# CHILI BOWL <br> 12244-12248 West Pico Boulevard <br> CHC-2019-6975-HCM <br> 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

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

EXPIRATION DATE: February 18, 2020

CASE NO.: CHC-2019-6975-HCM
ENV-2019-6976-CE
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: D | Declare the property an Historic-Cultural Monument |
| OWNERS: $\quad$ D | David Manzano Et al. and 12240 Pico LLC <br> Katherine M. Manzano 12300 West Pico Boulevard <br> 6514 Lindley Avenue Los Angeles, CA 90064 <br> Reseda, CA 91335  |
| APPLICANT: $\begin{array}{ll}\text { A } \\ & \text { Le } \\ & 523 \\ & \text { Lo }\end{array}$ | Adrian Scott Fine <br> Los Angeles Conservancy <br> 523 West $6^{\text {th }}$ Street, Suite 826 <br> Los Angeles, CA 90014 |
| PREPARER: M | Marcello Vavala <br> Los Angeles Conservancy <br> 523 West $6^{\text {th }}$ Street, Suite 826 <br> Los Angeles, CA 90014 |
| RECOMMENDATION T | That the Cultural Heritage Commission: |
| 1. Declare the subject Administrative Code Ch | ect property an Historic-Cultural Monument per Los Angeles Chapter 9, Division 22, Article 1, Section 22.171.7. |
| 2. Adopt the staff report a | rt and findings. |
| VINCENT P. BERTONI, AICP Director of Planning |  |
| [SIGNED ORIGINAL IN FILE] | E] [SIGNED ORIGINAL IN FILE] |
| Ken Bernstein, AICP, Manager Office of Historic Resources | Lambert M. Giessinger, Preservation Architect Office of Historic Resources |
| [SIGNED ORIGINAL IN FILE] |  |
| Melissa Jones, City Planning Associate Office of Historic Resources |  |
| $\begin{array}{ll}\text { Attachments: } & \begin{array}{l}\text { Historic-Cultural Monument Application } \\ \text { Commission/Staff Site Inspection Photos—January 9, } 2020\end{array}\end{array}$ |  |

## 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 HistoricCultural 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.


Commission/Staff Site Inspection Photos-- January 9, 2020
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# Los Angeles Department of City Planning RECOMMENDATION REPORT 

CULTURAL HERITAGE COMMISSION<br>HEARING DATE: December 5, 2019<br>TIME:<br>PLACE:<br>9:00 AM<br>City Hall, Room 1010<br>200 N. Spring Street<br>Los Angeles, CA 90012

## CASE NO.: CHC-2019-6975-HCM <br> ENV-2019-6976-CE

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:

REQUEST:
OWNERS:

APPLICANT:

PREPARER:

Historic-Cultural Monument Application for the CHILI BOWL

Declare the property an Historic-Cultural Monument
David Manzano Et al. and
Katherine M. Manzano
6514 Lindley Avenue
Reseda, CA 91335
Adrian Scott Fine
Los Angeles Conservancy
523 West $6^{\text {th }}$ Street, Suite 826
Los Angeles, CA 90014
Marcello Vavala
Los Angeles Conservancy
523 West $6^{\text {th }}$ Street, Suite 826
Los Angeles, CA 90014
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]

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## 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 onestory 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



## 2. CONSTRUCTION HISTORY \& CURRENT STATUS

| Year built: 1935 | Factual |
| :--- | :--- |
| Architect/Designer: Arthur Whizin | Threatened? Private Development |
| Original Use: Restaurant | Contractor: J. M. Lamb |
| Is the Proposed Monument on its Original Site? | Present Use: Restaurant |

## 3. STYLE \& MATERIALS



## HISTORIC-CULTURAL MONUMENT <br> 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)

| $\square$ | Listed in the National Register of Historic Places |  |
| :--- | :--- | :--- |
| $\square$ | Listed in the California Register of Historical Resources |  |
| $\square$ | Formally determined eligible for the National and/or California Registers |  |
| $\square$ | Located in an Historic Preservation Overlay Zone (HPOZ) | Contributing feature |
| $\square$ | Determined eligible for national, state, or local landmark <br> status by an historic resources survey(s) | Nurvey 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):

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.
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 characterdefining 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 |  |  |

Property Owner

| Name: | Ds the owner in support of the nomination? | Yes | No | Unknown |
| :--- | :--- | :--- | :--- | :--- |
| Street Address: | 6514 Lindley Avenue | Company: | State: CA |  |
| Zip: 91335 | Phone Number: | City: Reseda | 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. 5UBMITTAL

When you have completed preparing your nomination, compile all materials in the order specified below. Although the entire packet must nat exceed 100 pages, you may send additional material on a CD or flash drive

## APPLICATION CHECKLIST

$1 \checkmark$ Nomination Form
$2 \checkmark$ Written Statements $\mathcal{A}$ and $B$
3. Bibliography

4
4
Two Primary Photos of Exterior/Main Facade (B<10, the main photo of the proposed monument. Also email a digitial copy of the main photo to: planning ohrelacity.org)
5. Copies of Primary/Secendary Documentation
E. Copies of Building Permits for Major Alterations finclude first construction permits)
7. Additional, Contemporary Photos
g. $\checkmark$ Historical Photos
9. Zimas Parcel Report for all Nomimted Parcels (including map)

## 10. RELEASE

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

I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.
I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Las Angeles, and understand that permission is granted for use of the photographs and images by the city without any expectation of compensation.

Iacknowedge that nave the right fo submit or have obtained the appropriate permission to submit all information contained in this application.


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: preseryation,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 lowscale 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 restauranteur 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 restauranteur 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 1920 s and 30 s , 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. ${ }^{1}$

## 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. ${ }^{2}$ 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. ${ }^{3}$

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

[^1]"...entrepreneurship, imagination, and the ingenuity of the small businessperson all contributed heavily to the success of many of these retail buildings. ${ }^{\prime 4}$ 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. ${ }^{5}$

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" ${ }^{6}$ and "Bizarre Eat Shops Built to Lure Trade."7 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." ${ }^{8}$ 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. ${ }^{\prime 9}$ One of the new styles that Los Angeles embraced was the Streamline

[^2]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." ${ }^{10}$ 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." ${ }^{11}$

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 restauranteur 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.

[^3]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. ${ }^{12}$

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 cathphrase: "Get the Chili Bowl Habit!"13

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

[^4]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. ${ }^{14}$ 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.

[^5]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, twentyfive, 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 <br> (permit \#) | Relocated to address | Permit date <br> (permit \#) |
| :--- | :--- | :--- | :--- |
| \#1 3012 Crenshaw Ave. <br> LA | $2 / 27 / 1931$ (\#3900) <br> $4 / 3 / 1931$ opening | 222 W. Washington Blvd. <br> LA | $2 / 5 / 1941$ (\#3601) |
| \#2 2228 E. Florence Ave. <br> Huntington Park | Circa 1931 | Never relocated |  |
| \#3 801 N. La Brea Ave. <br> LA | $8 / 24 / 1932$ (\#13765) | Never relocated |  |
| \#4 5081 Whittier Blvd. <br> East Los Angeles | circa 1933 | 1015 N. Vermont Ave. <br> LA--East Hollywood | $11 / 2 / 1945$ (\#17199) |
| \#5 3668 Beverly Blvd. <br> LA | $12 / 20 / 1933$ (\#17714) | 3141 Cahuenga Blvd. <br> LA--Cahuenga Pass | $4 / 28 / 1938$ (\#12098) |
|  | 6530 San Fernando Rd. <br> Glendale | $1 / 15 / 1941$ (\#5437) <br> Glendale permit |  |
| \#6 1601 E. Anaheim Ave. <br> LA--Wilmington | $8 / 8 / 1934$ (\#10068) | 901 W. Florence Ave. <br> LA--South Los Angeles | $1 / 10 / 1947$ (\#2854) |
| $\# 72453 ~ F l e t c h e r ~ D r . ~$ <br> LA--Silver Lake | $5 / 15 / 1935$ (\#8077) | 12244 W. Pico Blvd. <br> LA--West Los Angeles | $11 / 8 / 1939$ (\#43740) |
| \#8 4351 S. Figueroa Ave. <br> LA--South Los Angeles | $10 / 23 / 1935$ <br> $11 / 30 / 1935$ opening | 4951 S. Figueroa Ave. <br> LA--South Los Angeles | $11 / 19 / 1943$ (\#11875) |
| 111 N. Fairfax Ave. <br> LA | $6 / 30 / 1936$ (\#16131) | 11982 Wilshire Blvd. <br> LA--West Los Angeles | $9 / 24 / 1940$ (\#37963) |
| 1401 N. Atlantic Blvd. <br> Long Beach | circa 1936 | 1661 W. Manchester Ave. <br> LA--South Los Angeles | $6 / 8 / 1939$ (\#22594) |


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

## 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." ${ }^{15}$

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 reopen. Bigger and better than ever. ${ }^{16}$

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. ${ }^{17}$ 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. ${ }^{\prime 18}$ He later became Agoura's largest individual landowner. ${ }^{19}$

[^6]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. ${ }^{20}$

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. ${ }^{21}$ 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. ${ }^{122}$

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 owernship

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

[^7]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 petitions. 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.,"23 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

[^8]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

## Buildinq 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 midsection 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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Simon, Richard. "'Most Hated' Man Can’t Understand Why It’s So." Los Angeles Times, May 3, 1984.
"SurveyLA Historic Resources Survey Report: Palms—Mar Vista—Del Rey Community Plan Area." City of Los Angeles. August 2012.
"Weird Architecture Helps to Sell Ice Cream," Popular Mechanics, January 1928.

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


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: $\mathbf{N}$

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)



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)

## 



| Get the |
| :---: |
| SHIL BD |
| Habit! |
| 5081 WHITTIER |
| 2453 FLETCHER DR. |
| 3620 BEVERLY BLVD. |
| 111 NORTH FAIRFAX |
| 3012 CRENSHAW BLVD. |
| 178 SO. ALVARADO ST. |
| 4351 SO. FIGUEROA ST. |
| 1101 SO. WESTERN AVE. |
| 1661 W. MANCHESTER AVE. |
| LOS ANGELES |
| 1601 EAST ANALELM BLVD. |
| WILMINGTON |
| 2870 COLORADO BLVD. |
| EAGLE ROCK |
| 2228 EAST FLORENCE AVE. |
| HUNTINGTON PARK |
| 3141 CAHUENGA BLVD. |
| NORTH HOLLYWOOD |
| 870 No. VINE ST. |
| 801 No. La BREA AVE. |
| HOLLYWOOD |
| (Building Besign Protected) |



Chili Bowl menu cover, depicting 18 locations in chain. 1942 (Courtesy Jim Heimann)

## ORIGINAL <br> TRACT No 7861

IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
Being a subdivision of a portion of the John D. Young 1092,84 acre allotinent and a portion of the George A. Sanford 546.42 acre allotmont in the Rancho La Ballona. os per partition District Court case NO 965.

Scale: 1 in 100 feet.







# CITY OF LOS ANGELES department of building and safety BUILDING DIVISION 

## Application for the Erection of a Building

CLASS＂D＂
To the Board of Bulling and Safety Commonioners of the City of Lox Angeles
Application is hereby mince to the Board of Building and Safety Com missioners of the City of Los Angeles，through the office of the Suberin．
 Sect to the following conditions，which are hereby agreed to by the undersigned applicant and which shall be deemed condition in ontering into the exercise of the permit：

保：That the permit does not grant any right or privilege to use any balding or other structure therein described，or any portion thereof for any purpose that le，or may hermiter be prohibited by ordinance of the City of Con Angeles．
permit．
Lot No． $16-17-18$
Tract 6558 Bork 68 P2021
Location of Building．．．2紋3 FC etches alive $x-y, x \rightarrow 7$ $\left\{\begin{array}{l}\text { Approved by } \\ \text { City Engineer } \\ \ldots A_{i}\end{array}\right.$ Between what cross streets． 1 UR E
USE INK OR INDELIBLE PENCIL

（Store，Residence，Apartment House，Hotel or any other pardons） M N N IE $2 N G 1 Z 1 N$
3．Owner＇s address．．．．． $1.4 . \ldots 20 \quad 205 \%$

4．Certificated Architect．


## State

5．Licensed Engineer．
6．Contractor $\therefore$ M AAM State License No $\qquad$ Phone． State

8．VALUATION OF PROPOSED WORI $\left\{\begin{array}{l}\text { Including，nl l labor sid material and all permanent } \\ \text { lighting，heating，ventilating，water supply plumb－}\end{array}\right.$

9．State how many buildings NOW ？ on lot and give use of each
$\qquad$
9．on lot and give use of each． 2．20ne
（Store，Residence，Apartment House，Hotel，or any other parposo）
10．Size of new building． $25 . . x .45 . . N 0$. Stories．．．／．．．Height to highest point．．／5．．．Size lot．．7．5．．．．x．／．2．．．．．．．．
11．Type of soil．．．．fastaty．．．．．．．．．．．．．．Foundation（Material）．Cozt．esela．Depth in ground．．．．．．．．．．
12．Width of footing．．．f．2 2 ．．．．．．．．．．．．Width of foundation Wall．．．．．．W．．．．．．．Size of Redwood Sill．．2．．．．．．．．．．．．．．．．．



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 specifigations filed will conform to all the Building Ordinances and
State Laws．

Plans Specifications and offer



## REMARKS


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3

## CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION Application to Alter, Repair, Move or Demolish

ding and Safety Commissioners of the City of Los Angolan
To the Board of BuIlding and Safety Commissioners of the City of Los Angolan:
 of the permits:
 Seconds That the permit does not grant ant right or privilege to azo any building or other structure therein described, or any portion thereof, Third: That the granting of the permit docs not net or prejudice any claim of title to, or right of posiosition in, tho property described in such permit.

REMOVED FROM

Lo
Lot

Tract. $\qquad$ Tract.


1. Purpose of PRESENT building........Junch.. room....................................Families..............Rooms............

Store, Residence, Apartment House, or any other purpose
2. Use of building AFTER alteration or moving...........Same Families......Q.......Rooms. .
8. Owner (Prat Name).................Art.... Hhizen. $\qquad$ Phone
4. Owner's address 2A53.EIetober Drive
5. Certificated Architect.....None State
6. Licensed Engineer..........N. Ne ne State License No...........................Phone
7. Contractor. Artästicranon.SiEn.Co State
License No..2:20.40. ..Phone....GTr...87.0.5...
8. Contractor's address 5.5.2..S.unset..B.ivg.

10. State how many buildings NOW $\qquad$ One..Junch. Rom Residence, Hotel, Apartment House, or any other purpose.
11. Size of existing building..-15..x...15..Number of stories high.... $1 . . .$. Height to highest point...7.7.!...
12. Class of building.......!2!....Material of existing walls.....Firame.....Dxterior framework.....Wond. Describe briefly and fully all proposed construction and work:

Freating.a.roof..sign.according.t.a.accompanying.palans
$\qquad$


## PLANS, SPECIFICATIONS, and other data muat be filed if required. <br> NEW CONSTRUCTION

| Size of Addition...........x...........Size of Lot...........x........... ${ }^{\text {Number }}$ of Stories when complate............in... |  |
| :---: | :---: |
| Material of Foundation..................... Width of Fpotang........... Depth of footing below ground.............. |  |
|  |  |
| Width Foundation Wall.....................Size of Redvood Sill.........................Material Exterior Walls.............. |  |
| Size of Exterior Studs...................x.x..............Size of Interior Bearing Studs..................x.................. |  |
| Joists: First Floor........x.......Second Floor........x.......Rafters........x.......Roofing Material........................... |  |
| I have carofully examined and road both sides of this completed Application and know the same is true and correct and hereby certify and agrec, if a Permit is issued, that all the provisions of the Bullding Ordinances and Stato Laws will be complied with whether hereln specified or not; also certify that plans and specifications, if required to be, filed, will conform to all of the provisions of the Building Ordinances and State jaws. <br> Sign Here. $\qquad$ $\qquad$ |  |
| FOR DERARTMENT USE ONLY |  |
|  |  |
| (1) REINFORCES CONCRETE $\quad\left\{\begin{array}{l}\text { (2) The building (and, or, addition) referred to in this Applica- } \\ \text { tion is, or will be when moved, more than } 100 \text { feet from }\end{array}\right.$ |  |
| Barrels of Cement. <br> Tons of Reinforcing Steel $\qquad$ Sign Here |  |
|  |  |
| (3) <br> No required windows will be obstructed. |  |
|  | There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width. |
| Sign | Sign Here ................................................................................ |

## REMARKS:

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To the Board of Bullaling and Safety Commiaslonere of the City of Los Angeles:
 tendent of Building, for f building permit In accordance with the description and for the purpose hereinafter aet forth, This application th made sub. of the permit: upon any street, wiley or other public place or port lon thereof.
Socond: That the permit does not grant any right or privilege to ire any building or other structure therein described, or any portion therefor for any purpose that is, or may hereafter be prohibited by ordinance of the city of Los Ane Ales.


Lot......59. \& 60
REMOVED TO
permit REMOVED FROM
Lot.................

## Tract... $2 \sqrt{2}$

## Present location

 of buildingNew location of building

Between what cross streets

1. Purpose of PRESENT building

Tract..... 7861
2. Use of building AFTER alteration or moving... Restataurant
3. Owner (Print Name)... The Chili Bowls, A. Whizin

$$
x_{4}
$$

 NEW CONSTKUCTIO
none
Size of Addition

 Width Foundation Will 61 Size of Exterior Studs. $\qquad$ ..x. $\qquad$ ..Size of Interior Bearing Studs $\qquad$ ..x. $\qquad$
Joists: First Floor ... .Second Floor. ...x x........ Rafters $\qquad$ $x$. ........Roofing Material.
I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State laws.


## REMARKS




1. Purpose of PRESENT building


2. Owner (Print Name)
3. Owner's Address. 36 Du -2



4. Contractor's Address. 2462


$\qquad$ (Rendenco, toto, Apartment Rounce; or any other parbove)
Number of stories high... Height to highest point
5. Size of existing building..........x...........Number of stories high...........Height to highest point


$\qquad$
Fill in Application on other Side and Sign Statement


## PLANS，SP蝶CICATIONS，and other data must be filed w required．

## NEW CONSTRUCTION

Size of Addition．．．．．．．．．．．．．．．．．．．．．．．．Size of Lot．．．．．．．．．．．．．．．．．．．．．．．．．．Number of Stories when complete
Material of Foundation $\qquad$ Depth of footing below ground

Width Foundation Wall $\qquad$ Size of Redwood Sill $\qquad$
$\qquad$ Material Exterior Walls

Size of Exterior Studs． $x$ Size of Interior Bearing Studs $\times$
Joists ：First Floor．．．．．．．．．．．．．．．．．Second Floor．．．．．．．．．．．．．．．．．．Rafters．．．．．．．．．．．．．．．．．．．Roofing Material
I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree，if a Permit is issued，that all the provisions of the Building Ordinatices and State Laws will be complied with whether herein specified or not；also certify that plans and specifications，if required ty be fled，will conform to all of the provisions of the Building Ordinances and Stats paws．

Sign Here

By


（1）
REINFORCED CONORETE
Barrels of Cement
Tons of Reinforcing Steel
（3）
No required windows will be ob－
strutted structed．

Sign Here
（2）
The building（and，or，addition）referred to in this Applies cation is，or will be when moved，more than 100 feet from

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

## REMARKS：

## BUILDING DIVISION

Lot No.
$-58,57,60$
1
Tract $\qquad$
$\qquad$



Between what cross streets?
 $\qquad$ Rooms
2. Owner..... $A, \ldots /$, 4 store, Dwelling, Apartment House. Hotel or other purpose)

4. Certificated Architect.
5. Licensed Engineer....

John Gases State License No. State No State
License No.
. Phone
8. VALUATION OF PROPOSED WORK
9. State how many buildings NOW $\qquad$ (I.NURNSTORE on lot and give use of each.

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

I hereby certify that to the best of my knowledge and belief the above application is correct and that this moiling or construction work will comply with all laws, and that in the doing of the work authorized thereby 1 will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.
intact WEST L.A. ANNEX



# 3 

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

## building division



Tract

$$
7861
$$




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

4. Owner.


Quedolfe. Phone
opiate
a 2.0 .2
7. Licensed Engineer
8. Contractor,............... State

Certificated Architect
$\mathrm{ZH}=\mathrm{O}^{2} \mathrm{M}$

$$
0 . . .
$$

.....Phone..
6. Contractor's Address... 4.3 .3 R

11. State foo mary buildings NOW

OO ondot and gage use of each. (Store. Dwelling. Apartment House, Hotel or other purpose)

13. Material Exterior Walls.
(Wood, Steel or Masonry)
Exterior framework.
(wood or steel)
14. Describe briefly ${ }^{\circ}$ all proposed construction and work:


15. Size of-Additio $\qquad$ x............ NEW CONSTRUCTION
$\sqrt{4}$

Size of Lot........................... Number of Stories when complete
$\qquad$ 16. Footing: Width..........Depth in Ground...........Width of Wall ..........Size of Floor Joists.................. 16. Footing: Width..........Depth in Ground...........Width of Wall ..........Size of Floor Joists..................
$\qquad$ 17. Size of Studs................Material of Floor................Size of Rafters................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.
sign here ...forcing


```
Addresss of
Builcings .....22244...d....Pica...BI.
```


## CERTIFICATE OF OCCUPANCY

NOTE: Any change of use or occupancy Must be approved by the Department of Building and Safety.
This cerctilies that, so far as ascertained by or made known to the undersigned, the building at above address complioss whth the applicable requirements of the Municlpal Code, as follows; ch 1, as to permitted uses; Ch. 9, Artsoni, 3, 4, and 5; and with applicable requirements of State Housing Act,-for following occupancles:
I stwory - Type IV - 32' $\times 40^{\prime}$ - Storace \& Bale of Toys. Q-1 Occupancy.

Owner Arthur N. Whizein
Owner'ss 6802 Senta honica BI.
Addresss Los Angeles 38, Calix.





$\square$



## score os peraty

## City of Los Angeles <br> CAlIFORNIA



## MOMS AND SAFETY

 201 NORTH FIGUEROA STREET LOS ANGELES, CA 50012- 

ANDREW A. ADELMAN, PE. GENERAL MUMMER

JAMES K. HAHN
TOM WHELAN EXECUTIVE OFFICER

MAYOR

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

Building permit with reference number $22 V N 10488$ issued on $5-21-02$ for the job address
$\qquad$ contained the following information that was/wereameed/handwritten/corrected before the permit was received from the issuing office:

- INFORMATION ON PAGE ONE/TWO, AREA NO. $\qquad$ WAS/WERE: $\square$ covered with correction fluid $\square$ crossed out cut out a covered with paper not preprinted 0 | FAUX |
| :--- |
| emit w |
| (4/ |
| covered |
| $\square$ |
| $\square$ |


$\qquad$ co
$\square$ and rewritten and retyped $\square$ and pasted upon handwritten $\square$ written in pencil/red ink
$\qquad$

- INFORMATION ON PAGE ONE/TWO, AREA NO. $\qquad$ WAS/WERE: $\square$ covered with correction fluid $\square$ crossed out a cut out covered with paper, $\square$ not preprinted $\square$

NOTE: The building permit follows this notice.


DAFS MICROFILMING FORM NO. MF -4


Date Signed
(G:LDRMDAFSIDAFSPORMDAMFP4.FRA) R2.28.2002



 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 LAMS).

## 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 Cooke Section 7150.2c. The following applies to B contractors only: 1 understand the limitations of Section 7057 related to my ability to take prime contracts or subcontracts involving specialty trades.
License Class: $\qquad$ Lie. No:

Print: Sign:

## 18. WORKERS' COMPENSATION DECLARATION

## * Ibereby 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 che performance of the work for which this permit is issued.
I have and will maintain wooer' compensation insure
compensation insurance comer and policy number are:
Canner: Policy Number:

- I certify that in th performance erin e 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


$0!$
WARNING FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL L, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS $(5100,000)$, IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEYS FEES


## $N$

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 pgA io t is issued (Sec. 3097, Civil Code). Lender's name: Lender's address: 20. ASBESTOS REMOVAL

Notification of asbestos removal: 'Is not applicable

- Letter was seat to the AQMD or EPA Sigh

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 7 31.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its is suance, also requires the applicant for such permit to le a signed statement that be or ste is hcensed pursumat 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 penaly.efpot more than five hundred dollars ( $\$ 500$ ).):
15 I, as the owner of the property, or my employees with wages as their sole compensation, y al do tit 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 improy improvements are not intended or offered for sale. If, however, the building or unproven ant 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).

- L as the owner of the property, am exclusively contracting with licensed contractors to of striate project (Sec. 7044, Business \& Professions Code: The Contractors License Law does not apply to an

 Bus. \& Prof Code for the foll wis
a con
$\qquad$


I certify that I have read this application and state that the above information is correct. Ia free to comply with all city and county ordinances and state laws relating on 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 authonze or permit any violation or failure to comply with any applicable haw. Furthermore, that neither the City of Los Angeles nor amy board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work d scribe herein, nor the condition of the property nor the soil upon which such work is performed 1 further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfre with ny fess or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such casement, a substitute easements) satignaty to the orders) of the easement will be provided (Sec. 91.0106.4.3.4 LaiC).

ACS thendelsen


- UNREASONABLE HARDSHIP FINDING

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


The accessibility feature upgrades would increase construction costs by _ 50 \% EXPENDITURE FOR UNREASONABLE HARDSHIP COMPLIANCE ( $20 \%$ of project valuation $\$ 1200$ )
!? 2. Accessible path of travel within building or facility to the area of remodel
c: 3. Accessible restroom for each sex GRAB BARS $\operatorname{CN}$ GENS $\$$ WRENS BATHRMS \& HL TOILETS
4. Accessible drinking fountains and public telephones $\qquad$ $\rightarrow$ \$ $\qquad$
D 5. Additional accessible features (parking, storage, and alarms) $\qquad$ StORAGE DOOR 3'K $\qquad$

APPLICANT INFORMATION
Name (print) Anthony Sternolstin
Firm Address 2-828COCHRAN S+1F313
$\qquad$


FOR DEPARTMENT USE ONLy


Bldg-Alter/Repair Commercial

Counter Plan Check

PLOT PLAN ATTACHMENT

Plan Check \#:
Initiating Office: VAN NUYS
Printed on: 10/25/01 13:59:36



| 7.EXISTING USE |  |  |
| :--- | :--- | :--- |
| (17) Restaurant | PROPOSED USE |  |



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

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BUSLDING PERATT CDOM SLSO.OI
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ONE STOP SURCF
SYSTEMS DEVT FEE
    32.62
CETY PlanhTHG SIRCX
MTSCELABECLS
\begin{tabular}{|c|c|}
\hline Tota? 7uss & 0808 \\
\hline Corat & 9858.35 \\
\hline \(\square=0\) & 3800 \\
\hline
\end{tabular}
```

I2. ATTACHMENTS

| 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 Califomia. |
| :---: | :---: |
| 15. Building Relocated From: |  |
| 16. CONTRACTOR, ARCHITECT, \& ENGINEER NAME (O), Owner-Builder | CLASS LICENSE\# PHONE \# |
| PERMIT EXPIRATION <br> 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 1 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 (conmencing 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
(LI, 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 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:
$\qquad$ Policy Number:
(J 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 Califomia, 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 Califomia 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.Califomia 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 conply 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 enployee 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' Conmensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning and Final Declaration; and
(2) This permit is beins ghfained with the consent of the legal owner of the


# CALIFORNIA CRAZY AND BEYOND 

ROADSIDE VERNACULAR ARCHITECTURE

JIM HEIMANN
$60^{1}$


 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 Chii Bowl airplane, and adveris. World War If restaurants on a speedboat which crossed the Catalina Channel laden with Fanchon and Marco showgirls. World Warti ended Whizin's reign with the exception of the Pico Boulevard outlet, which was kept open to accommodate nend workers at parlors, but they too disappeared by the end of the 1940s. Top. A freshly built Chili Bowl gets the finishing touch. ca 1933. Crossover. The original Chili Bowl at 3012 Crenshaw Boulevard. Opening day April 4, 1931. Opposite page: Left The Miss Chili BowI II. Right. Arthur Whizin and the Chili Bowl airplane.


## Bizarre Eat Shops $\operatorname{Built}$ to Lure $\mathfrak{T r a d e}$



Inventious for April



ALL is shom Loon exactiv Lunc this

## MAMMOTH SUINOA

## Fantastic new concoction costs teen-agers \$1

The gastronomic monstusity as the right in a mounamsi for the most longosulfering and iadestructille organ knowa to Liology, the etemach nf the American chuld. The colosene of ite kind, thif cunfection is known in West Coast soda-fountain circles as the Moron's Eetasy.Now proudly sold for $\$ 1$ by a elain of 18 Los Angoles iceseream parhors (afiver) at ibe rateof appresimately $3,200 \mathrm{a}$ werh, its atagercing ingredicuts include a whole jeachs in banana and a quart of ice cream. It wat invested and labeled by one Arthur Whizin, puckish co-owner of the chain, who claims hog got the idea from a noatalgie CI's ecsiatic drean of home. Whizin, when is alen father of the Crocodile Sniffer, Constables Pinch, Green Eyed Monster, cousiders the Ecstavy his triumph. Fora revealing photographic reoord of how one of them it eaten (next page), Photographer Jack Birns ealisted the aid of a pretty, healthy, 17 -year-ald highschool girl named Mary Hill. As an sppetizer Mary easily polished off two lig doughnuts and a banana sphit. Then she ate her way through an Ecstasy in 15 minuter, later found there was scarceby room enough left for a skimpy dinnet of two huge hamburgers, a tall glass of milk and a towering dish of fresh strawberriek.


OVERLOADEO GLASS hulecs with ice-ream balls, ayrupe, fruit and nuts. Tf enstomens, who indude a great numy whlts as well as kith, ran firish two Foxlasies, livy get die serond une frem


ECSTASY INGREDIENTS are rammed into a tall glass in this ender: pineapple; ice cream: raspberry, both halves of a peach: more loe crean: tutti fruttio bene ice
cream: marzehino chernes, sliced bananas; more ice cream. Then the whole thing is capped with a Slob of mipped crean litavily sprinkled with mixed nuts and a cherry.

America: Inside each containet are two brand. new RR Silver Spurs or Bentley 'Tirbo R's or Continental T's. And so that nothing gets bruised during the one-month sea voyage, each cat is held in place by blocks of wood that are nailed down around the
tires. To keep humidity low, large plastic bags of silica-gel desiccant are placed around the vehicles. Needless to say, RollsRoyce 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 ofyou 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 burying a car and just say "The hell with it-I'll cake one. ${ }^{\text {'" }}$-Bob Merlis

## LOSTINL.A.

Chili Climate Arthur Whizin's diners
boomed in an era gone bust

IN 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 Ptomaine Tommy's on North Broadway, which was packed with customers devouring the eatery's famous chili size (an openface hamburger with chili slopped on top), waffles and big slices of homemade pie. Whizin realized it was a format worth imi-tating-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

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 countermen. "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 Gl 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

## EXTRA! Today, Saturday, Nov. 30th

 We Celebrate the Opening of the

## 4351 South Figueroa

"An Institution Built thru Merit"


WE GRATEFULLY ACKNOWLEDGE THE COOPERATION OF' THE POLLOWING FIRMS:

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## 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 sald, 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.
2 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 sit(Continued on Page 9, Col. 1)

Eafing places oharassed by many troubles
(Continued from Page 3) uation In which more than 200 ,000 persons, with no houkesold facilities, are belng 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 mervicemen 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 elvilians.

But they are Irritated that no quota provisions have been made to supply BOTH soldiers and civillans.
This community receives no special consideration for its soldier caters, and those in authority have made no provision for the increased number of meals that must be served. They all have to

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 delinite service to perform In seeing that soldiers, sailors and marines are well fed.

But they feel also that war workers-all workera-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 clvillans 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.
-Buy War Bonds-


## GOLHG OUT OF BUSINESS <br> 3 NIGHT AUCTION

the entire stock of the

## SAM RISCHER GALLERIES FINE FURNITURE

PERSIAN RUGS, Vorious Sizes MEISSEN-ROYAL VIENNA LUSTRES - LAMPS - GLASS SILVER - SHEFFIELD PAINTINGS - DRAPES, Etc.
oll to be sold of the gallezies

## 3986 Wilshire Blyd.

mondar-Tussar-wennspar cct. 21 oct. 22 oct. 23

This Sole will be a complete clean-out of wonderfifl items for Home Deraration.

We elase our doors forgver ar the conclusion of this sale.

Tuesday Evening we offer 30 Persion and Austrian Carpets sized from $3 \times 4$ to $17.6 \times 30$ together with other items.

This will be or Rapid Sole-we urge dealers ard decerolors as well as the public to attond.

Doors Open Manday of 7 P. M.
Sole sforls promptly at 6 P.M.
Sale Condueted by
SAM FISCHER
F4. 1959

## 3-RESTAURANT AUCTIONS-3

AUCTION NO. 1
MONDAY, OCTOBER 2.1-2 P.M. White Bowl hestaurant - 3000 Grenshaw Blvd AUCTION NO. 2
WSDNESDAY, OCTOBER 23-2 P.M. White Eowl Restaurant - 300I Los Felli Blyd,

AUCTION NO. 3
FRIDAY, OCTOBER 25-2 P.M. White Bowl Hestaurant - 35 it West Slauspn Ave. FLITURES - EQUIPMEHT-GROCERIES All White Bowl Rastaurants are uniformly eguipped.
Fofiowing is a partial list of fixtures, equipmert and Foffowing is a partini list of fiktures, equipmant and
groseries eontained in each White Bowl Restaurant:
 potata peelep; stainlens steam table; Hobart frod chepper: molt machine; kitchen range; presturc cook-
et; Wolf double gill hot plates; dishes' silver culo potsi pant; seoops; traps; crocks; plostware; cullery Neen ndoek, heotes; potato sliser; brushas; cuttity bocrds; cuttert; colenderi measures; skillete cutith poss; pirtherts stoinlest inserts, etc. Tomnto postc
mustard; pepper; vinegar: tomato toure $G$ ivine soya puff: vanilla; matehes; pie whip; opplat toute: Unamon, ett.
UNFOR

UNIFORMS, SHIRTS, APRONS, HATS
SAM FISCHER - HERMAN OSTRIN FA. 1259 AUCTIONEERS MU. 338

PIIE - FITTINGS - hARDWARE - PLUMBIHG SUPPLLES - SOIL PIPE AAD FITTIGGS. EL:OTRICGL SUPPLIES CLOTHESLLHE POLES PLAYGROUMD EQUIPMERT. SMALL TOOLS, Etc.
C. G. BYSON COMPANY

GZ21 SAN RENANO ROAD, LIELDALE, CALIF.
 shapers - saws - Wellers - SHEET METAL TOOLS - DRILLS - PRECISIOH INSTRUMENTS SWALL TOOLS - MACBINE EqUIPMEAT, Etc.

1. G. GREER MACHINERY

THersdy thumsday, october 24 h - STARTING at 9:30 A.M, mixox's, winnisimit

 Ramo－ 1 inctul：Alinga，
7：50 PM．Arprox． 100 clocks

American Art Galleniss 8470 wilshiffe boulevahd cienga $\quad$ beverly emls nnnounces
ADVANCE NOIICE
ANOTHER IMPORTANT AUCIION EVENT
INELUDING FUANLLEINGS FGOM THE HOME OF Miss Virginia Bruce benowned motion picture star

For Furlier Details
See Nexl Sunday＇s Timps Galleny ofen many for your monimction

Sfine furnishings

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 thursday，november 7,1946 THURSDAY，NOVEMBER 7， 1946
191：WESTADAMS BLVD．

 WEDRESOAY，MOV， 6,10 A．M． 1922 W，ADAMS BLYD． Fine Furniture－－Furnishings and Russ




 7940 SUNSET BLVD． AUCTION
TUESDAY， $10: 30$ A．M．and 7：30 P．M．





## beverly wilshire hrT GALLEAIES

8543 WILSHIRE ELVO，Bevely Hills

## fine <br> 

MONDAY
November 4 Novenber
FURMITURE－FURNISHINGS－－SILVER RUCSS－bRIC－A－BnAC

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## 7．N．BADA



## FURNITURE AUCTION OR TUESDAY，HOHEEMBER 5TH

 at 1417 WEST WASARHGTOHThe entire and complofe contants of
approximotely 20 homes containing FINE ASSORTAENT of
both MEDIUM © HIGH GRADE furniture，rugs and Furnishings
TABLE．TOP GAS RANGES
monry levi

PHACLINE TTDOLS
SHOP EQUIPMENT G SUPPLIES on the Premises， 415 Wtst Pleg Doulevard，Los Angeles on the Premisas，ig wasi plestaring at 10 A．M．


PUNCH PRESSES－LATHES－DRILL PRESSES SAWS－OFFICE EQU！P．，ETC．



12 FURNITURE





## 3－hestaurant avetions－3

AUCTIOH HO，M Monday，Boy． 4 － 2 P．M． WHITE BOWL fESTAURAMT ©TG SO，ALYABADO AUCTIOH FO． 2 Wednesday，Hov， $6-2$ P．W． WHITE BOWL RESTAUAANT O $12244 W_{1}$ PICO BLVD． WUCTIOH HO， 3 Friday，How，8－2 P．M． FIXTURES－EQUIIPMEAT－RROCERIES


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$\$ 150,000.00$ JOBBER＇S STOCK of Notions，Dry Goods，Hardware，Silverware
Sundrias，Stationery，and Jewelyy






Monday, November 11 - Tuesday, November 12


GEORGE KATEB

FINE FURNISHINGS
Mr. and Mrs. George Sharpe 1933 S. CRESCENT HEIGHTS BLVD.

TODAY, SUNDAY, NOVEMBER $10-2$ P,M,




 DEN: LAwson sofft, scrith covered sechoont love seat. Pmico
RUGS: Bexulthí Cluriese and Broxdlooni rugs Ahoughout.


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## M. O. Ob




## beverly wilshire ART GALIERIES 

ART TREASUAES-OLL PAINTIMGS SILUEA-FURNISHINGS

Prominent Socialite and Art Comoisscur
MONDAY Wiadmeth by Requa
SHLES DATES
NOVEMBER 1
TURSDAY







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VARTAN DEDEIAN
9008 wilsilire blvd.
An Oulstunding Anstion of
Persian and Chinese Rugs
wednespar, november 13-8.P.M. 9008 WILSHIRE BLVD.
Kermans: $27 \times 15,25 \times 12,22 \times 12.6,17 \times 13,14 \times 10 ; 13 \times 90=$ Sarouks: $22,6 \times 11.7,19 \times 13,18 \times 12,14 \times 127,14 \times 10,6$


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3-RESTAURANY AUCTIOHS-3

AUGTION MO. 2 Wed'sday, Kov, 13-2 p.me WHITE BOWL RESTAUBAMT - 1661 w, Manchaster AUBTIOH HO, 3 Friday, Moy, IS-2 Fm, White gowl betaurazt 222 E, Foremod ay. FIXTURES-EQUIPMEHT-GROGERIES



LAUNDRY \& DRY CLEANING MACHINERY EQUIPMENT-SUPPLIES-MACHINE SHOP OFFICE FURNITURE, ETC On THI PRIMLSES OF THF TORMER
STERLING LAUNDRY
711 East l4th Place, Les Anceles, Cailf,
Thursday, November I4th, Beginmlig 10 d, M,


2 DOWNTOWN INDUSTRIAL BUILDINGS

 JACK ROUSE, AUCTIONEER

## LON'S WAREHOUSE furniture company <br> $\$ 10,000$ STOCK OF MEF FURHITURE

## 50,000

 Office Fivititure ant Ellolphent


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 Weathy Pioneer Fights New Battle: Wrath of Community

RY WAFTHA WILIMAN Then Stal worlit
Arthur N. Whizia was 16 when he stepped off a train at the old Los Argeles depot in the spring of 1923 , a poor Jemish boy Jrom-Brooklyut.
Today at CA. hets a wealthy Valley Fethatatebr and lathd oupther, a county comy 5 sioner and admide he probiry of tiest hated man in grourz
The poverty is long gome The byer toward him is somedhing hew.
Both are a disect rowit of his Both are a ditect result of his charahting different zand necreary and to ene fithrough.

The hatred tor hikizin began four ears ago when he provided a site ios the 'Fensigencer Fate" an his Agoura ranch propers. an. andual hippie-oriented carniral that draws thousends of wisitors and healed protets from tesidents
Now. residents ate banding tngether, more than eves to figh Whizin's latest paposal for profes Confm motorcycte racing near his Yentura Freentet and Kanct Poad
"I'm
't'm hopide the community some afn repented rive plader with them to be rotional to are what it 11 7bout."

To understanti whizin's pran is to understinnd Whinin, a silurdy man
 thinking ctearly individualist. The long hours of hard work and thought show in his fate rat wealhered hands but his energ hasn't falleted.
Tell everybody I lowe "enis", he isys, atter rowing to figh the crm munity, "for tincir owa good." And he means it.
Whizin wat bro in BrooklsTi art Jan. 15. 180h, the son of immigrant poretter whe ramel to 1 the linite the cecond eldegt of tive childe w

He dexcribes bis rather at art traveler
"Pop was a wanderar," Whizin said. 'He left Mnm tome with the kide and traveled. He revor made any money but ae was a reat Env Wobods betcer fay anything ba about my Pop.
Whizith is ured to workint hit wray hroleb life. as a youngrier, he cold the Saturday Evenine Pott for a micked a copy and made 2 cents of each sale.
He quit sthmol at lat to unok as a Thethanie for the Texas Oid Cn. nd plateol at night apd Elnaghed at 1 B .

His brather Chatles, then 22 , anot he patked their belongings in a box

nf botieved is Horste Greeter's 'Ge west wodng man' siduite" whizin said. "I was drawn by the fascination of California, jut goldilined siteets and monty trees. I wathed to be an anto suctiznic.
The pair got as far as Grept Castie and. berore Whizin drote the Fort off a bridge into a erack. They hnt he bow of berparinge aind pacher them on a train for the cos of the trip The paic know no one whet thes
arrived in Lor Angeies in the spring.

retreslepped off the train at the nld depper and there was practicaly nothing there," Whizis said. 'Los A חigelge had a pepulation of about purn then. I looked lor work as an auto methanict but. there wasn't busjness and manufactured piren Whizia had na knowredte of tho bakery busing ma hat be mededi work bakery busherse hut be needed work
and his employer offered to train and his employer adered to train
him. He workeu had and long and in fite years, had saved though tancey lo buy out the anctipr-bits first business al the age of 22 .

Plense Ture La Pars 4, Colt 1

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## Agoura's A.N. Whizin:

 From Poverty to HateContinued Ircth Fhrst Pang But he had deciced he
wanted to ga inta the Nanted to go inte the
restaurict business. A
year later, he sold the jear dalet. he sotd the
bakery and went to wouk at a mest packing pant. meats, euls and everythine introlved, he recalls. Weamed of owninge a differemt restaurant. someed to serve the wotzing man. At the jpe of 24, he quit
the packing plant and, of
ond spo0, bought his first, Fes Havirana at the corner or TPicro and Merondo Blyds.
Esharify aterward, he de-
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Los Angeles Times (1923-1995); Mar 18, 1984; ProQuest Historical Newspapers: Los Angeles Times pg. Ol

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

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## 'Westside Weird'

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## The 'Programatic' . . .

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## 'Westside Weird'

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## Programatic architecture

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Fading Landmarks: Eating Away at Oddball Architecture LANDMARKS: ...
Harvey, Steve
Los Angeles Times (1923-1995); Jul 20, 1985; ProQuest Historical Newspapers: Los Angeles Times Log 19
pg. 1
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## Fading Landmarks

## Eating Away at Oddball

## Architecture

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Onc 17-foot-long instorologo That was the dislurbing ander that Eddat Slake received the other doy at his Tiil $\Phi^{\prime}$ the Pup, the 39 -watreblel stand shapot leted ting-tive hot dog (wilh mustard).
Blate, who leases Ihe location on La Ciengeg Boulevard, was bald he
 I sa tha sute cin beome pithor developridit corsizting of an JIstbry hotel and a seetond Ma Maisan restaurtant, which wilk be shaped
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jl was a lime restanatetr hrthur somberm noted is 1926 , when you copld sdil food out of a hoil Somp Friends doubted him, so \$ombert builh he Orignal Dcawn lerb)

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The slagant were unbilit ton, Arthur Whizin's Chali Powls test. 1983) admertiscd: "wr cook aut bears backwards-you anly gel the hycertps."

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## LANDMARKS: Nibbling Away at Oddballs

Continged framPage i siand's problems.

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Whate the Pup's ritutus is is doubt, atociher inor tus apparentily slavod oft extinedon for the tan-


## 'When the Long

 Beach carthquake 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.'\author{

- Arthur Whixin
}

Fone:der ol Culi Bow :estrin int:
(ntow hnown as Rutrdy's dhonuts) rectrity was slowed $\omega$ tome down for radewolamint in ingleweod. co-chinet l-arsy Wrimlraub sud. but officials have since shelwed the provert.

And why nel? The Denlutthoueh no longer fregh at 3 y years ald-3s thild one of ligermaints
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"Whes the Long Beach aselh-
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'In's because of thr elreular
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# LANDMARKS: L.A.'s Oddballs 

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Blake hepes his 'rol dag is bough4.

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## Restaurateur Arthur Whizzin Dies at 88

DECEMBER 13, 1994

rthur 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.

## 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.

This article is related to: Obituaries

## Palms - Mar Vista - Del Rey

Individual Resources - August 2012


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: | $3 \mathrm{~S} ; 3 \mathrm{CS} ; 5 \mathrm{~S} 3$ |
| Reason: | Excellent and rare example of programmatic architecture in Los Angeles. Originally constructed by <br> "Chili Bowl King" Arthur Whizin, it was designed to resemble a bowl of chili. Eighteen Chili Bowl <br> restaurants were constructed throughout the Los Angeles area by 1933; this may be the only remaining <br> example. |



Address:
Name:
Year built:
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: | $3 S ; 3 C S ; 5 S 3$ |
| Reason: | Rare example of early residential development in Palms; property pre-dates surrounding development <br> which primarily dates from the post-World War II period. |



## 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)


## 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<br>Palms - Mar Vista - Del Rey Community Plan Area (Community Plan Area)<br>Los Angeles City Council District 11 (Council District)<br>WEST LOS ANGELES NEIGHBORHOOD COUNCIL (Neighborhood Council)<br>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 <br> 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

## Related Historic Districts

None

## Related Activities

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

## Related Historic Events

None

## Related People/Organizations

Historic Resources Group (Surveying Firm, was surveyed by / surveyed)
Arthur Whizin (Architect/Designer, was designed by /designed)

## Related Information Resources

Images


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

12244 W Pico BIvd, Los Angeles, CA 90064-1135, Los Angeles County


| N/A | $\mathbf{2 , 1 6 5}$ | $\mathbf{8 , 1 8 5}$ | N/A |
| :--- | :---: | :---: | :---: |
| Beds | Bldg Sq Ft | Lot Sq Ft | Sale Price |
| N/A | $\mathbf{1 9 3 0}$ | AuTO REPAIR | N/A |
| Baths | Yr Built | Type | Sale Date |

Owner Information

| Owner Name: | Manzano David 3 | Tax Billing Zip: | $\mathbf{9 1 3 3 5}$ |
| :--- | :--- | :--- | :--- |
| Owner Name 2: | Manzano Katherine M | Tax Billing Zip+4: | $\mathbf{6 1 1 4}$ |
| Tax Billing Address: | 6514 Lindley Ave | Owner Vesting: | Married Man |
| Tax Billing City \& State: | Reseda, CA | Owner Occupied: | No |

Location Information


| 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 | 58,375 | \$8,211 | \$8,050 |
| Yoy Assessed Change (\%) | 2\% | 2\% |  |
| Yor Assessed Change (\$) | \$5,824 | \$5,710 |  |
| Tax Year | Total Tax | Change (\$) | Change (\%) |
| 2016 | \$3,897 |  |  |
| 2017 | \$4,001 | \$104 | 2.67\% |
| 2018 | 54,080 | \$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 |  |  |
| Rposd Measure A 83 | \$ $\$ 32.47$ |  |  |
| Trauma/Emerg Srvef | \$91.79 |  |  |
| La West Mosq Ab 31 | \$10.81 |  |  |
| Total Of Special Assessments | \$ $\$ 526.46$ |  |  |

## Characteristics

County Land Use:
Universal Land Use:
Lot Acres:
Lot Area:

Auto Sve Shop

| Building $5 q$ Ft: | $\mathbf{2 , 1 6 5}$ |
| :--- | :--- |
| Year Bullt: | $\mathbf{1 9 3 0}$ |
| Effective Year Built: | $\mathbf{1 9 5 3}$ |
| \#\# of Buildings: | $\mathbf{1}$ |

Value A5 Of:

## Last Market Sale \& Sales History

Owner Name:
Manzano David J

| 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 |
| 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



City of Los Angeles Department of City Planning

## 11/21/2019 <br> 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

| 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 |


| 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 |
| Assessor Information |  |
| Assessor Parcel No. (APN) | 4259040006 |
| Ownership (Assessor) |  |
| Owner1 | MANZANO,DAVID J ETAL |
| 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 |
| Additional Information |  |
| Airport Hazard | None |
| Coastal Zone | None |
| Farmland | Area Not Mapped |




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


[^0]:    Melissa Jones, City Planning Associate
    Office of Historic Resources

[^1]:    ${ }^{1}$ An excerpt from the SurveyLA Survey Report that articulates these findings is appended to this application.
    ${ }^{2}$ Heimann, Jim. California Crazy: American Pop Architecture. Cologne: Taschen, 2018, p. 21.
    ${ }^{3}$ Heimann, Jim. California Crazy: American Pop Architecture. Cologne: Taschen, 2018, p. 23.

[^2]:    ${ }^{4}$ Heimann, Jim. California Crazy: American Pop Architecture. Cologne: Taschen, 2018, p. 46.
    ${ }^{5}$ Heimann, Jim. California Crazy: American Pop Architecture. Cologne: Taschen, 2018, p. 46.
    ${ }^{6}$ "Weird Architecture Helps to Sell Ice Cream," Popular Mechanics, January 1928, p. 101.
    7 "Bizarre Eat Shops Built to Lure Trade." Modern Mechanix and Inventions, April 1934, p. 75
    ${ }^{8}$ Heimann, Jim. California Crazy: American Pop Architecture. Cologne: Taschen, 2018, p. 55.
    ${ }^{9}$ Heimann, Jim. California Crazy: American Pop Architecture. Cologne: Taschen, 2018, p. 58.

[^3]:    ${ }^{10}$ Heimann, Jim. California Crazy: American Pop Architecture. Cologne: Taschen, 2018, p. 62.
    ${ }^{11}$ Heimann, Jim. California Crazy: American Pop Architecture. Cologne: Taschen, 2018, p. 62.

[^4]:    ${ }^{12}$ Heimann, Jim. California Crazy \& Beyond: Roadside Vernacular Architecture. San Francisco: Chronicle Books, 2001.
    ${ }^{13}$ Chili Bowl matchbook cover, ca. 1939.

[^5]:    ${ }^{14}$ Heimann, Jim. California Crazy \& Beyond: Roadside Vernacular Architecture. San Francisco: Chronicle Books, 2001.

[^6]:    15 "Chili Climate: Arthur Whizin's diners boomed in an era gone bust," Los Angeles Magazine, March 1997, p. 30.
    16 "2500 restaurants close doors here," Daily News, February 10, 1943.
    ${ }^{17}$ Heimann, Jim. Email to the author. Monday, June 20, 2019.
    ${ }^{18}$ Heimann, Jim. Email to the author. Monday, June 17, 2019.
    ${ }^{19}$ Willman, Martha. "Agoura's Wealthy Pioneer Fights New Battle: Wrath of Community." Los Angeles Times. March 29, 1970.

[^7]:    ${ }^{20}$ Display Ad 11. Los Angeles Times, November 3, 1946.
    ${ }^{21}$ "Mammoth Sundae: Fantastic new concoction costs teen-agers \$1," Life, May 19, 1947, p. 85.
    ${ }^{22}$ Heimann, Jim. Email to the author. Monday, June 20, 2019.

[^8]:    ${ }^{23}$ City of Los Angeles, Department of Building and Safety. Permits 16218, 16219. April 25, 1940.

