's Dairy on West Slauson Avenue, crowned by a half-century-old, giant milk bottle (remember milk bottles?); the Wigwam Inn in Rialto (1955), which offers teepee-like cabins, and a few other former Big Donuts.

Some survive only as shells of their former selves.

East Los Angeles' cranking, 40-foot female, whose teetotaling founder advertised "Tamales, but no beer" when it opened half a century ago, is boarded up. The hilly Moubi Baldy Inn (1927) in Pico Rivera now sports a sign on one slope that says, "Dancing," and a sign on another slope that says, "Upholstery." The City of Commerce's Assyrian temple (1929), once a lire maker, is closed, though the exterior is intact and visible from the Santa Ana Freeway.

### Giant Pickle

One day as he drove down Pico Boulevard, author Heimann saw the giant pickle that once stood majestically atop Pickle Bill's before it went out of business.

"I spotted this Tiki war god with bunnys near the entrance to Kelbo's Barbecue," Heimann recalled, "and I thought, 'No, that can't be the pickle.' But I checked and it was."

Four of the original 18 Chili Bowls are still standing; reborn as a body shop in Glendale, a bar in Huntington Park, a Mexican restaurant in West Los Angeles and a Chinese eatery in Montebello. The durability of the half-century-old structures doesn't surprise Whizin, their founder.

"When the Long Beach earthquake hit (in 1933), my Chili Bowl on Florence (Avenue in Huntington Park) was the only building on the block that wasn't damaged," recalled Whizin, who now maintains offices in Agoura in a pyramid-shaped shopping mall that he designed.

"It's because of the circular

shape. It gave evenly in all directions. The place was full and all 28 customers ran outside. After a couple of minutes, they peered inside the window, saw everything was OK, and came back and finished their chili."

The Chili Bowls were a staple of radio gags in their time, especially the restrooms, which were located in small shacks with blue lights in the parking lot. "It made giving directions to the bathroom easier—just tell people, 'Go outside and look for the blue light,'" Whizin said. "Jack Benny used to call it the Blue Room."

The early programmatic build-

ings began to pop up as automobile travel came into vogue.

The feeling, architectural historian David Gebhard wrote in "California Crazy," was:

"... If Californians were going to be fully committed to this 'auto-mania' (as it was called in the second decade of the century), then why not cultivate a set of architectural images which would instantly catch the eye and which we would continue to remember? ... California's mildness of climate, with the resulting ability to cheaply and quickly erect structures, encouraged a non-serious

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**"When the Long Beach earthquake hit, my Chili Bowl . . . was the only building on the block that wasn't damaged. It's because of the circular shape. It gave evenly in all directions. The place was full, and all 28 customers ran outside. After a couple of minutes, they peered inside the window, saw everything was OK, and came back and finished their chili."**

— Arthur Whizin

Founder of Chili Bowl restaurants

(now known as Randy's Donuts) recently was slated to come down for redevelopment in Inglewood, co-owner Larry Weintraub said, but officials have since shelved the project.

And why not? The Donut—though no longer fresh at 33 years old—is still one of Inglewood's biggest celebrities on its porch near the San Diego Freeway. It recently appeared in singer Randy Newman's video, "I Love L.A.," as well as in the movie, "Breathless," starring Richard Gere as a fugitive with a sweet tooth.

# LANDMARKS: L.A.'s Oddballs

Continued from Page 21

view of not only architecture, but symbolism and salesmanship as well."

While the design often revealed the product, some exotica were more inscrutable, such as Fairfax's Sphinx (a really company, which quietly disappeared one day), the Coca-Cola ship (the nautical image was supposed to connote coolness and cleanliness), and the Assyrian tire plant (apparently related to the original name, Samson Tire Works, which smacked of the Middle East).

Recent descendants of the programmatic period include the Capitol Records Building in Hollywood, shaped like a stack of 45-r.p.m. records with a stylus on top (remember 45-r.p.m. records?); the camera-like Shutter Shack in Westminster; and the recently dismantled 23-foot-tall mascot of Chicken Boy in downtown Los Angeles.

A design firm called Future Studio acquired the garish fiberglass figure, intending to install it on its headquarters in Glendale. "But the owners of the property don't want him up there," spokeswoman Amy Inouye said sadly. "So he's in storage in Monterey Park. We had to take his head off to move him, and it's lying between his legs."

The Brown Derby's hat, in contrast, is making a comeback. Saved

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microfilm.

Randy's Donuts in Inglewood gets around. It appeared in a movie with Richard Gere and in Randy Newman's video "I Love L.A."

through the combined efforts of preservationists of the Los Angeles Conservancy and Hollywood Heritage, it will sit atop a two-story shopping center to be called Derby Plaza at its old location.

A few years ago, it appeared that the Pup might also relocate, to the nearby Beverly Center, then under construction. However, Blake and

Beverly Center developer Sheldon Gordon were unable to reach an agreement.

If Blake is uprooted, he points out that it wouldn't be difficult to deliver his big frankfurter somewhere else.

"The dog's not in concrete," he said. "I got a hook on top. All I'd have to do is bring in a crane and haul it away."

Moving landmarks can be hazardous, though.

When the Big Red Piano went out of business in 1976 after six decades downtown, it was acquired by preservationists and transported to a lot in Venice. When it was set in place, the Big Red Piano promptly collapsed. And no piano tuner could save it.

Blake hopes his hot dog is tougher.

# Restaurateur Arthur Whizzin Dies at 88

DECEMBER 13, 1994



Arthur Whizzin, famed owner of the now-defunct Chili Bowl restaurant chain and later the Canyon Club off Kanan Road in Agoura, has died. He was 88.

Whizzin, a 14-year resident of Camarillo's Leisure Village, died Sunday from complications of Parkinson's disease, said his son, Bruce Whizzin of Sherman Oaks.

"Dad was known for what he did in the restaurant business, but he was also a good athlete and outdoorsman," Bruce Whizzin said. "He was a good father and we're going to miss him a lot."

Whizzin opened his first restaurant, the T&T; Cafe on Pico Boulevard in 1927. He did so well there that three years later he opened his first Chili Bowl restaurant at Crenshaw and Jefferson boulevards, the first of what would become nearly two dozen Chili Bowl locations.

"The Chili Bowls were famous at the time," Bruce Whizzin said. "If you were in the movie business that's where you would hang out."

Whizzin, who was born in Brooklyn, moved to California when he was 16 years old and held a series of different jobs before finding his niche in the restaurant business.

Bruce Whizzin said that his father survived the Depression because of his keen business wits and because he always insisted upon owning the land where his eateries were located. At the time of his death, he owned property throughout Los Angeles County.

In 1954, Whizzin developed what many Ventura Freeway commuters now know as the Canyon Club off Kanan Road as a small food store. Subsequent makeovers of the facility changed the small store to a cafe to the present modern restaurant, bar and entertainment center.

In addition to his son, Arthur Whizzin is survived by a daughter, Nancy Bleicher of North Hollywood; brothers Charly and Albert Whizzin, and sisters Frances Wasserman and Evelyn Benton. He is also survived by nine grandchildren and four great-grandchildren. Whizzin was married to the former Shirley Cohen, who died in 1986.

Services will be held at 1 p.m. today at Adat Ari El Synagogue, 120 Burbank Blvd., North Hollywood. Burial will follow at Eden Cemetery in Sylmar.

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## For The Record

For the Record Los Angeles Times Wednesday December 14, 1994 Valley Edition Metro Part B Page 3 Column 5  
No Desk 1 inches; 21 words Type of Material: Correction Misspelled name--An obituary in The Times on  
Tuesday incorrectly spelled the name of an Agoura restaurateur. Arthur Whizin died Sunday at the age of 88.

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**This article is related to:** [Obituaries](#)



Address: 12244 W PICO BLVD  
 Name: Chili Bowl  
 Year built: 1931  
 Architectural style: Programmatic

**Context 1:**

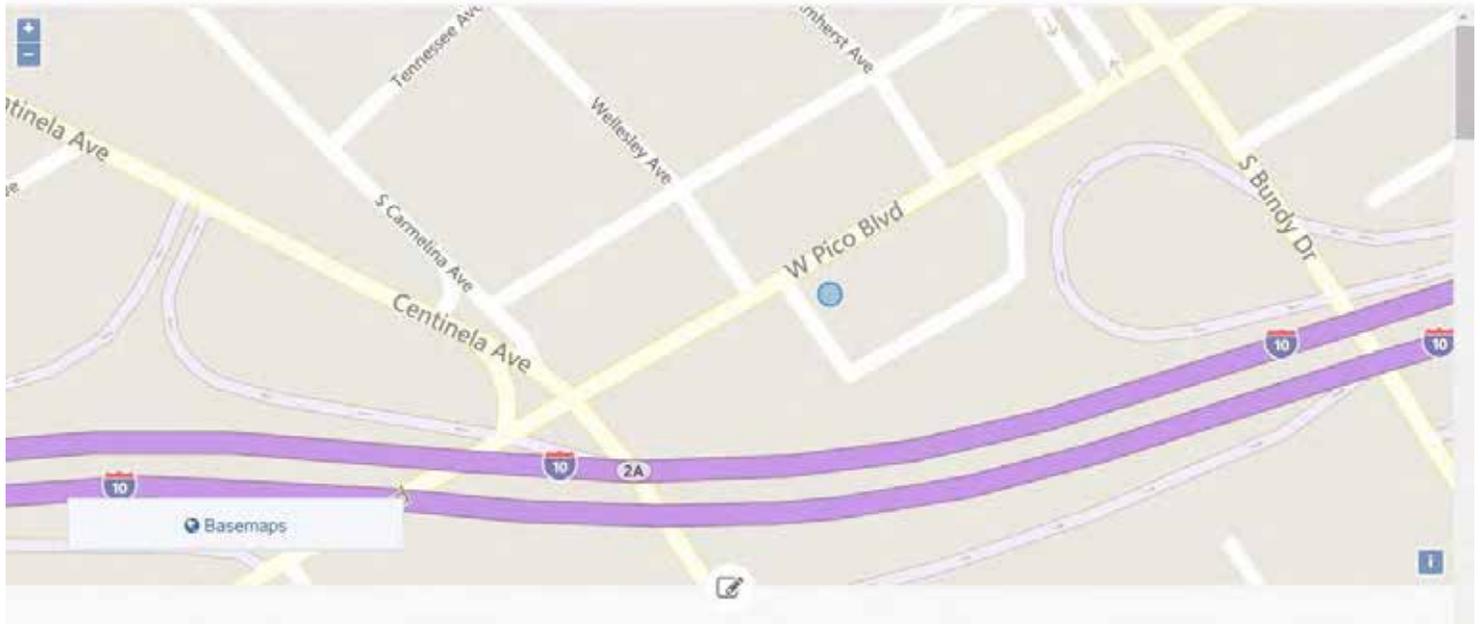
Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Commercial Development and the Automobile, 1910-1980
Sub theme:	Programmatic/Mimetic, 1918-1950
Property type:	Commercial
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Excellent and rare example of programmatic architecture in Los Angeles. Originally constructed by "Chili Bowl King" Arthur Whizin, it was designed to resemble a bowl of chili. Eighteen Chili Bowl restaurants were constructed throughout the Los Angeles area by 1933; this may be the only remaining example.



Address: 10520 W REGENT ST  
 Name: Dr. William Ketchum Residence  
 Year built: 1910  
 Architectural style: Craftsman

**Context 1:**

Context:	Residential Development and Suburbanization, 1850-1980
Sub context:	No Sub-context
Theme:	Early Residential Development, 1880-1930
Sub theme:	Early Single-Family Residential Development, 1880-1930
Property type:	Residential
Property sub type:	Single-Family Residence
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Rare example of early residential development in Palms; property pre-dates surrounding development which primarily dates from the post-World War II period.

 Chili Bowl Historic Resource

## Resource Report

### Historic Resource Summary

#### Names

- Chili Bowl (Primary)
- Chili Bowl (Historic)
- Mr. Cecil's California Ribs (Alternative)
- 12244 W PICO BLVD (Alternative)

#### Important Dates

- 1931-01-01 (Built Date)

## Images



## Resource Types

Building

## Architect

[Arthur Whizin](#)

## Builder

## Owner

## Location Information

### Addresses

[12244 W PICO BLVD](#) Primary

[12240 W PICO BLVD](#) Alternative

[12248 W PICO BLVD](#) Alternative

### Location Description

No descriptions recorded

## Administrative Areas

Palms - Mar Vista - Del Rey Community Plan Area (Community Plan Area)

Los Angeles City Council District 11 (Council District)

WEST LOS ANGELES NEIGHBORHOOD COUNCIL (Neighborhood Council)

MAR VISTA NEIGHBORHOOD (Neighborhood)

## Resource Description

### Classification

Type: Commercial-Food Service, Restaurant/Tavern Use: Historic

Type: Commercial-Food Service, Restaurant/Tavern Use: Current

Type: California OHP Resource Attribute - HP06. 1-3 story commercial building

### Features

Component: Cladding Type: Stucco, textured Material: none defined

Component: Construction Type: Wood Material: none defined

Component: Door Type: Double Material: Wood

Component: Plan Type: Circular Material: none defined

Component: Roof Type: Flat Material: none defined

Component: Window Type: Fixed; Grouped Material: Wood

Component: Window Type: Fixed Material: none defined

### Architectural Description

Designed to resemble a bowl of chili; distinctive rooftop sign.

### Alterations

Security door(s) added

## Resource Significance

### Evaluation Details

#### Date Evaluated

2012-07-17

#### Context/Theme

Commercial Development, 1850-1980

Commercial Development and the Automobile, 1910-1980

Programmatic/Mimetic, 1918-1950

Commercial

### Eligibility Standards

- Conveys an advertising message through adaptations in the building form itself
- Was constructed during the period of significance
- Is a good example of Programmatic/Mimetic architecture

- Typically a low-scale commercial structure
- Takes the form of an object not normally associated with architecture, such as food, animals, or household items
- Retains most of the essential character-defining features from the period of significance
- "Programmatic" refers to structures whose form is directly related to the products sold within
- Primarily applied to restaurants, food stands, and retail stores

## Integrity Aspects

Location

Feeling

Workmanship

Materials

Design

Retains sufficient integrity to convey significance

Setting

## California Historic Resources Status Codes [\(explanation of codes\)](#)

5S3

3CS

3S

## Significance Statement

Excellent and rare example of programmatic architecture in Los Angeles. Originally constructed by "Chili Bowl King" Arthur Whizin, it was designed to resemble a bowl of chili. Eighteen Chili Bowl restaurants were constructed throughout the Los Angeles area by 1933; this may be the only remaining example.

## Periods of Significance

From: 1931-01-01

## External References

### External System References

SurveyLA ID: [fe8c7476-84d5-4b88-8e63-47ebb4e699f3](#)

Property Identification Number: [120B149 92](#)

Property Identification Number: [120B149 88](#)

Property Identification Number: [120B149 98](#)

House ID: [887054](#)

## Related Resources

### Related Historic Resources

None

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## Related Historic Districts

None

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## Related Activities

[SurveyLA - Palms - Mar Vista - Del Rey Survey](#) (was assessed in / assessed)

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## Related Historic Events

None

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## Related People/Organizations

[Historic Resources Group](#) (Surveying Firm, was surveyed by / surveyed)

[Arthur Whizin](#) (Architect/Designer, was designed by /designed)

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## Related Information Resources

### Images



### Documents

[SurveyLA: Palms-Mar Vista-Del Rey Historic Resources Survey Report](#) (Document/Text, is referred to in / refers to)



N/A	2,165	8,185	N/A
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
N/A	1930	AUTO REPAIR	N/A
Baths	Yr Built	Type	Sale Date

**Owner Information**

Owner Name:	<b>Manzano David J</b>	Tax Billing Zip:	<b>91335</b>
Owner Name 2:	<b>Manzano Katherine M</b>	Tax Billing Zip+4:	<b>6114</b>
Tax Billing Address:	<b>6514 Lindley Ave</b>	Owner Vesting:	<b>Married Man</b>
Tax Billing City & State:	<b>Reseda, CA</b>	Owner Occupied:	<b>No</b>

**Location Information**

Zoning:	<b>LAC2</b>	Subdivision:	<b>7861</b>
Tract Number:	<b>7861</b>	Flood Zone Code:	<b>X</b>
School District:	<b>Los Angeles</b>	Flood Zone Panel:	<b>06037C1590F</b>
Census Tract:	<b>2712.00</b>	Flood Zone Date:	<b>09/26/2008</b>

**Tax Information**

APN:	<b>4259-040-006</b>	Tax Area:	<b>67</b>
% Improved:	<b>3%</b>	Lot #:	<b>60</b>
Legal Description:	<b>TRACT # 7861 LOTS 58,59 AND LOT 60</b>		

**Assessment & Tax**

Assessment Year	2018	2017	2016
Assessed Value - Total	\$297,079	\$291,255	\$285,545
Assessed Value - Land	\$288,704	\$283,044	\$277,495
Assessed Value - Improved	\$8,375	\$8,211	\$8,050
YOY Assessed Change (%)	2%	2%	
YOY Assessed Change (\$)	\$5,824	\$5,710	

Tax Year	Total Tax	Change (\$)	Change (%)
2016	\$3,897		
2017	\$4,001	\$104	2.67%
2018	\$4,080	\$78	1.95%

Special Assessment	Tax Amount
Flood Control 62	\$80.56
La Stormwater 21	\$64.22
County Park Dist83	\$7.22
Lacity Park Dist21	\$18.96
City Lt Maint 21	\$220.43
Rpsod Measure A 83	\$32.47
Trauma/Emerg Srv86	\$91.79
La West Mosq Ab 31	\$10.81
Total Of Special Assessments	\$526.46

**Characteristics**

County Land Use:	<b>Auto Svc Shop</b>	Building Sq Ft:	<b>2,165</b>
Universal Land Use:	<b>Auto Repair</b>	Year Built:	<b>1930</b>
Lot Acres:	<b>0.1879</b>	Effective Year Built:	<b>1953</b>
Lot Area:	<b>8,185</b>	# of Buildings:	<b>1</b>

## Estimated Value

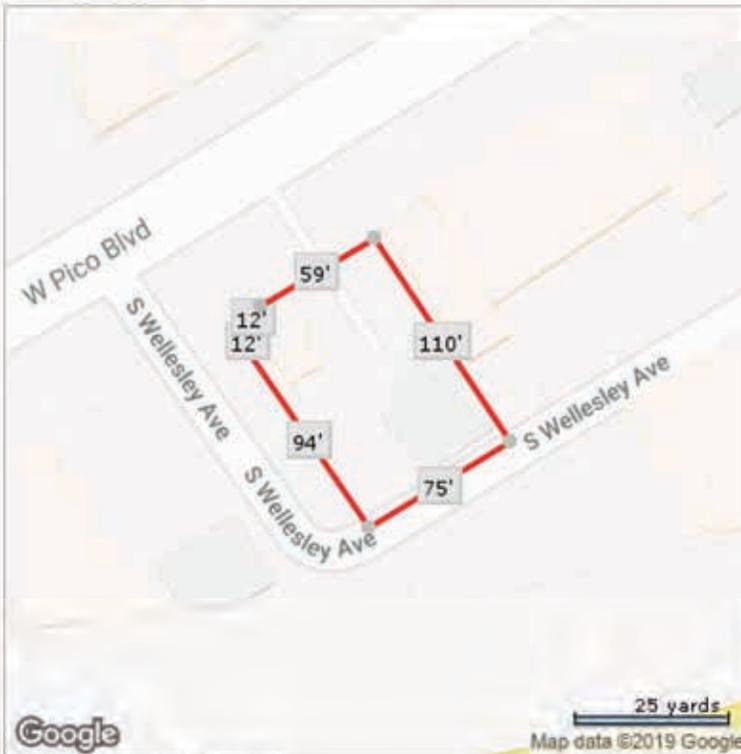
Value As Of:

06/07/2019

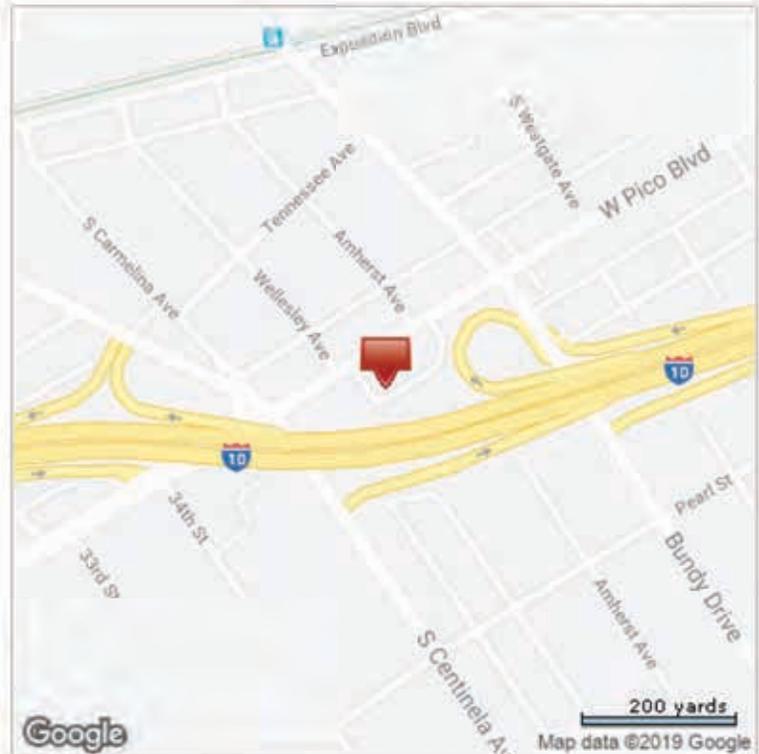
## Last Market Sale & Sales History

Owner Name:	Manzano David J		Owner Name 2:	Manzano Katherine M
Recording Date	02/02/2018	02/01/2011	03/16/2001	02/02/1959
Sale Date	12/20/2017	12/22/2010	02/21/2001	
Nominal	Y	Y	Y	
Buyer Name	Manzano David J	Manzano Family Trust	Manzano Trust	Manzano Abad & Manzano Virginia C
Seller Name	Manzano Family Trust	Manzano Family Trust	Manzano Abad & Virginia C	
Document Number	113503	177405	428592	
Document Type	Trustee's Deed(Transfer)	Trustee's Deed(Transfer)	Trustee's Deed(Transfer)	Deed (Reg)

## Property Map



\*Lot Dimensions are Estimated



- WESTSIDE MLS - CLAW

The data within this report is compiled by CoreLogic from public and private sources. This data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

## Property Detail

Generated on 05/19/2019

Page 2 of 2



# City of Los Angeles Department of City Planning

## 11/21/2019 PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

12248 W PICO BLVD

### ZIP CODES

90064

### RECENT ACTIVITY

CHC-2019-6975-HCM

ENV-2019-6976-CE

### CASE NUMBERS

CPC-2018-7547-CPU

CPC-2014-1457-SP

CPC-2013-621-ZC-GPA-SP

CPC-2005-8252-CA

CPC-2002-3161-CDO-ZC

CPC-1988-745-ZC

ORD-186108

ORD-175774

ORD-175773

ORD-171492

ORD-171227

ORD-163205

ENV-2014-1458-EIR-SE-CE

ENV-2013-622-EIR

ENV-2005-8253-ND

ND-83-283-HD

### Address/Legal Information

PIN Number	120B149 98
Lot/Parcel Area (Calculated)	2,691.3 (sq ft)
Thomas Brothers Grid	PAGE 632 - GRID A7
Assessor Parcel No. (APN)	4259040006
Tract	TR 7861
Map Reference	M B 90-27/28
Block	None
Lot	60
Arb (Lot Cut Reference)	None
Map Sheet	120B149

### Jurisdictional Information

Community Plan Area	Palms - Mar Vista - Del Rey
Area Planning Commission	West Los Angeles
Neighborhood Council	West Los Angeles Sawtelle
Council District	CD 11 - Mike Bonin
Census Tract #	2712.00
LADBS District Office	West Los Angeles

### Planning and Zoning Information

Special Notes	None
Zoning	[Q]C2-1VL-CDO
Zoning Information (ZI)	ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2311 West Pico Boulevard ZI-2192 West Los Angeles Transportation Improvement and Mitigation ZI-2479 Livable Boulevards
General Plan Land Use	General Commercial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	West Los Angeles Transportation Improvement and Mitigation
Subarea	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
CDO: Community Design Overlay	West Pico Boulevard
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No

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

SN: Sign District	No
Streetscape	Livable Boulevards
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 3
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No
<b>Assessor Information</b>	
Assessor Parcel No. (APN)	4259040006
Ownership (Assessor)	
Owner1	MANZANO,DAVID J ET AL
Owner2	MANZANO,KATHERINE M
Address	6514 LINDLEY AVE RESEDA CA 91335
Ownership (Bureau of Engineering, Land Records)	
Owner	12244 PICO LLC
Address	12300 W PICO BLVD LOS ANGELES CA 90064
Owner	MANZANO, DAVID J MANZANO, KATHERINE MARY
Address	6514 LINDLEY AVE RESEDA CA 91335
APN Area (Co. Public Works)*	0.188 (ac)
Use Code	2600 - Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service - Auto Body Repair Shop - One Story
Assessed Land Val.	\$300,367
Assessed Improvement Val.	\$8,712
Last Owner Change	02/02/2018
Last Sale Amount	\$0
Tax Rate Area	67
Deed Ref No. (City Clerk)	177405
	1437
	1146876
	0113503
	0113502
Building 1	
Year Built	1930
Building Class	D5B
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	2,165.0 (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
<b>Additional Information</b>	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped

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

Urban Agriculture Incentive Zone	YES
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
Wells	None

### Seismic Hazards

#### Active Fault Near-Source Zone

Nearest Fault (Distance in km)	1.75836072
Nearest Fault (Name)	Santa Monica Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	-75.00000000
Maximum Magnitude	6.60000000

Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

### Economic Development Areas

Business Improvement District	None
Hubzone	Not Qualified
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None

### Housing

Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	<a href="http://hcidla.lacity.org">http://hcidla.lacity.org</a>
Rent Stabilization Ordinance (RSO)	No
Ellis Act Property	No

### Public Safety

#### Police Information

Bureau	West
Division / Station	West Los Angeles
Reporting District	891

#### Fire Information

Bureau	West
Batallion	9
District / Fire Station	59
Red Flag Restricted Parking	No

## CASE SUMMARIES

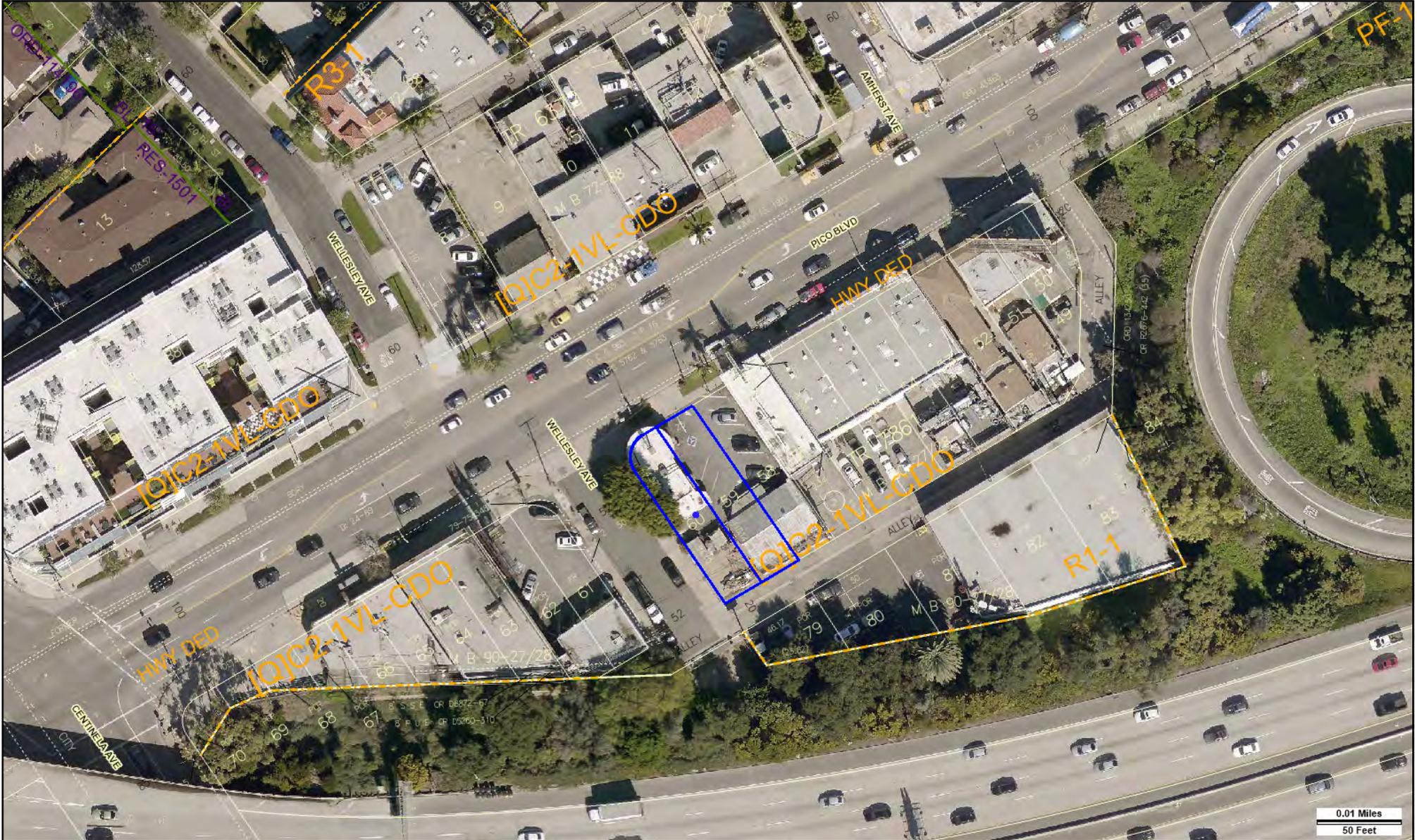
Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2018-7547-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	ADOPT COMMUNITY PLAN POLICY DOCUMENT, GENERAL PLAN AMENDMENTS, AND ZONE CHANGES TO APPLY RE-CODE LA ZONING.
Case Number:	CPC-2014-1457-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	SPECIFIC PLAN AMENDMENT
Case Number:	CPC-2013-621-ZC-GPA-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS) GPA-GENERAL PLAN AMENDMENT ZC-ZONE CHANGE
Project Descriptions(s):	ZONE CHANGE AND PLAN AMENDMENT FOR THE IMPLEMENTATION OF THE EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN.
Case Number:	CPC-2005-8252-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.
Case Number:	CPC-2002-3161-CDO-ZC
Required Action(s):	CDO-COMMUNITY DESIGN OVERLAY DISTRICT ZC-ZONE CHANGE
Project Descriptions(s):	ESTABLISHMENT OF A COMMUNITY DESIGN OVERLAY DISTRICT AND ZONE CHANGE WITH Q CONDITIONS TO REGULATE CERTAIN USES IN THE WEST PICO BLVD. AREA.
Case Number:	CPC-1988-745-ZC
Required Action(s):	ZC-ZONE CHANGE
Project Descriptions(s):	HEIGHT DISTRICT CHANGE FROM M1-1 TO M1-2 TO ALLOW THE CONSTRUCTION OF A 4-STORY 163,000 SQUARE-FOOT SELF STORAGE FACILITY WITH ENCLOSED PARKING FOR 55 AUTOMOBILES AND LOADING/UNLOADING AREA ON 1.31 NET ACRES.
Case Number:	ENV-2014-1458-EIR-SE-CE
Required Action(s):	SE-STATUTORY EXEMPTIONS CE-CATEGORICAL EXEMPTION EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	ENVIRONMENTAL IMPACT REPORT
Case Number:	ENV-2013-622-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	ZONE CHANGE AND PLAN AMENDMENT FOR THE IMPLEMENTATION OF THE EXPOSITION CORRIDOR TRANSIT NEIGHBORHOOD PLAN.
Case Number:	ENV-2005-8253-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.
Case Number:	ND-83-283-HD
Required Action(s):	HD-HEIGHT DISTRICT
Project Descriptions(s):	Data Not Available

## DATA NOT AVAILABLE

ORD-186108  
ORD-175774  
ORD-175773  
ORD-171492  
ORD-171227  
ORD-163205

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



Address: 12248 W PICO BLVD  
 APN: 4259040006  
 PIN #: 120B149 98

Tract: TR 7861  
 Block: None  
 Lot: 60  
 Arb: None

Zoning: [Q]C2-1VL-CDO  
 General Plan: General Commercial

