

DEPARTMENT OF
CITY PLANNING
OFFICE OF HISTORIC RESOURCES
200 N. SPRING STREET, ROOM 620
LOS ANGELES, CA 90012-4801
(213) 978-1200

CULTURAL HERITAGE COMMISSION

RICHARD BARRON
PRESIDENT
ROELLA H. LOUIE
VICE-PRESIDENT

TARA J. HAMACHER
GAIL KENNARD
OZ SCOTT

FELY C. PINGOL
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1294

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

MICHAEL LOGRANDE
DIRECTOR
(213) 978-1271

ALAN BELL, AICP
DEPUTY DIRECTOR
(213) 978-1272

LISA WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

EVA YUAN-MCDANIEL
DEPUTY DIRECTOR
(213) 978-1273

FAX: (213) 978-1275

INFORMATION
(213) 978-1270

www.planning.lacity.org

Date: **AUG 26 2013**

Los Angeles City Council
Room 395, City Hall
200 North Spring Street, Room 410
Los Angeles, California 90012

Attention: Sharon Gin, Legislative Assistant
Planning and Land Use Management Committee

CASE NUMBER: **CHC-2013-1538-HCM**
JOHNIE'S COFFEE SHOP RESTAURANT
6101 W. WILSHIRE BOULEVARD

At the Cultural Heritage Commission meeting of **August 15, 2013**, the Commission moved to include the above property in the list of Historic-Cultural Monument, subject to adoption by the City Council.

As required under the provisions of Section 22.171.10 of the Los Angeles Administrative Code, the Commission has solicited opinions and information from the office of the Council District in which the site is located and from any Department or Bureau of the city whose operations may be affected by the designation of such site as a Historic-Cultural Monument. Such designation in and of itself has no fiscal impact. Future applications for permits may cause minimal administrative costs.

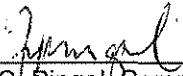
The City Council, according to the guidelines set forth in Section 22.171 of the Los Angeles Administrative Code, shall act on the proposed inclusion to the list within 90 days of the Council or Commission action, whichever first occurs. By resolution, the Council may extend the period for good cause for an additional 15 days.

The Cultural Heritage Commission would appreciate your inclusion of the subject modification to the list of Historic-Cultural Monuments upon adoption by the City Council.

The above Cultural Heritage Commission action was taken by the following vote:

Moved: Commissioner Scott
Seconded: Commissioner Kennard
Ayes: Commissioners Louie and Barron
Absent: Commissioner Hamacher

Vote: **4-0**


Fely C. Pingol, Commission Executive Assistant
Cultural Heritage Commission

Attachment: Application

5/10/2013 10:00
Councilmember Paul Koretz, Fifth Council District
Au Zone Investments #2 L.P.
Los Angeles Conservancy/MODCOM
GIS

DEPARTMENT OF
CITY PLANNING
OFFICE OF HISTORIC RESOURCES
200 N. SPRING STREET, ROOM 620
LOS ANGELES, CA 90012-4801
(213) 978-1200

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

MICHAEL LOGRANDE
DIRECTOR
(213) 978-1271

ALAN BELL, AICP
DEPUTY DIRECTOR
(213) 978-1272

LISA WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

EVA YUAN-MCDANIEL
DEPUTY DIRECTOR
(213) 978-1273

FAX: (213) 978-1275

INFORMATION
(213) 978-1270
www.planning.lacity.org

CULTURAL HERITAGE COMMISSION

RICHARD BARRON
PRESIDENT
ROELLA H. LOUIE
VICE-PRESIDENT

TARA J. HAMACHER
GAIL KENNARD
OZ SCOTT

FELY C. PINGOL
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1294

Date: **AUG 26 2013**

Au Zone Investments #2 L.P.
4000 Union Pacific Avenue
Commerce, CA 90023

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NUMBER: **CHC-2013-1538-HCM**
JOHNNIE'S COFFEE SHOP RESTAURANT
6101 W/ WILSHIRE BOULEVARD

As you will note from the attached copy of our communication to the Los Angeles City Council, the Cultural Heritage Commission has moved to include the above-referenced property in the list of Historic-Cultural monuments, subject to adoption by the City Council.

In due course, our transmittal will be given a council file number and will be referred to the Council's Planning and Land Use Management Committee for review and recommendation. If you are interested in attending the Council Committee meeting, you should call Sharon Gin at (213) 978-1074 for information as to the time and place of the Committee and City Council meetings regarding this matter. Please give Ms. Gin at least one week from the date of this letter to schedule this item on the Committee Agenda before you call her.

The above Cultural Heritage Commission action was taken by the following vote:

Moved: Commissioner Scott
Seconded: Commissioner Kennard
Ayes: Commissioners Louie and Barron
Absent: Commissioner Hamachert

Vote: **4-0**



Fely C. Pingol, Commission Executive Assistant
Cultural Heritage Commission

Attachment: Application

c: Councilmember Paul Koretz., Fifth Council District
Los Angeles Conservancy/MODCAM
GIS

Los Angeles Department of City Planning RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2013-1538-HCM
ENV-2013-1539-CE

HEARING DATE: August 15, 2013*
(*continued from the August 1 hearing)
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 6101 W. Wilshire Blvd.
Council District: 5
Community Plan Area: Wilshire
Area Planning Commission: Central
Neighborhood Council: Mid City West
Legal Description: Lot 1 of TR 7555

PROJECT: Historic-Cultural Monument Application for the
JOHNIE'S COFFEE SHOP RESTAURANT

REQUEST: Declare the property a Historic-Cultural Monument

OWNER: Au Zone Investments #2 L.P.
4000 Union Pacific Avenue
Commerce, CA 90023

APPLICANT: Los Angeles Conservancy/MODCOM
523 W. 6th Street, #826
Los Angeles, CA 90014


RECOMMENDATION **That the Cultural Heritage Commission:**

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

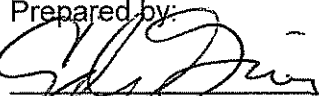
MICHAEL J. LOGRANDE
Director of Planning



Ken Bernstein, AICP, Manager
Office of Historic Resources



Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Prepared by:


Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2013-1538-HCM
ENV-2013-1539-CE

HEARING DATE: August 1, 2013
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 6101 W. Wilshire Blvd.
Council District: 5
Community Plan Area: Wilshire
Area Planning Commission: Central
Neighborhood Council: Mid City West
Legal Description: Lot 1 of TR 7555

PROJECT: Historic-Cultural Monument Application for the
JOHNIE'S COFFEE SHOP RESTAURANT

REQUEST: Declare the property a Historic-Cultural Monument


OWNER: Au Zone Investments #2 L.P.
4000 Union Pacific Avenue
Commerce, CA 90023

APPLICANT: Los Angeles Conservancy/MODCOM
523 W. 6th Street, #826
Los Angeles, CA 90014

RECOMMENDATION That the Cultural Heritage Commission:

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

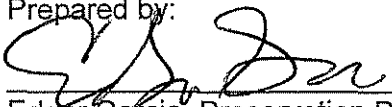
MICHAEL J. LOGRANDE
Director of Planning



Ken Bernstein, AICP, Manager
Office of Historic Resources



Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Prepared by:


Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

FINDINGS

- 1) The building “embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction” as an example of Googie-style architecture.
- 2) The building “reflects the broad cultural, economic, and social history of the nation, state, or community” for its association with the post-WWII development of the Miracle Mile area.
- 3) The building is a “notable work of a master builder, designer, or architect whose individual genius influenced his or her age”, designed by the famed architectural firm Armet & Davis.

SUMMARY

Built in 1956 and located at the intersection of Wilshire Boulevard and Fairfax Ave, this one-story commercial building exhibits character-defining features of Googie-style architecture. The subject building is rectangular in plan and features a prominent butterfly wing form roof with wide cantilevered eaves covered in rolled asphalt. This roof is supported by angled pylons clad in natural stone, concrete walls, and by steel columns integrated into a glass-wall frame. A low screen wall hides mechanical equipment on the roof. At the north and south elevations, the roof form folds down and then up in a “knuckle” shape. Five raised stripes delineated by metal impressed with a modified egg-crate style texture provide definition to the roof form. Panels of scintillating incandescent lightbulbs fill the space between the five raised stripes. Neon signage spelling “Johnnie’s Coffee Shop Restaurant” is located on this horizontal band and directly located over the off-center entrance. A secondary sign spelling “Coffee Shop Restaurant” is located on the downward sloping side elevation eaves. This side elevation contains a low natural stone wall integrated into the glass wall. The back elevation has a third sign spelling “Johnnie’s.” The interior space contains terrazzo flooring, formica veneered counters, fixed seating booths, counter stools, and high acoustic tile ceiling. The rear parking lot has a freestanding neon sign consisting of a curved arrow. Planting beds are located around the exterior stone pillars and walls.

The proposed Johnnie’s Coffee Shop and Restaurant historic monument was designed by architects Louis Armet (1914-1981) and Eldon Davis (1917-2011) of the firm Armet & Davis. The firm was extremely influential in the development of the Googie style and the California Coffee Shop. Beginning with their first coffee shop design in 1951, they designed several notable Googie coffee shops for chains such as Norm’s, Pann’s, Ship’s, as well as Denny’s and Big Boy.

The subject building was built in 1956 as Romeo’s Times Square. A year later, the restaurant was renamed Ram’s. In 1967, the restaurant was purchased by Frank and Marie Johnson who changed the name and altered the signage to its existing name. The subject building closed as a restaurant in 2000 and has served primarily as a film location.

Alterations to the subject property include the addition of a freestanding billboard structure, removal of sections of exterior glass and stone wall, and some interior remodeling.

CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") FINDINGS

The Commission hereby recommends that Council find the proposed designation of the Johnie's Coffee Shop Restaurant property as a Historic-Cultural Monument to be exempt from further analysis under the California Environmental Quality Act pursuant to Title 14 of the California Code of Regulations, Sections 15308 (Class 8) and 15331 (Class 31).

CRITERIA

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

DISCUSSION

The Johnie's Coffee Shop Restaurant property successfully meets three of the specified Historic-Cultural Monument criteria. Exhibiting distinctive features of Googie-style architecture, the building "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction." The subject building also "reflects the broad cultural, economic, or social history of the nation, State or community" for its association with the post-WWII development of the Miracle Mile area. The building exemplifies "the notable work of a master builder, designer, or architect whose individual genius influenced his or her age", as a stylistic archetype of the architectural firm, Armet & Davis, an influential firm in the development of the Googie style. Under these three criteria, the property qualifies for designation as a Historic-Cultural Monument.

BACKGROUND

At its meeting on June 6, 2012, the Cultural Heritage Commission voted to take the property under consideration as a Historic-Cultural Monument. On July 18, 2013, the Cultural Heritage Commission toured the subject property.

CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") REVIEW

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

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

The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of Historic buildings 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.

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2013-1538-HCM
ENV-2013-1539-CE

HEARING DATE: June 6, 2013
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 6101 W. Wilshire Blvd.
Council District: 5
Community Plan Area: Wilshire
Area Planning Commission: Central
Neighborhood Council: Mid City West
Legal Description: Lot 1 of TR 7555

PROJECT: Historic-Cultural Monument Application for the
JOHNIE'S COFFEE SHOP RESTAURANT

REQUEST: Declare the property a Historic-Cultural Monument

OWNER: Au Zone Investments #2 L.P.
4000 Union Pacific Avenue
Commerce, CA 90023

APPLICANT: Los Angeles Conservancy/MODCOM
523 W. 6th Street, #826
Los Angeles, CA 90014

RECOMMENDATION That the Cultural Heritage Commission:

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

MICHAEL J. LOGRANDE
Director of Planning


Ken Bernstein, AICP, Manager
Office of Historic Resources

Prepared by:


Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

SUMMARY

Built in 1956 and located at the intersection of Wilshire Boulevard and Fairfax Ave, this one-story commercial building exhibits character-defining features of Googie style architecture. The subject building is rectangular in plan and features a prominent butterfly wing form roof with wide cantilevered eaves covered in rolled asphalt. This roof is supported by angled pylons clad in natural stone, concrete walls, and by steel columns integrated into a glass-wall frame. A low screen wall hides mechanical equipment on the roof. At the north and south elevations, the roof form folds down and then up in a "knuckle" shape. Five raised stripes delineated by metal impressed with a modified egg-crate style texture provide definition to the roof form. Panels of scintillating incandescent lightbulbs fill the space between the five raised stripes. Neon signage spelling "Johnie's Coffee Shop Restaurant" is located on this horizontal band and directly located over the off-center entrance. A secondary sign spelling "Coffee Shop Restaurant" is located on the downward sloping side elevation eaves. This side elevation contains a low natural stone wall integrated into the glass wall. The back elevation has a third sign spelling "Johnie's." The interior space contains terrazzo flooring, formica veneered counters, fixed seating booths, counter stools, and high acoustic tile ceiling. The rear parking lot has a freestanding neon sign consisting of a curved arrow. Planting beds are located around the exterior stone pillars and walls.

The proposed Johnie's Coffee Shop and Restaurant historic monument was designed by architects Louis Armet (1914-1981) and Eldon Davis (1917-2011) of the firm Armet & Davis. The firm was extremely influential in the development of the Googie style and the California Coffee Shop. Beginning with their first coffee shop design in 1951, they designed several notable Googie coffee shops for chains such as Norm's, Pann's, Ship's, as well as Denny's and Big Boy.

The subject building was built in 1956 as Romeo's Times Square. A year later, the restaurant was renamed Ram's. In 1967, the restaurant was purchased by Frank and Marie Johnson who changed the name and altered the signage to its existing name. The subject building closed as a restaurant in 2000 and has served primarily as a film location.

Alterations to the subject property include the addition of a freestanding billboard structure, removal of sections of exterior glass and stone wall, and some interior remodeling.

CRITERIA

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

FINDINGS

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

Significance Work Sheet

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

Complete One or Both of the Upper and Lower Portions of This Page

Architectural Significance

THE JOHNNIE'S COFFEE SHOP RESTAURANT
NAME OF PROPOSED MONUMENT

IS AN IMPORTANT EXAMPLE OF

GOOGIE STYLE
ARCHITECTURAL STYLE (SEE LINE 8)

ARCHITECTURE

AND MEETS THE CULTURAL HERITAGE ORDINANCE BECAUSE OF THE HIGH QUALITY OF ITS DESIGN AND THE RETENTION OF ITS ORIGINAL FORM, DETAILING AND INTEGRITY.

Historical Significance

JOHNNIE'S COFFEE SHOP RESTAURANT

WAS BUILT IN 1956

NAME OF PROPOSED MONUMENT

YEAR BUILT

ARMET & DAVIS ARCHITECTS.

WAS IMPORTANT TO

NAME OF FIRST OR SIGNIFICANT
OTHER

THE DEVELOPMENT OF LOS ANGELES BECAUSE _____

- a. IT EXPRESSES THE CULTURAL, ECONOMIC, AND SOCIAL HISTORY OF LOS ANGELES AND THE NATION WHEN SUBURBANIZATION AND THE AUTOMOBILE RESHAPED THE NATURE OF AMERICAN CITY PLANNING AND ARCHITECTURE IN THE POST-WORLD WAR II DECADES.
- b. IT IS AN EXCELLENT EXAMPLE OF THE CALIFORNIA COFFEE SHOP ARCHITECTURAL TYPE, AND OF THE GOOGIE ARCHITECTURAL STYLE, EXPRESSING SOUTHERN CALIFORNIA MODERN DESIGN.
- c. AS A MAJOR EXAMPLE OF A MASTER ARCHITECT, ARMET & DAVIS, WHO HELPED TO DEFINE AND PROMULGATE THIS IMPORTANT SOUTHERN CALIFORNIA ARCHITECTURAL TYPE THROUGHOUT THE NATION.

Historic-Cultural Monument Application

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK
LETTERS

Identification

1. NAME OF PROPOSED MONUMENT JOHNNIE'S COFFEE SHOP AND RESTAURANT
2. STREET ADDRESS 6101 WILSHIRE BLVD.
- CITY LOS ANGELES ZIP CODE 90048 COUNCIL DISTRICT CD-5
3. ASSESSOR'S PARCEL NO. 5510027035
4. COMPLETE LEGAL DESCRIPTION: TRACT IR 7555
- BLOCK 1 LOT(S) ER 41 ARB. NO NONE MAP SHEET NO. 135B177
5. RANGE OF ADDRESSES ON PROPERTY 6101 WILSHIRE BLVD./651 S. FAIRFAX AVE.
6. PRESENT OWNER AU ZONE INVESTMENTS NO. 2 L P CO.
- ST. ADDRESS 4000 UNION PACIFIC AVE.
- CITY CITY OF COMMERCE STATE CA ZIP CODE 90023 PHONE (____) _____
- OWNERSHIP: PRIVATE YES PUBLIC _____
7. PRESENT USE CLOSED ORIGINAL USE RESTAURANT

Description

8. ARCHITECTURAL STYLE GOOGIE STYLE
(SEE STYLE GUIDE)
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORK SHEET. 1 PAGE MAXIMUM)
- JOHNNIE'S RETAINS THE ORIGINAL CHARACTER-DEFINING FEATURES OF GOOGIE STYLE CALIFORNIA COFFEE SHOPS: A PROMINENT ROOF, THE STRUCTURE IS EXPRESSED, THE USE OF NATURAL STONE PYLONS, NEON SIGNAGE, GLASS EXTERIOR WALLS, INTERIOR COUNTER AND SEATING CONFIGURATION, AN UPSWEPT CEILING, AND THE SOFFIT AND KITCHEN EQUIPMENT BEHIND THE COUNTER.
- CONTINUED ON ATTACHED DESCRIPTION WORK SHEET.

DESCRIPTION WORK SHEET

CONTINUED

JOHNNIE'S COFFEE SHOP (ORIGINALLY ROMEO'S TIMES SQUARE) WAS A CUSTOM DESIGN USING MODERN DESIGN PRINCIPLES BY ARCHITECTS LOUIS ARMET AND ELTON DAVIS. THE RECTANGULAR PLAN ON A TRAPEZOIDAL LOT INCLUDES A KITCHEN CORE ON THE NORTHWEST SIDE WITH A DINING AREA WRAPPING AROUND THE SOUTH AND EAST SIDES OF THE CORE. THE KITCHEN CORE (INCLUDING BATHROOMS) IS CONCRETE BLOCK CONSTRUCTION; GLASS WALLS ENCLOSE THE DINING AREAS FACING WILSHIRE AND FAIRFAX, INCLUDING THE ENTRIES OFF WILSHIRE AND THE NORTH SIDE PARKING LOT. A PARKING LOT WRAPS AROUND THE NORTH AND WEST SIDES.

THE ROOF IS THE MOST PROMINENT FEATURE OF THE DESIGN. IT IS A LARGE ASYMMETRICAL BUTTERFLY WING FORM WITH WIDE CANTILEVERED EAVES. IT IS SUPPORTED AT THE FRONT BY ANGLED PYLONS CLAD IN NATURAL STONE, AT ITS CENTER AND REAR BY THE KITCHEN CORE'S CONCRETE WALLS, AND ALONG THE GLASS-WALLED EAST SIDE BY STEEL COLUMNS INTEGRATED INTO THE GLASS WALL FRAME. A LOW SCREEN WALL HIDES MECHANICAL EQUIPMENT AT THE CENTER OF THE ROOF.

AT ITS NORTH AND SOUTH ENDS, THE ROOF FOLDS DOWN AND THEN RETURNS IN A "KNUCKLE" SHAPE. THIS FOLD PROVIDES SHADE AND A BROAD PLANE FOR INTEGRATED SIGNAGE. FIVE RAISED STRIPES, DELINEATED BY METAL IMPRESSED WITH A MODIFIED "EGG-CRATE" TEXTURE, GIVE DEFINITION TO THE ROOF FORM; THE "EGG-CRATE" TEXTURE ITSELF WAS A MODERN TECHNOLOGY TO GIVE RIGIDITY TO A FLAT PLANE OF METAL. PANELS OF SMALL, SCINTILLATING INCANDESCENT LIGHTBULBS FILL THE SPACE BETWEEN THE FIVE RAISED STRIPES.

MODERN DESIGN CONCEPTS THROUGHOUT THE DESIGN CREATE A STRUCTURE THAT APPEARS VISUALLY LIGHT, UNITING INTERIOR AND EXTERIOR. THE SLENDER STEEL COLUMNS INTEGRATED INTO THE WINDOW WALL FRAME ARE DE-EMPHASIZED, CREATING THE EFFECT OF A LARGELY FREE-FLOATING ROOF ABOVE A COLUMN-FREE INTERIOR SPACE. THE WIDE EXTERIOR EAVES CONTINUE THE FLUSH INTERIOR CEILING OUTSIDE, UNINTERRUPTED VISUALLY BY THE PLANE OF GLASS WINDOW; THIS UNITES THE INTERIOR AND THE EXTERIOR.

ANOTHER MODERN DESIGN CONCEPT CAN BE SEEN IN THE INTEGRATION OF NEON SIGNAGE INTO THE DESIGN. ADVERTISING TO MAKE THE RESTAURANT VISIBLE AND APPEALING TO POTENTIAL CUSTOMERS DRIVING ON WILSHIRE OR FAIRFAX IS ONE OF THE DESIGN'S FUNCTIONS EXPRESSED IN ITS FORM. ARMET AND DAVIS INTEGRATED SIGNAGE THEY DESIGNED INTO THE ROOF'S BROAD SUNSHADES ON THE SOUTH AND NORTH. THE NAME IS SPREAD IN LARGE FREE-FORM LETTERING (REFLECTING 1950S GRAPHICS) ACROSS THE SOUTH ROOF EDGE; "JOHNNIE'S" IS OUTLINED IN NEON TUBING SET WITHIN CHANNEL LETTERS; THE "COFFEE SHOP RESTAURANT" LETTERING IS OUTLINED IN NEON TUBING. A "JOHNNIE'S" SIGN OF NEON TUBING IN CHANNEL LETTERS IS

ATTACHED TO THE NORTHERN ROOF EDGE. ANOTHER "COFFEE SHOP RESTAURANT" SIGN OF NEON TUBING IN CHANNEL LETTERS IS ATTACHED TO THE EAST ROOF EDGE, ALONG WITH THE SAME SMALL, SCINTILLATING INCANDESCENT LIGHTBULB GRID SEEN ON THE SOUTH AND NORTH ROOF EDGES.

A FREESTANDING BILLBOARD STRUCTURE (ADDED CIRCA 1966) STANDS AT THE SOUTHWEST CORNER. THOUGH NOT PART OF THE BUILDING'S STRUCTURE, IT PASSES THROUGH THE EDGE OF THE ROOF OVERHANG. ANOTHER FREESTANDING SIGN POLE DESIGNED TO ADVERTISE FOR JOHNNIE'S STANDS AT THE NORTHEAST CORNER, WITH A SERPENTINE ARROW NEON AND INCANDESCENT SIGN.

ALSO REFLECTING MODERN DESIGN CONCEPTS, ARMET & DAVIS' COFFEE SHOPS INTEGRATED ARCHITECTURAL LIGHTING INTO THE DESIGN IN SEVERAL WAYS: EXTERIOR NEON SIGNAGE; EXTERIOR CAN LIGHTS ON THE EAST SIDE EAVE; INTERIOR FLUORESCENT CEILING PANELS AND CAN LIGHTS REFLECTING LIGHT OFF THE ACOUSTIC TILE CEILING (VISIBLE TO MOTORISTS THROUGH THE GLASS WALLS); UPLIGHTING ON THE EXTERIOR LOW STONE WALL BELOW THE EAST SIDE WINDOW WALL HIGHLIGHTED THE NATURAL STONE TEXTURE.

LANDSCAPING IS ALSO INTEGRAL TO THE MODERN CALIFORNIA DESIGN, CREATING THE EFFECT OF AN OUTDOOR PATIO IN THE INTERIOR DINING AREA. PLANTERS LINE THE LOW STONE WALL ALONG THE EAST SIDE, IMMEDIATELY ADJACENT TO THE INTERIOR SEATING BOOTHS. (THE STONE PYLONS ON THE SOUTH SIDE ALSO ROSE OUT OF PLANTERS, NOW CEMENTED OVER EMPHASIZING THE DESIGN'S CONNECTION TO NATURE.) RECTANGULAR CONCRETE EXTERIOR PAVERS WITH AGGREGATE STONE INLAYS (APPROXIMATELY 18X36 INCHES) AT THE FRONT AND BACK DOORS ARE ORIGINAL, THOUGH SEVERAL HAVE BEEN PATCHED.

INSIDE, FIXED BOOTHS AND COUNTERS WITH STOOLS PROVIDE SEATING. THE STOOLS ARE CANTILEVERED FROM THE RAISED TERRAZZO CURB WHICH SERVES AS A FOOTREST. THE DINING AREA CEILING IS TALL AT THE FRONT, MATCHING THE UPWARD SLOPE OF THE BUTTERFLY ROOF. THE ROOF SLOPES DOWNWARD TOWARD THE CENTER, AND THEN SLOPES UPWARD AGAIN A SHORT DISTANCE PAST THE REAR ENTRY FROM THE PARKING LOT, WHERE IT FORMED A CANOPY OVER THE REAR ENTRY. THE EAST WALL, FACING FAIRFAX, IS GLAZED WITH WINDOWS RISING FROM A LOW WALL (CLAD IN STONE ON THE EXTERIOR) UP TO THE SLOPING CEILING. THE FLOOR IS TERRAZZO, A LONG LASTING AND EASILY MAINTAINED MATERIAL WHICH COULD BE EMBEDDED WITH CHIPS OF COLOR TO COORDINATE WITH THE ARCHITECTURE.

THOUGH IT WAS A MODERN DESIGN, THE CLIENT ASKED THE ARCHITECTS TO INCORPORATE A NEW YORK THEME WITH A DECORATIVE MOTIF BASED ON THE STORY OF ROMEO AND JULIET, REFERENCING THE ORIGINAL NAME "ROMEO'S TIMES SQUARE." THE DROPPED SOFFIT OVER THE COUNTER AND EXHIBITION FOOD PREPARATION AREAS CONTAIN REAR LIGHTED TRANSLUCENT PLASTIC PANELS SEPARATED BY "EGG-CRATE" METAL PANELS WHICH REPEAT THE SAME MATERIAL USED ON THE EXTERIOR. ON THE SOFFIT BENEATH THE ARTWORK ARE ORIGINAL ALUMINUM CAN LIGHTS.

THE KITCHEN IS LOCATED IN THE NORTHWEST CORNER OF THE STRUCTURE. IN COMMON WITH MANY CALIFORNIA COFFEE SHOPS, HOWEVER, SOME OF THE PREPARATION FUNCTIONS ARE OPEN TO VIEW BEHIND THE L-SHAPED COUNTER (VENEERED IN MODERN WOOD-GRAIN FORMICA PLASTIC.) THIS WAS A COMMON FEATURE OF MODERN CALIFORNIA COFFEE SHOPS TO

ASSURE CUSTOMERS OF THE CLEANLINESS OF FOOD PREPARATION. THE FIXTURES INCLUDE STAINLESS STEEL PREPARATION COUNTERS, FOOD DISPLAY CASES, AND STORAGE CABINETS; HANGING "HEAT" LAMPS; INTEGRATED MENU HOLDERS; AND A CASH REGISTER. PINK 4-INCH CERAMIC TILES FEATURING A "ROMEO" CARICATURE STRUMMING A LUTE ARE RANDOMLY DISPERSED AMONG THE OTHER TILES. BY CUSTOM-DESIGNING THESE FOOD PREPARATION FIXTURES, AND INTEGRATING THEM INTO THE DESIGN AND THEME OF THE BUILDING, THE RESTAURANT'S DESIGN EXPRESSES ITS FUNCTION, A MODERN ARCHITECTURAL CONCEPT.

CHARACTER DEFINING FEATURES OF GOOGIE SEEN IN JOHNNIE'S:

THE BUTTERFLY ROOFLINE EXPRESSES ITS MODERN "FLOATING"
CANTILEVERED ROOF STRUCTURE

CUSTOM DESIGNED NEON SIGNAGE INTEGRATED WITH THE
ARCHITECTURE

LARGE GLASS WINDOW WALLS CONNECT INTERIOR AND EXTERIOR
USE OF NATURAL MATERIALS (STONE VENEER ON PYLONS AT FRONT, LOW
WALL ON EAST) CONTRASTING WITH MODERN TECHNOLOGICAL
MATERIALS (NEON SIGNS, FORMICA COUNTERS, STAINLESS STEEL
KITCHEN CABINETRY, PLASTIC AND "EGGCRATE" PRESSED METAL
PANELS ON DROPPED SOFFIT, ETC.)

"GARDENLIKE" LANDSCAPING SURROUNDING STONE WALLS AND
PYLONS CONNECT MODERN STRUCTURE TO THE EARTH

MODERN IMAGERY OF CLEAN LINES REFLECTING RESTAURANT
FUNCTIONS WITHOUT HISTORICAL REFERENCES

SEMI-EXHIBITION KITCHEN PUTS THE FUNCTION OF THE RESTAURANT ON
DISPLAY AS PART OF THE ARCHITECTURE

ALTERATIONS WORK SHEET

CONTINUED

JOHNNIE'S (ORIGINALLY ROMEO'S TIMES SQUARE) COFFEE SHOP DISPLAYS A HIGH DEGREE OF ARCHITECTURAL INTEGRITY AS AN EARLY AND REPRESENTATIVE EXAMPLE OF GOOGIE, AND ARMET & DAVIS' WORK. THE ALTERATIONS LISTED BELOW ARE COSMETIC OR REVERSIBLE. THE STRUCTURE, SPACES, AND MAJOR MATERIAL ELEMENTS ARE INTACT.

ALTERATIONS INCLUDE:

- A. PAINT ON EXTERIOR, INCLUDING THE NATURAL STONE PYLONS AT THE FRONT.
- B. ORIGINAL INTERIOR WAS EXPANDED TO PROVIDE MORE INDOOR SEATING IN 1971 TO THE NORTH (REMOVING PARTS OF THE LOW STONE WALL, AND ENCLOSING THE EXTERIOR SPACE BENEATH CANOPY AT REAR DOOR) AND TO THE SOUTH (REMOVING PARTS OF THE LOW STONE WALL AND MOVING THE SOUTH GLASS WALL OUT TO THE EDGE OF THE ROOF CANOPY.) THE SOUTH WALL WAS LATER MOVED BACK TO ITS ORIGINAL POSITION, THOUGH A FOYER FOR THE FRONT DOOR REMAINS FROM THE ALTERATION. A WOOD FRAME WALL WITH PANELING AND WINDOWS REPLACED THE ORIGINAL FLOOR TO CEILING GLASS WALL. AN ORIGINAL FRONT DOOR TO FAIRFAX WAS REPLACED WITH FIXED GLASS, AND A DOOR TO THE PARKING LOT AT THE SOUTHWEST CORNER HAS BEEN CLOSED. SOME ORIGINAL EAST WALL GLASS WAS REPLACED WITH SMALLER PANES AND ADDITIONAL MULLIONS ADDED. A HORIZONTAL LINE HAS BEEN PAINTED ON THE EAST-FACING GLASS WALL TO SIMULATE A FLAT CEILING.
- C. CHANGES TO SIGNAGE, THOUGH THE AESTHETIC CHARACTER OF THEIR FONT, NEON, SIZE, POSITION RELATIVE TO THE ARCHITECTURE, AND INCANDESCENT LIGHTING HAVE REMAINED CONSISTENT. THE ORIGINAL 36- FOOT LONG "ROMEO'S TIMES SQUARE" NEON SIGN WAS SPREAD IN LARGE FREE-FORM SCRIPT LETTERING ACROSS TWO THIRDS OF THE SOUTH ROOF EDGE. THE LETTERS WERE OUTLINED IN RED AND BLUE NEON TUBING, AND THE MAIN "ROMEO'S" SIGN WAS FILLED WITH A SLANTING GRID OF MINIATURE INCANDESCENT LIGHTBULBS (ECHOING THE SIGNS OF NEW YORK'S TIMES SQUARE) WHICH FLASHED IN A SCINTILLATING PATTERN. THE SIGN WAS REWORKED AS A SIMILAR "RAM'S" SIGN IN 1957, AND THEN WITH A "JOHNNIE'S" SIGN, AS OWNERSHIP CHANGED. FREESTANDING VERTICAL POLE SIGNS AT THE SOUTHWEST CORNER WERE ADDED IN 1957 AND IN 1967 (FEATURING THE NEW "FAT BOY" CHARACTER, REMOVED IN 1994); IN 1966 AT THE SOUTHEAST CORNER; AT THE NORTHEAST CORNER (AN ANIMATED SERPENTINE ARROW, IDENTICAL TO A SIGN INSTALLED AT THE JOHNNIE'S IN DOWNEY.) A LARGE FREESTANDING BILLBOARD STRUCTURE (PASSING THROUGH THE EAVE'S EDGE) WAS ADDED ON THE SOUTHWEST CORNER OF THE STRUCTURE BETWEEN AND 1966 AND 1971.
- D. PANELS OF INCANDESCENT LIGHTBULBS WERE ADDED BETWEEN THE ORIGINAL DECORATIVE PRESSED METAL PANELS ON THE FRONT AND REAR FACADES, AND TO THE EDGE OF THE EAST AND WEST ROOF FACIAS, IN 1967.
- E. INTERIOR: ORIGINAL NEW YORK-THEMED GRAPHICS ON THE WEST WALL AND ON THE SOFFIT OVER THE COUNTER ARE COVERED OR REMOVED; THE SOFFIT PANELS HAVE BEEN REPLACED WITH TRANSLUCENT PLASTIC PANELS. THE ORIGINAL TAN LEATHERETTE UPHOLSTERY OF THE COUNTER STOOLS HAS ALSO BEEN REPLACED. THE ORIGINAL BOOTHS ON THE WEST SIDE OF THE DINING ROOM (OFFERING FOUR SEATS OR 2+2 SEATS WHEN A DIVIDER WAS INSERTED BETWEEN THEM) AND THE WINDOW WALL REMAIN. THE CURRENT SPANISH-STYLE CHANDELIER LIGHTS ARE NOT ORIGINAL. THE ORIGINAL "SEMI-EXHIBITION" KITCHEN AREA, PARTIALLY VISIBLE BEHIND THE FOOD DISPLAY CASES AND COUNTER, HAS BEEN ENCLOSED WITH A WALL. STEEL AND CHROME TRIM WERE ADDED TO THE COUNTER AT THE ENTRANCE BENEATH THE CASH REGISTER. THE

WOOD PANELING ON THE WALL BEHIND THE COUNTER ABOVE THE DROPPED SOFFIT HAS BEEN ADDED. THE CERAMIC TILE BACK WALL BEHIND THE COUNTER HAS BEEN PAINTED; SOME OF THE ORIGINAL PINK TILE WITH THE "ROMEO" GRAPHIC MOTIF REMAIN. THE UPPER PORTIONS OF THE GLASS WINDOW WALL ALONG FAIRFAX WERE PAINTED OUT.

F. ALSO REFLECTING MODERN DESIGN CONCEPTS, ARMET & DAVIS' COFFEE SHOPS WERE DESIGNED TO BE AS NOTICEABLE BY NIGHT AS BY DAY. ARCHITECTURAL LIGHTING IS INTEGRATED INTO THE DESIGN IN SEVERAL WAYS. DECORATIVE ARCHITECT-DESIGNED SCONCES BOUNCED INDIRECT LIGHT OFF THE WINDOWLESS, BRICK WEST WALL FACING THE PARKING LOT, AND OFF THE STONE WALL AT THE REAR ENTRY, HAVE BEEN REMOVED. UPLIGHTING ON THE EXTERIOR STONE PYLONS TO HIGHLIGHT THE NATURAL STONE TEXTURE HAVE BEEN REMOVED.

G. A WOOD FRAME UTILITY YARD ENCLOSURE AT REAR WAS REPLACED WITH SIMILAR CONSTRUCTION C.2005.

SIGNIFICANCE WORK SHEET

CONTINUED

THE RESTAURANT WAS BUILT IN 1956 AS ROMEO'S TIMES SQUARE, A 5316 SQ. FT. RESTAURANT FOR 130 DINERS, COSTING \$150,000. IT WAS OWNED BY MONTGOMERY HOLDING CO., AND OPERATED BY HAROLD S. AHRENS (A NATIVE OF NEW YORK) AND A. B. LEVINE. IT WAS DESIGNED BY ARCHITECTS ARMET AND DAVIS, WHO CONTRIBUTED SIGNIFICANTLY TO THE DEVELOPMENT OF THE CALIFORNIA COFFEE SHOP. AS AN EXCELLENT EXAMPLE OF GOOGIE MODERN ARCHITECTURE, JOHNIE'S STANDS ON THE CORNER OF WILSHIRE AND FAIRFAX NEXT TO TWO OTHER NOTABLE EXAMPLES OF MODERN ARCHITECTURE: THE MAY CO. (A.C.MARTIN, 1939) AND SEIBU DEPARTMENT STORE (WELTON BECKET & ASSOC., 1962.) THE RESTAURANT OPENED AUGUST 7, 1956.

UNDER NEW OWNERSHIP IN 1957, ROMEO'S TIMES SQUARE WAS RENAMED RAMS AND SIGNAGE WAS MODIFIED. IN 1967 IT WAS PURCHASED BY FRANK AND MARIE JOHNSON AND BECAME JOHNIE'S. IN 1982 IT WAS BOUGHT BY THE MEDENAS FAMILY, WHICH ALSO OPERATED A JOHNIE'S RESTAURANT (FORMERLY HARVEY'S BROILER) IN DOWNEY, CA IN 1994 OR 1995 IT WAS PURCHASED BY THE GOLD FAMILY, FOUNDERS OF BARGAIN WHOLESALE, THE PARENT COMPANY OF THE 99 CENTS ONLY STORE. AS OF 2013, THIS FAMILY STILL OWNS THE PROPERTY. JOHNIE'S CLOSED AS A RESTAURANT IN 2000. SINCE THEN, IT HAS BEEN USED AS A FILM LOCATION FOR MANY MOVIES.

FROM 1945-1965, A NEW RESTAURANT TYPE AND A NEW ARCHITECTURAL STYLE DEVELOPED IN SOUTHERN CALIFORNIA IN RESPONSE TO THE RETURN OF PROSPERITY, THE GROWTH OF POPULATION, AND THE SPREAD OF SUBURBIA FOLLOWING WORLD WAR II. THE CALIFORNIA COFFEE SHOP WAS A BUILDING TYPE DESIGNED TO SERVE THE REGION'S GROWING CAR-MOBILE POPULATION AS SUBURBANIZATION BECAME THE DOMINANT MODEL. ARMET & DAVIS HELPED TO DEFINE THE CALIFORNIA COFFEE SHOPS IN THIS PERIOD BY CONTRIBUTING SIGNIFICANTLY TO DEVELOPING THE GOOGIE STYLE OF ARCHITECTURE; IT WAS A MODERN STYLE EMPHASIZING NEW MATERIALS, SPACES, IMAGERY, LANDSCAPING, STRUCTURES, AND DETAILS IN EXPRESSING THE FUNCTIONS OF COMMERCE AND ADVERTISING RESPONDING TO THE WIDESPREAD USE OF THE AUTOMOBILE IN THIS PERIOD. INFLUENCES FROM THE ORGANIC MODERN CONCEPTS OF FRANK LLOYD WRIGHT ARE SEEN IN ASPECTS OF THE DESIGN: THE CONTRASTS OF RUGGED NATURAL MATERIALS WITH SLEEK TECHNOLOGICAL MATERIALS, AND THE SPACES AND LANDSCAPING THAT FLOW EASILY FROM INTERIOR TO EXTERIOR BECAUSE OF THE USE OF LARGE GLASS WALLS. THE ORIGINAL GLASS CORNERS ON THE SOUTHWEST AND SOUTHEAST (ALTERED WHEN THE INTERIOR SPACE WAS EXPANDED) HELPED TO DESTROY THE FEELING OF A SOLID TRADITIONAL ENCLOSURE.

THE DESIGN WAS CRAFTED TO ITS ROADSIDE AND COMMERCIAL FUNCTIONS. IN DAYLIGHT, JOHNIE'S LARGE ROOF ACTED AS A SIGN TO GRAB MOTORISTS' ATTENTION IN THE COMMERCIAL STRIP ENVIRONMENT; AT NIGHT, THE NEON SIGN LETTERING, THE SCINTILLATING PANELS OF INCANDESCENT LIGHTBULBS, AND THE WELL-LIGHTED INTERIOR VISIBLE THROUGH THE GLASS WALLS WERE ALL INTENTIONAL ELEMENTS OF THE DESIGN TO ATTRACT CUSTOMERS AND CREATE PLEASANT DINING SPACES.

THE INTERIOR DESIGN ALSO REFLECTED THESE MODERN PRINCIPLES. THE ORIGINAL CLIENT ASKED THE ARCHITECT TO INTEGRATE A NEW YORK ITALIAN THEME INTO THIS MODERN COFFEE SHOP. ITALIAN FOOD ITEMS WERE ON THE MENU. THE INTERIOR'S WESTERN WALL WAS A LARGE STYLIZED GRAPHIC MURAL DEPICTING FAMOUS SIGNS OF TIMES SQUARE, WITH ABSTRACTED STARS AGAINST DEEP NIGHT-BLUE COLORS. THE STYLIZED SIGNS INCLUDING FLASHING LIGHTS AND ANIMATION FOR VERISIMILITUDE. THE DROPPED SOFFIT OVER THE COUNTER AND EXHIBITION FOOD PREPARATION AREAS ALSO CONTAINED CUSTOM-DESIGNED REAR-LIGHTED PLASTIC RESIN GRAPHICS DEPICTING THE ABSTRACTED ARCHITECTURAL SKYLINE OF NEW YORK. SEPARATING

THESE PANELS ARE "EGG- CRATE" METAL PANELS WHICH REPEAT THE SAME MATERIAL USED ON THE EXTERIOR.

WHILE EARLY EXAMPLES WERE CUSTOM ARCHITECTURAL DESIGNS, COMMON ELEMENTS BEGAN TO EMERGE, ESPECIALLY IN THE WORK OF ARMET & DAVIS. THESE INCLUDED A LARGE, STRUCTURALLY EXPRESSIVE ROOF SHAPE THAT WOULD MAKE THE BUILDING NOTICEABLE TO PASSING MOTORISTS; AN INTEGRATED SIGN PYLON OR BILLBOARD DESIGNED TO COMPLEMENT THE ARCHITECTURE; LARGE GLASS WINDOWS TO DISPLAY THE COLORFULLY DESIGNED INTERIOR TO MOTORISTS; AN INTERIOR MIXING NATURAL MATERIALS (STONE, EXPOSED BRICK, WOOD) WITH MODERN MATERIALS (PLASTIC LIGHT FIXTURES, STAINLESS STEEL, COLORFUL FORMICA) IN A LANDSCAPED SETTING; THE USE OF MODERN DESIGN AND INDOOR-OUTDOOR SPACE IN ARCHITECTURE AND FURNISHINGS.

COMPARED TO THE DINERS AND DRIVE-INS OF THE PRE-WAR PERIOD, THE CALIFORNIA COFFEE SHOP WAS A LARGER, MORE COMFORTABLE YET STILL REASONABLY PRICED RESTAURANT WITH INDOOR SEATING, LARGER MENU, AND A STYLISH CONTEMPORARY DESIGN. BOTH THE CALIFORNIA COFFEE SHOP TYPE AND THE GOOGIE STYLE WERE SUCCESSFULLY EXPORTED FROM SOUTHERN CALIFORNIA TO THE REST OF THE COUNTRY. THEY REFLECTED MANY OF THE THEMES OF CALIFORNIA IN A TIME OF EXPANSION, PROSPERITY, AND OPTIMISM. JOHNNIE'S IS AN EXCELLENT AND NOW RARE EXAMPLE, WITH A HIGH DEGREE OF INTEGRITY, OF THIS SIGNIFICANT TYPE. ARMET & DAVIS BUILT MORE THAN TWENTY-FIVE CUSTOM DESIGNED COFFEE SHOPS IN LOS ANGELES, PLUS MULTIPLE PROTOTYPE COFFEE SHOPS FOR BOB'S AND NORM'S. OTHER ARCHITECTS SUCH AS MARTIN STERN, JR., WAYNE MCALLISTER, JOHN LAUTNER, SMITH AND WILLIAMS, DOUGLAS HONNOLD, AND A. QUINCY JONES BUILT MANY MORE GOOGIE COFFEE SHOPS IN THE AREA.

ONCE WIDESPREAD IN LOS ANGELES, ROUGHLY A HALF DOZEN (AND ONLY THREE BY ARMET & DAVIS) REMAIN TODAY IN THE CITY OF LOS ANGELES IN A CONDITION SIMILAR TO JOHNNIE'S (NORM'S ON LA CIENEGA, PANN'S ON LA TIJERA, ASTRO'S ON FLETCHER.) OTHER STILL-RECOGNIZABLE EXAMPLES REMAINING IN LOS ANGELES INCLUDE CORKY'S ON VAN NUYS, HOLIDAY BOWL ON CRENSHAW, KERRY'S ON VENTURA, AND THE WICH STAND ON SLAUSON.

ARCHITECT

THE ARCHITECTURE FIRM OF LOUIS ARMET (1914-1981) AND ELTON DAVIS (1917-2011) WAS HIGHLY INFLUENTIAL IN THE DEVELOPMENT OF THE GOOGIE STYLE AND THE CALIFORNIA COFFEE SHOP.

ARMET (BORN IN ST. LOUIS, MO) AND DAVIS (BORN IN ANACONDA, WA) MET AS STUDENTS AT THE USC SCHOOL OF ARCHITECTURE; ARMET GRADUATED IN 1939, DAVIS IN 1942. USC HAD A STRONG MODERNIST CURRICULUM AT THIS TIME, AND EMPLOYED SUCH WELL KNOWN MODERNISTS AS RICHARD NEUTRA, CALVIN STRAUB, AND WHITNEY SMITH AS TEACHERS.

AFTER WORLD WAR II, BOTH ARCHITECTS WORKED WITH SPAULDING AND REX, A NOTABLE SOUTHERN CALIFORNIA FIRM, AS WELL AS WITH OTHER ARCHITECTS. THEY FORMED THEIR PARTNERSHIP IN 1947. THE FIRM (TODAY KNOWN AS ARMET, DAVIS & NEWLOVE) DESIGNED A WIDE VARIETY OF BUILDINGS, INCLUDING SCHOOLS, CHURCHES, BANKS, CUSTOM RESIDENCES, APARTMENTS, MOTELS, SHOPPING CENTERS, AND BOWLING ALLEYS. THEY PUBLICIZED THEIR WORK IN INSTITUTIONAL AND PROFESSIONAL MAGAZINES, AND THIS ATTENTION HELPED THEM BECOME WELL ESTABLISHED. THE FIRM BECAME WIDELY IDENTIFIED WITH THE CALIFORNIA COFFEE SHOP TYPE THROUGH SUCH ARTICLES IN THE JOURNALS OF THE RESTAURANT INDUSTRY.

THE TWO PARTNERS DIVIDED DESIGN AND SUPERVISION OF THEIR PROJECTS BETWEEN THEMSELVES, AND HIRED A LARGE AND TALENTED STAFF TO DESIGN THEIR PROJECTS. AMONG THEIR LONG-TIME EMPLOYEES WERE HELEN LIU FONG, LEE LINTON, AND VICTOR NEWLOVE.

ARMET & DAVIS' FIRST COFFEE SHOP IN THE MODERN STYLE WAS CLOCK IN INGLEWOOD IN 1951. THEY HAD BEEN TRAINED IN MODERN ARCHITECTURE AT USC ARCHITECTURE SCHOOL; NOW THEY APPLIED THOSE CONCEPTS TO THE DEMANDS OF COMMERCIAL RESTAURANTS. WITH NORM'S AT 8511 FIGUEROA IN 1954, THEY LAUNCHED A SERIES OF CUSTOM DESIGNED RESTAURANTS FOR SEVERAL LOS ANGELES RESTAURATEURS, A CLOSE-KNIT FRATERNITY. ROMEO'S TIMES SQUARE (LATER RENAMED JOHNIE'S) AT WILSHIRE AND FAIRFAX WAS BUILT IN 1956, FOLLOWED BY SEVERAL MORE NORMS, HOLLY'S (1956), STANLEY BURKE'S (1957), PANN'S (1958), WICH STAND (1958), CONRAD'S (1958), PENGUIN (1959), SHIPS LA CIENEGA (1967), SEVERAL HUDDLE RESTAURANTS, AND OTHERS. BY 1960, THE SUCCESS OF SUCH COFFEE SHOPS ACROSS THE NATION ENCOURAGED TWO OF THE GROWING RESTAURANT CHAINS, DENNY'S AND "BIG BOY," TO HIRE ARMET & DAVIS TO DEVELOP PROTOTYPE RESTAURANT DESIGNS WHICH COULD BE BUILT, WITH MINIMAL CHANGES TO THE PLAN, IN MANY LOCATIONS AT A COST SAVINGS. THESE TWO CHAINS HELPED SPREAD ARMET & DAVIS' ARCHITECTURE ACROSS THE COUNTRY.

CRITIC/HISTORIAN REYNER BANHAM SPECIFICALLY DISCUSSED JOHNIE'S IN HIS SEMINAL BOOK *LOS ANGELES: THE ARCHITECTURE OF FOUR ECOLOGIES* (1971, P 118). BANHAM'S INCLUSION OF A PHOTOGRAPH OF JOHNIE'S AS AN EXAMPLE OF GOOGIE ARCHITECTURE IS SINGULAR PROOF OF ITS SIGNIFICANCE. JOHNIE'S WAS LATER INCLUDED AS A NOTABLE EXAMPLE OF ARCHITECT ARMET & DAVIS IN *GOOGIE: FIFTIES COFFEE SHOP ARCHITECTURE* (CHRONICLE BOOKS, 1985) BY ALAN HESS, A BOOK WHICH HELPED LAUNCH A REASSESSMENT OF THE ROLE OF THE CALIFORNIA COFFEE SHOP IN THE HISTORY OF SOUTHERN CALIFORNIA MODERN ARCHITECTURE. EXAMPLES OF ARMET & DAVIS' GOOGIE COFFEE SHOPS ARE INCLUDED IN THE GETTY MUSEUM'S EXHIBIT "LOS ANGELES ARCHITECTURE 1940-1990" IN 2013. JOHNIE'S USE IN SEVERAL MOVIES (*VOLCANO*, *MIRACLE MILE*), COMMERCIALS, AND TELEVISION INDICATES ITS ROLE IN POPULAR LOS ANGELES CULTURE.

Description Work Sheet

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

THE JOHNNIE'S COFFEE SHOP AND RESTAURANT

ISA ONE

-STORY,

NAME OF PROPOSED MONUMENT

NUMBER OF STORIES

GOOGIE STYLE

RECTANGULAR

RESTAURANT

ARCHITECTURAL STYLE (SEE LINE 8 ABOVE)
Chart)

PLAN

PLAN SHAPE (Click to See

STRUCTURE USE (RESIDENCE, ETC))

WITH A STUCCO, NATURAL ROCK, AND GLASS

FINISH AND METAL AND WOOD

TRIM.

MATERIAL (WOOD SLIDING, WOOD SHINGLES, BRICK, STUCCO, ETC.)

MATERIAL (WOOD, METAL, ETC.)

ITS BUTTERFLY

ROOF ROLLED ASPHALT

METAL FRAMED GLASS

ROOF
SHAPE

(Click to See Chart)

MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES, ETC.)

WINDOW MATERIAL

FLOOR TO CEILING WINDOW WALLS

WINDOWS ARE PART OF THE DESIGN.

WINDOW TYPE [DOUBLE-HUNG (SLIDES UP & DOWN), CASEMENT (OPENS OUT), HORIZONTAL SLIDING, ETC.]

THE ENTRY FEATURES OFF-CENTER

DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)

GLASS SINGLE PANEL

DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS

ENTRY DOOR STYLE (Click to See
Chart)

OF THE STRUCTURE ARE NATURAL STONE PILLARS. NEON AND INCANDESCENT SIGNAGE. DOWNTURNED ROOF EDGE

IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART); BALCONIES; NUMBER AND SHAPE OF DORMERS (Click
to See Chart)

FOR SUN SHADE. LANDSCAPING PLANTERS

NUMBER AND LOCATION OF CHIMNEYS; SHUTTERS; SECONDARY FINISH MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;

ORNAMENTAL WOODWORK; SYMMETRY OR ASYMMETRY; CORNICES; FRIEZES; TOWERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALLY;

VERTICALLY; FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

SECONDARY BUILDINGS CONSIST OF A _____

IDENTIFY GARAGE; GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES
INCLUDE

TERRAZZO FLOORS. FORMICA VENEERED COUNTERS. FIXED SEATING

IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING; MOLDINGS AND TRIM; SPECIAL GLASS WINDOWS;

BOOTHS. COUNTER STOOLS. HIGH ACOUSTIC TILE CEILING. KITCHEN AND SERVING FIXTURES

ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

IMPORTANT LANDSCAPING INCLUDES PLANTING BEDS AROUND STONE PILLARS AND WALLS

IDENTIFY NOTABLE MATURE TREES AND SHRUBS

Los Angeles Department of City Planning RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2013-1538-HCM
ENV-2013-1539-CE

HEARING DATE: August 15, 2013*
(*continued from the August 1 hearing)
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 6101 W. Wilshire Blvd.
Council District: 5
Community Plan Area: Wilshire
Area Planning Commission: Central
Neighborhood Council: Mid City West
Legal Description: Lot 1 of TR 7555

PROJECT: Historic-Cultural Monument Application for the
JOHNIE'S COFFEE SHOP RESTAURANT

REQUEST: Declare the property a Historic-Cultural Monument


OWNER: Au Zone Investments #2 L.P.
4000 Union Pacific Avenue
Commerce, CA 90023

APPLICANT: Los Angeles Conservancy/MODCOM
523 W. 6th Street, #826
Los Angeles, CA 90014


RECOMMENDATION **That the Cultural Heritage Commission:**

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

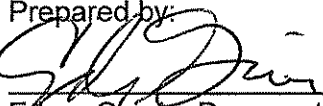
MICHAEL J. LOGRANDE
Director of Planning



Ken Bernstein, AICP, Manager
Office of Historic Resources



Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Prepared by:


Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2013-1538-HCM
ENV-2013-1539-CE

HEARING DATE: August 1, 2013
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 6101 W. Wilshire Blvd.
Council District: 5
Community Plan Area: Wilshire
Area Planning Commission: Central
Neighborhood Council: Mid City West
Legal Description: Lot 1 of TR 7555

PROJECT: Historic-Cultural Monument Application for the
JOHNIE'S COFFEE SHOP RESTAURANT

REQUEST: Declare the property a Historic-Cultural Monument


OWNER: Au Zone Investments #2 L.P.
4000 Union Pacific Avenue
Commerce, CA 90023

APPLICANT: Los Angeles Conservancy/MODCOM
523 W. 6th Street, #826
Los Angeles, CA 90014

RECOMMENDATION That the Cultural Heritage Commission:

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

MICHAEL J. LOGRANDE
Director of Planning



Ken Bernstein, AICP, Manager
Office of Historic Resources



Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Prepared by:



Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

FINDINGS

- 1) The building “embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction” as an example of Googie-style architecture.
- 2) The building “reflects the broad cultural, economic, and social history of the nation, state, or community” for its association with the post-WWII development of the Miracle Mile area.
- 3) The building is a “notable work of a master builder, designer, or architect whose individual genius influenced his or her age”, designed by the famed architectural firm Armet & Davis.

SUMMARY

Built in 1956 and located at the intersection of Wilshire Boulevard and Fairfax Ave, this one-story commercial building exhibits character-defining features of Googie-style architecture. The subject building is rectangular in plan and features a prominent butterfly wing form roof with wide cantilevered eaves covered in rolled asphalt. This roof is supported by angled pylons clad in natural stone, concrete walls, and by steel columns integrated into a glass-wall frame. A low screen wall hides mechanical equipment on the roof. At the north and south elevations, the roof form folds down and then up in a “knuckle” shape. Five raised stripes delineated by metal impressed with a modified egg-crate style texture provide definition to the roof form. Panels of scintillating incandescent lightbulbs fill the space between the five raised stripes. Neon signage spelling “Johnie’s Coffee Shop Restaurant” is located on this horizontal band and directly located over the off-center entrance. A secondary sign spelling “Coffee Shop Restaurant” is located on the downward sloping side elevation eaves. This side elevation contains a low natural stone wall integrated into the glass wall. The back elevation has a third sign spelling “Johnie’s.” The interior space contains terrazzo flooring, formica veneered counters, fixed seating booths, counter stools, and high acoustic tile ceiling. The rear parking lot has a freestanding neon sign consisting of a curved arrow. Planting beds are located around the exterior stone pillars and walls.

The proposed Johnie’s Coffee Shop and Restaurant historic monument was designed by architects Louis Armet (1914-1981) and Eldon Davis (1917-2011) of the firm Armet & Davis. The firm was extremely influential in the development of the Googie style and the California Coffee Shop. Beginning with their first coffee shop design in 1951, they designed several notable Googie coffee shops for chains such as Norm’s, Pann’s, Ship’s, as well as Denny’s and Big Boy.

The subject building was built in 1956 as Romeo’s Times Square. A year later, the restaurant was renamed Ram’s. In 1967, the restaurant was purchased by Frank and Marie Johnson who changed the name and altered the signage to its existing name. The subject building closed as a restaurant in 2000 and has served primarily as a film location.

Alterations to the subject property include the addition of a freestanding billboard structure, removal of sections of exterior glass and stone wall, and some interior remodeling.

CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") FINDINGS

The Commission hereby recommends that Council find the proposed designation of the Johnie's Coffee Shop Restaurant property as a Historic-Cultural Monument to be exempt from further analysis under the California Environmental Quality Act pursuant to Title 14 of the California Code of Regulations, Sections 15308 (Class 8) and 15331 (Class 31).

CRITERIA

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

DISCUSSION

The Johnie's Coffee Shop Restaurant property successfully meets three of the specified Historic-Cultural Monument criteria. Exhibiting distinctive features of Googie-style architecture, the building "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction." The subject building also "reflects the broad cultural, economic, or social history of the nation, State or community" for its association with the post-WWII development of the Miracle Mile area. The building exemplifies "the notable work of a master builder, designer, or architect whose individual genius influenced his or her age", as a stylistic archetype of the architectural firm, Armet & Davis, an influential firm in the development of the Googie style. Under these three criteria, the property qualifies for designation as a Historic-Cultural Monument.

BACKGROUND

At its meeting on June 6, 2012, the Cultural Heritage Commission voted to take the property under consideration as a Historic-Cultural Monument. On July 18, 2013, the Cultural Heritage Commission toured the subject property.

CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") REVIEW

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

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

The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of Historic buildings 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.

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2013-1538-HCM
ENV-2013-1539-CE

HEARING DATE: June 6, 2013
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 6101 W. Wilshire Blvd.
Council District: 5
Community Plan Area: Wilshire
Area Planning Commission: Central
Neighborhood Council: Mid City West
Legal Description: Lot 1 of TR 7555

PROJECT: Historic-Cultural Monument Application for the
JOHNIE'S COFFEE SHOP RESTAURANT

REQUEST: Declare the property a Historic-Cultural Monument


OWNER: Au Zone Investments #2 L.P.
4000 Union Pacific Avenue
Commerce, CA 90023

APPLICANT: Los Angeles Conservancy/MODCOM
523 W. 6th Street, #826
Los Angeles, CA 90014

RECOMMENDATION That the Cultural Heritage Commission:

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

MICHAEL J. LOGRANDE
Director of Planning



Ken Bernstein, AICP, Manager
Office of Historic Resources

Prepared by:



Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

SUMMARY

Built in 1956 and located at the intersection of Wilshire Boulevard and Fairfax Ave, this one-story commercial building exhibits character-defining features of Googie style architecture. The subject building is rectangular in plan and features a prominent butterfly wing form roof with wide cantilevered eaves covered in rolled asphalt. This roof is supported by angled pylons clad in natural stone, concrete walls, and by steel columns integrated into a glass-wall frame. A low screen wall hides mechanical equipment on the roof. At the north and south elevations, the roof form folds down and then up in a "knuckle" shape. Five raised stripes delineated by metal impressed with a modified egg-crate style texture provide definition to the roof form. Panels of scintillating incandescent lightbulbs fill the space between the five raised stripes. Neon signage spelling "Johnie's Coffee Shop Restaurant" is located on this horizontal band and directly located over the off-center entrance. A secondary sign spelling "Coffee Shop Restaurant" is located on the downward sloping side elevation eaves. This side elevation contains a low natural stone wall integrated into the glass wall. The back elevation has a third sign spelling "Johnie's." The interior space contains terrazzo flooring, formica veneered counters, fixed seating booths, counter stools, and high acoustic tile ceiling. The rear parking lot has a freestanding neon sign consisting of a curved arrow. Planting beds are located around the exterior stone pillars and walls.

The proposed Johnie's Coffee Shop and Restaurant historic monument was designed by architects Louis Armet (1914-1981) and Eldon Davis (1917-2011) of the firm Armet & Davis. The firm was extremely influential in the development of the Googie style and the California Coffee Shop. Beginning with their first coffee shop design in 1951, they designed several notable Googie coffee shops for chains such as Norm's, Pann's, Ship's, as well as Denny's and Big Boy.

The subject building was built in 1956 as Romeo's Times Square. A year later, the restaurant was renamed Ram's. In 1967, the restaurant was purchased by Frank and Marie Johnson who changed the name and altered the signage to its existing name. The subject building closed as a restaurant in 2000 and has served primarily as a film location.

Alterations to the subject property include the addition of a freestanding billboard structure, removal of sections of exterior glass and stone wall, and some interior remodeling.

CRITERIA

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

FINDINGS

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

Significance Work Sheet

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

Complete One or Both of the Upper and Lower Portions of This Page

Architectural Significance

THE JOHNIE'S COFFEE SHOP RESTAURANT
NAME OF PROPOSED MONUMENT

IS AN IMPORTANT EXAMPLE OF

GOOGIE STYLE
ARCHITECTURAL STYLE (SEE LINE 8)

ARCHITECTURE

AND MEETS THE CULTURAL HERITAGE ORDINANCE BECAUSE OF THE HIGH QUALITY OF ITS DESIGN AND THE RETENTION OF ITS ORIGINAL FORM, DETAILING AND INTEGRITY.

Historical Significance

JOHNIE'S COFFEE SHOP RESTAURANT

WAS BUILT IN 1956

NAME OF PROPOSED MONUMENT

YEAR BUILT

ARMET & DAVIS ARCHITECTS.

WAS IMPORTANT TO

NAME OF FIRST OR SIGNIFICANT
OTHER

THE DEVELOPMENT OF LOS ANGELES BECAUSE _____

- a. IT EXPRESSES THE CULTURAL, ECONOMIC, AND SOCIAL HISTORY OF LOS ANGELES AND THE NATION WHEN SUBURBANIZATION AND THE AUTOMOBILE RESHAPED THE NATURE OF AMERICAN CITY PLANNING AND ARCHITECTURE IN THE POST-WORLD WAR II DECADES.
- b. IT IS AN EXCELLENT EXAMPLE OF THE CALIFORNIA COFFEE SHOP ARCHITECTURAL TYPE, AND OF THE GOOGIE ARCHITECTURAL STYLE, EXPRESSING SOUTHERN CALIFORNIA MODERN DESIGN.
- c. AS A MAJOR EXAMPLE OF A MASTER ARCHITECT, ARMET & DAVIS, WHO HELPED TO DEFINE AND PROMULGATE THIS IMPORTANT SOUTHERN CALIFORNIA ARCHITECTURAL TYPE THROUGHOUT THE NATION.

Historic-Cultural Monument Application

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK
LETTERS

Identification

1. NAME OF PROPOSED
MONUMENT

JOHNNIE'S COFFEE SHOP AND RESTAURANT

2. STREET ADDRESS 6101 WILSHIRE BLVD.

CITY LOS ANGELES

ZIP CODE 90048

COUNCIL
DISTRICT

CD-5

3. ASSESSOR'S PARCEL
NO.

5510027035

4. COMPLETE LEGAL DESCRIPTION:
TRACT

TR 7555

BLOCK 1

LOT(S) ER 41

ARB. NO NONE

MAP SHEET NO. 135B177

5. RANGE OF ADDRESSES ON PROPERTY 6101 WILSHIRE BLVD./651 S. FAIRFAX AVE.

6. PRESENT OWNER AU ZONE INVESTMENTS NO. 2 L P CO.

ST. ADDRESS

4000 UNION PACIFIC AVE.

CITY CITY OF COMMERCE

STATE CA

ZIP CODE 90023

PHONE (____) _____

OWNERSHIP: PRIVATE YES

PUBLIC _____

7. PRESENT USE CLOSED

ORIGINAL USE RESTAURANT

Description

8. ARCHITECTURAL
STYLE

GOOGIE STYLE

(SEE STYLE
GUIDE)

9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORK SHEET. 1 PAGE MAXIMUM)

JOHNNIE'S RETAINS THE ORIGINAL CHARACTER-DEFINING FEATURES OF GOOGIE STYLE CALIFORNIA COFFEE SHOPS: A PROMINENT ROOF, THE STRUCTURE IS EXPRESSED, THE USE OF NATURAL STONE PYLONS, NEON SIGNAGE, GLASS EXTERIOR WALLS, INTERIOR COUNTER AND SEATING CONFIGURATION, AN UPSWEPT CEILING, AND THE SOFFIT AND KITCHEN EQUIPMENT BEHIND THE COUNTER.

CONTINUED ON ATTACHED DESCRIPTION WORK SHEET.

DESCRIPTION WORK SHEET

CONTINUED

JOHNIE'S COFFEE SHOP (ORIGINALLY ROMEO'S TIMES SQUARE) WAS A CUSTOM DESIGN USING MODERN DESIGN PRINCIPLES BY ARCHITECTS LOUIS ARMET AND ELTON DAVIS. THE RECTANGULAR PLAN ON A TRAPEZOIDAL LOT INCLUDES A KITCHEN CORE ON THE NORTHWEST SIDE WITH A DINING AREA WRAPPING AROUND THE SOUTH AND EAST SIDES OF THE CORE. THE KITCHEN CORE (INCLUDING BATHROOMS) IS CONCRETE BLOCK CONSTRUCTION; GLASS WALLS ENCLOSE THE DINING AREAS FACING WILSHIRE AND FAIRFAX, INCLUDING THE ENTRIES OFF WILSHIRE AND THE NORTH SIDE PARKING LOT. A PARKING LOT WRAPS AROUND THE NORTH AND WEST SIDES.

THE ROOF IS THE MOST PROMINENT FEATURE OF THE DESIGN. IT IS A LARGE ASYMMETRICAL BUTTERFLY WING FORM WITH WIDE CANTILEVERED EAVES. IT IS SUPPORTED AT THE FRONT BY ANGLED PYLONS CLAD IN NATURAL STONE, AT ITS CENTER AND REAR BY THE KITCHEN CORE'S CONCRETE WALLS, AND ALONG THE GLASS-WALLED EAST SIDE BY STEEL COLUMNS INTEGRATED INTO THE GLASS WALL FRAME. A LOW SCREEN WALL HIDES MECHANICAL EQUIPMENT AT THE CENTER OF THE ROOF.

AT ITS NORTH AND SOUTH ENDS, THE ROOF FOLDS DOWN AND THEN RETURNS IN A "KNUCKLE" SHAPE. THIS FOLD PROVIDES SHADE AND A BROAD PLANE FOR INTEGRATED SIGNAGE. FIVE RAISED STRIPES, DELINEATED BY METAL IMPRESSED WITH A MODIFIED "EGG-CRATE" TEXTURE, GIVE DEFINITION TO THE ROOF FORM; THE "EGG-CRATE" TEXTURE ITSELF WAS A MODERN TECHNOLOGY TO GIVE RIGIDITY TO A FLAT PLANE OF METAL. PANELS OF SMALL, SCINTILLATING INCANDESCENT LIGHTBULBS FILL THE SPACE BETWEEN THE FIVE RAISED STRIPES.

MODERN DESIGN CONCEPTS THROUGHOUT THE DESIGN CREATE A STRUCTURE THAT APPEARS VISUALLY LIGHT, UNITING INTERIOR AND EXTERIOR. THE SLENDER STEEL COLUMNS INTEGRATED INTO THE WINDOW WALL FRAME ARE DE-EMPHASIZED, CREATING THE EFFECT OF A LARGELY FREE-FLOATING ROOF ABOVE A COLUMN-FREE INTERIOR SPACE. THE WIDE EXTERIOR EAVES CONTINUE THE FLUSH INTERIOR CEILING OUTSIDE, UNINTERRUPTED VISUALLY BY THE PLANE OF GLASS WINDOW; THIS UNITES THE INTERIOR AND THE EXTERIOR.

ANOTHER MODERN DESIGN CONCEPT CAN BE SEEN IN THE INTEGRATION OF NEON SIGNAGE INTO THE DESIGN. ADVERTISING TO MAKE THE RESTAURANT VISIBLE AND APPEALING TO POTENTIAL CUSTOMERS DRIVING ON WILSHIRE OR FAIRFAX IS ONE OF THE DESIGN'S FUNCTIONS EXPRESSED IN ITS FORM. ARMET AND DAVIS INTEGRATED SIGNAGE THEY DESIGNED INTO THE ROOF'S BROAD SUNSHADES ON THE SOUTH AND NORTH. THE NAME IS SPREAD IN LARGE FREE-FORM LETTERING (REFLECTING 1950S GRAPHICS) ACROSS THE SOUTH ROOF EDGE; "JOHNIE'S" IS OUTLINED IN NEON TUBING SET WITHIN CHANNEL LETTERS; THE "COFFEE SHOP RESTAURANT" LETTERING IS OUTLINED IN NEON TUBING. A "JOHNIE'S" SIGN OF NEON TUBING IN CHANNEL LETTERS IS

ATTACHED TO THE NORTHERN ROOF EDGE. ANOTHER "COFFEE SHOP RESTAURANT" SIGN OF NEON TUBING IN CHANNEL LETTERS IS ATTACHED TO THE EAST ROOF EDGE, ALONG WITH THE SAME SMALL, SCINTILLATING INCANDESCENT LIGHTBULB GRID SEEN ON THE SOUTH AND NORTH ROOF EDGES.

A FREESTANDING BILLBOARD STRUCTURE (ADDED CIRCA 1966) STANDS AT THE SOUTHWEST CORNER. THOUGH NOT PART OF THE BUILDING'S STRUCTURE, IT PASSES THROUGH THE EDGE OF THE ROOF OVERHANG. ANOTHER FREESTANDING SIGN POLE DESIGNED TO ADVERTISE FOR JOHNNIE'S STANDS AT THE NORTHEAST CORNER, WITH A SERPENTINE ARROW NEON AND INCANDESCENT SIGN.

ALSO REFLECTING MODERN DESIGN CONCEPTS, ARMET & DAVIS' COFFEE SHOPS INTEGRATED ARCHITECTURAL LIGHTING INTO THE DESIGN IN SEVERAL WAYS: EXTERIOR NEON SIGNAGE; EXTERIOR CAN LIGHTS ON THE EAST SIDE EAVE; INTERIOR FLUORESCENT CEILING PANELS AND CAN LIGHTS REFLECTING LIGHT OFF THE ACOUSTIC TILE CEILING (VISIBLE TO MOTORISTS THROUGH THE GLASS WALLS); UPLIGHTING ON THE EXTERIOR LOW STONE WALL BELOW THE EAST SIDE WINDOW WALL HIGHLIGHTED THE NATURAL STONE TEXTURE.

LANDSCAPING IS ALSO INTEGRAL TO THE MODERN CALIFORNIA DESIGN, CREATING THE EFFECT OF AN OUTDOOR PATIO IN THE INTERIOR DINING AREA. PLANTERS LINE THE LOW STONE WALL ALONG THE EAST SIDE, IMMEDIATELY ADJACENT TO THE INTERIOR SEATING BOOTHS. (THE STONE PYLONS ON THE SOUTH SIDE ALSO ROSE OUT OF PLANTERS, NOW CEMENTED OVER EMPHASIZING THE DESIGN'S CONNECTION TO NATURE.) RECTANGULAR CONCRETE EXTERIOR PAVERS WITH AGGREGATE STONE INLAYS (APPROXIMATELY 18X36 INCHES) AT THE FRONT AND BACK DOORS ARE ORIGINAL, THOUGH SEVERAL HAVE BEEN PATCHED.

INSIDE, FIXED BOOTHS AND COUNTERS WITH STOOLS PROVIDE SEATING. THE STOOLS ARE CANTILEVERED FROM THE RAISED TERRAZZO CURB WHICH SERVES AS A FOOTREST. THE DINING AREA CEILING IS TALL AT THE FRONT, MATCHING THE UPWARD SLOPE OF THE BUTTERFLY ROOF. THE ROOF SLOPES DOWNWARD TOWARD THE CENTER, AND THEN SLOPES UPWARD AGAIN A SHORT DISTANCE PAST THE REAR ENTRY FROM THE PARKING LOT, WHERE IT FORMED A CANOPY OVER THE REAR ENTRY. THE EAST WALL, FACING FAIRFAX, IS GLAZED WITH WINDOWS RISING FROM A LOW WALL (CLAD IN STONE ON THE EXTERIOR) UP TO THE SLOPING CEILING. THE FLOOR IS TERRAZZO, A LONG LASTING AND EASILY MAINTAINED MATERIAL WHICH COULD BE EMBEDDED WITH CHIPS OF COLOR TO COORDINATE WITH THE ARCHITECTURE.

THOUGH IT WAS A MODERN DESIGN, THE CLIENT ASKED THE ARCHITECTS TO INCORPORATE A NEW YORK THEME WITH A DECORATIVE MOTIF BASED ON THE STORY OF ROMEO AND JULIET, REFERENCING THE ORIGINAL NAME "ROMEO'S TIMES SQUARE." THE DROPPED SOFFIT OVER THE COUNTER AND EXHIBITION FOOD PREPARATION AREAS CONTAIN REAR LIGHTED TRANSLUCENT PLASTIC PANELS SEPARATED BY "EGG-CRATE" METAL PANELS WHICH REPEAT THE SAME MATERIAL USED ON THE EXTERIOR. ON THE SOFFIT BENEATH THE ARTWORK ARE ORIGINAL ALUMINUM CAN LIGHTS.

THE KITCHEN IS LOCATED IN THE NORTHWEST CORNER OF THE STRUCTURE. IN COMMON WITH MANY CALIFORNIA COFFEE SHOPS, HOWEVER, SOME OF THE PREPARATION FUNCTIONS ARE OPEN TO VIEW BEHIND THE L-SHAPED COUNTER (VENEERED IN MODERN WOOD-GRAIN FORMICA PLASTIC.) THIS WAS A COMMON FEATURE OF MODERN CALIFORNIA COFFEE SHOPS TO

ASSURE CUSTOMERS OF THE CLEANLINESS OF FOOD PREPARATION. THE FIXTURES INCLUDE STAINLESS STEEL PREPARATION COUNTERS, FOOD DISPLAY CASES, AND STORAGE CABINETS; HANGING "HEAT" LAMPS; INTEGRATED MENU HOLDERS; AND A CASH REGISTER. PINK 4-INCH CERAMIC TILES FEATURING A "ROMEO" CARICATURE STRUMMING A LUTE ARE RANDOMLY DISPERSED AMONG THE OTHER TILES. BY CUSTOM-DESIGNING THESE FOOD PREPARATION FIXTURES, AND INTEGRATING THEM INTO THE DESIGN AND THEME OF THE BUILDING, THE RESTAURANT'S DESIGN EXPRESSES ITS FUNCTION, A MODERN ARCHITECTURAL CONCEPT.

CHARACTER DEFINING FEATURES OF GOOGIE SEEN IN JOHNNIE'S:

THE BUTTERFLY ROOFLINE EXPRESSES ITS MODERN "FLOATING"
CANTILEVERED ROOF STRUCTURE
CUSTOM DESIGNED NEON SIGNAGE INTEGRATED WITH THE
ARCHITECTURE
LARGE GLASS WINDOW WALLS CONNECT INTERIOR AND EXTERIOR
USE OF NATURAL MATERIALS (STONE VENEER ON PYLONS AT FRONT, LOW
WALL ON EAST) CONTRASTING WITH MODERN TECHNOLOGICAL
MATERIALS (NEON SIGNS, FORMICA COUNTERS, STAINLESS STEEL
KITCHEN CABINETRY, PLASTIC AND "EGGCRATE" PRESSED METAL
PANELS ON DROPPED SOFFIT, ETC.)
"GARDENLIKE" LANDSCAPING SURROUNDING STONE WALLS AND
PYLONS CONNECT MODERN STRUCTURE TO THE EARTH
MODERN IMAGERY OF CLEAN LINES REFLECTING RESTAURANT
FUNCTIONS WITHOUT HISTORICAL REFERENCES
SEMI-EXHIBITION KITCHEN PUTS THE FUNCTION OF THE RESTAURANT ON
DISPLAY AS PART OF THE ARCHITECTURE

ALTERATIONS WORK SHEET

CONTINUED

JOHNNIE'S (ORIGINALLY ROMEO'S TIMES SQUARE) COFFEE SHOP DISPLAYS A HIGH DEGREE OF ARCHITECTURAL INTEGRITY AS AN EARLY AND REPRESENTATIVE EXAMPLE OF GOOGIE, AND ARMET & DAVIS' WORK. THE ALTERATIONS LISTED BELOW ARE COSMETIC OR REVERSIBLE. THE STRUCTURE, SPACES, AND MAJOR MATERIAL ELEMENTS ARE INTACT.

ALTERATIONS INCLUDE:

- A. PAINT ON EXTERIOR, INCLUDING THE NATURAL STONE PYLONS AT THE FRONT.
- B. ORIGINAL INTERIOR WAS EXPANDED TO PROVIDE MORE INDOOR SEATING IN 1971 TO THE NORTH (REMOVING PARTS OF THE LOW STONE WALL, AND ENCLOSING THE EXTERIOR SPACE BENEATH CANOPY AT REAR DOOR) AND TO THE SOUTH (REMOVING PARTS OF THE LOW STONE WALL AND MOVING THE SOUTH GLASS WALL OUT TO THE EDGE OF THE ROOF CANOPY.) THE SOUTH WALL WAS LATER MOVED BACK TO ITS ORIGINAL POSITION, THOUGH A FOYER FOR THE FRONT DOOR REMAINS FROM THE ALTERATION. A WOOD FRAME WALL WITH PANELING AND WINDOWS REPLACED THE ORIGINAL FLOOR TO CEILING GLASS WALL. AN ORIGINAL FRONT DOOR TO FAIRFAX WAS REPLACED WITH FIXED GLASS, AND A DOOR TO THE PARKING LOT AT THE SOUTHWEST CORNER HAS BEEN CLOSED. SOME ORIGINAL EAST WALL GLASS WAS REPLACED WITH SMALLER PANES AND ADDITIONAL MULLIONS ADDED. A HORIZONTAL LINE HAS BEEN PAINTED ON THE EAST-FACING GLASS WALL TO SIMULATE A FLAT CEILING.
- C. CHANGES TO SIGNAGE, THOUGH THE AESTHETIC CHARACTER OF THEIR FONT, NEON, SIZE, POSITION RELATIVE TO THE ARCHITECTURE, AND INCANDESCENT LIGHTING HAVE REMAINED CONSISTENT. THE ORIGINAL 36- FOOT LONG "ROMEO'S TIMES SQUARE" NEON SIGN WAS SPREAD IN LARGE FREE-FORM SCRIPT LETTERING ACROSS TWO THIRDS OF THE SOUTH ROOF EDGE. THE LETTERS WERE OUTLINED IN RED AND BLUE NEON TUBING, AND THE MAIN "ROMEO'S" SIGN WAS FILLED WITH A SLANTING GRID OF MINIATURE INCANDESCENT LIGHTBULBS (ECHOING THE SIGNS OF NEW YORK'S TIMES SQUARE) WHICH FLASHED IN A SCINTILLATING PATTERN. THE SIGN WAS REWORKED AS A SIMILAR "RAM'S" SIGN IN 1957, AND THEN WITH A "JOHNNIE'S" SIGN, AS OWNERSHIP CHANGED. FREESTANDING VERTICAL POLE SIGNS AT THE SOUTHWEST CORNER WERE ADDED IN 1957 AND IN 1967 (FEATURING THE NEW "FAT BOY" CHARACTER, REMOVED IN 1994); IN 1966 AT THE SOUTHEAST CORNER; AT THE NORTHEAST CORNER (AN ANIMATED SERPENTINE ARROW, IDENTICAL TO A SIGN INSTALLED AT THE JOHNNIE'S IN DOWNEY.) A LARGE FREESTANDING BILLBOARD STRUCTURE (PASSING THROUGH THE EAVE'S EDGE) WAS ADDED ON THE SOUTHWEST CORNER OF THE STRUCTURE BETWEEN AND 1966 AND 1971.
- D. PANELS OF INCANDESCENT LIGHTBULBS WERE ADDED BETWEEN THE ORIGINAL DECORATIVE PRESSED METAL PANELS ON THE FRONT AND REAR FACADES, AND TO THE EDGE OF THE EAST AND WEST ROOF FACIAS, IN 1967.
- E. INTERIOR: ORIGINAL NEW YORK-THEMED GRAPHICS ON THE WEST WALL AND ON THE SOFFIT OVER THE COUNTER ARE COVERED OR REMOVED; THE SOFFIT PANELS HAVE BEEN REPLACED WITH TRANSLUCENT PLASTIC PANELS. THE ORIGINAL TAN LEATHERETTE UPHOLSTERY OF THE COUNTER STOOLS HAS ALSO BEEN REPLACED. THE ORIGINAL BOOTHS ON THE WEST SIDE OF THE DINING ROOM (OFFERING FOUR SEATS OR 2+2 SEATS WHEN A DIVIDER WAS INSERTED BETWEEN THEM) AND THE WINDOW WALL REMAIN. THE CURRENT SPANISH-STYLE CHANDELIER LIGHTS ARE NOT ORIGINAL. THE ORIGINAL "SEMI-EXHIBITION" KITCHEN AREA, PARTIALLY VISIBLE BEHIND THE FOOD DISPLAY CASES AND COUNTER, HAS BEEN ENCLOSED WITH A WALL. STEEL AND CHROME TRIM WERE ADDED TO THE COUNTER AT THE ENTRANCE BENEATH THE CASH REGISTER. THE

WOOD PANELING ON THE WALL BEHIND THE COUNTER ABOVE THE DROPPED SOFFIT HAS BEEN ADDED. THE CERAMIC TILE BACK WALL BEHIND THE COUNTER HAS BEEN PAINTED; SOME OF THE ORIGINAL PINK TILE WITH THE "ROMEO" GRAPHIC MOTIF REMAIN. THE UPPER PORTIONS OF THE GLASS WINDOW WALL ALONG FAIRFAX WERE PAINTED OUT.

F. ALSO REFLECTING MODERN DESIGN CONCEPTS, ARMET & DAVIS' COFFEE SHOPS WERE DESIGNED TO BE AS NOTICEABLE BY NIGHT AS BY DAY. ARCHITECTURAL LIGHTING IS INTEGRATED INTO THE DESIGN IN SEVERAL WAYS. DECORATIVE ARCHITECT-DESIGNED SCONCES BOUNCED INDIRECT LIGHT OFF THE WINDOWLESS, BRICK WEST WALL FACING THE PARKING LOT, AND OFF THE STONE WALL AT THE REAR ENTRY, HAVE BEEN REMOVED. UPLIGHTING ON THE EXTERIOR STONE PYLONS TO HIGHLIGHT THE NATURAL STONE TEXTURE HAVE BEEN REMOVED.

G. A WOOD FRAME UTILITY YARD ENCLOSURE AT REAR WAS REPLACED WITH SIMILAR CONSTRUCTION C.2005.

SIGNIFICANCE WORK SHEET

CONTINUED

THE RESTAURANT WAS BUILT IN 1956 AS ROMEO'S TIMES SQUARE, A 5316 SQ. FT. RESTAURANT FOR 130 DINERS, COSTING \$150,000. IT WAS OWNED BY MONTGOMERY HOLDING CO., AND OPERATED BY HAROLD S. AHRENS (A NATIVE OF NEW YORK) AND A. B. LEVINE. IT WAS DESIGNED BY ARCHITECTS ARMET AND DAVIS, WHO CONTRIBUTED SIGNIFICANTLY TO THE DEVELOPMENT OF THE CALIFORNIA COFFEE SHOP. AS AN EXCELLENT EXAMPLE OF GOOGIE MODERN ARCHITECTURE, JOHNIE'S STANDS ON THE CORNER OF WILSHIRE AND FAIRFAX NEXT TO TWO OTHER NOTABLE EXAMPLES OF MODERN ARCHITECTURE: THE MAY CO. (A.C. MARTIN, 1939) AND SEIBU DEPARTMENT STORE (WELTON BECKET & ASSOC., 1962.) THE RESTAURANT OPENED AUGUST 7, 1956.

UNDER NEW OWNERSHIP IN 1957, ROMEO'S TIMES SQUARE WAS RENAMED RAMS AND SIGNAGE WAS MODIFIED. IN 1967 IT WAS PURCHASED BY FRANK AND MARIE JOHNSON AND BECAME JOHNIE'S. IN 1982 IT WAS BOUGHT BY THE MEDENAS FAMILY, WHICH ALSO OPERATED A JOHNIE'S RESTAURANT (FORMERLY HARVEY'S BROILER) IN DOWNEY, CA. IN 1994 OR 1995 IT WAS PURCHASED BY THE GOLD FAMILY, FOUNDERS OF BARGAIN WHOLESALE, THE PARENT COMPANY OF THE 99 CENTS ONLY STORE. AS OF 2013, THIS FAMILY STILL OWNS THE PROPERTY. JOHNIE'S CLOSED AS A RESTAURANT IN 2000. SINCE THEN, IT HAS BEEN USED AS A FILM LOCATION FOR MANY MOVIES.

FROM 1945-1965, A NEW RESTAURANT TYPE AND A NEW ARCHITECTURAL STYLE DEVELOPED IN SOUTHERN CALIFORNIA IN RESPONSE TO THE RETURN OF PROSPERITY, THE GROWTH OF POPULATION, AND THE SPREAD OF SUBURBIA FOLLOWING WORLD WAR II. THE CALIFORNIA COFFEE SHOP WAS A BUILDING TYPE DESIGNED TO SERVE THE REGION'S GROWING CAR-MOBILE POPULATION AS SUBURBANIZATION BECAME THE DOMINANT MODEL. ARMET & DAVIS HELPED TO DEFINE THE CALIFORNIA COFFEE SHOPS IN THIS PERIOD BY CONTRIBUTING SIGNIFICANTLY TO DEVELOPING THE GOOGIE STYLE OF ARCHITECTURE; IT WAS A MODERN STYLE EMPHASIZING NEW MATERIALS, SPACES, IMAGERY, LANDSCAPING, STRUCTURES, AND DETAILS IN EXPRESSING THE FUNCTIONS OF COMMERCE AND ADVERTISING RESPONDING TO THE WIDESPREAD USE OF THE AUTOMOBILE IN THIS PERIOD. INFLUENCES FROM THE ORGANIC MODERN CONCEPTS OF FRANK LLOYD WRIGHT ARE SEEN IN ASPECTS OF THE DESIGN: THE CONTRASTS OF RUGGED NATURAL MATERIALS WITH SLEEK TECHNOLOGICAL MATERIALS, AND THE SPACES AND LANDSCAPING THAT FLOW EASILY FROM INTERIOR TO EXTERIOR BECAUSE OF THE USE OF LARGE GLASS WALLS. THE ORIGINAL GLASS CORNERS ON THE SOUTHWEST AND SOUTHEAST (ALTERED WHEN THE INTERIOR SPACE WAS EXPANDED) HELPED TO DESTROY THE FEELING OF A SOLID TRADITIONAL ENCLOSURE.

THE DESIGN WAS CRAFTED TO ITS ROADSIDE AND COMMERCIAL FUNCTIONS. IN DAYLIGHT, JOHNIE'S LARGE ROOF ACTED AS A SIGN TO GRAB MOTORISTS' ATTENTION IN THE COMMERCIAL STRIP ENVIRONMENT; AT NIGHT, THE NEON SIGN LETTERING, THE SCINTILLATING PANELS OF INCANDESCENT LIGHTBULBS, AND THE WELL-LIGHTED INTERIOR VISIBLE THROUGH THE GLASS WALLS WERE ALL INTENTIONAL ELEMENTS OF THE DESIGN TO ATTRACT CUSTOMERS AND CREATE PLEASANT DINING SPACES.

THE INTERIOR DESIGN ALSO REFLECTED THESE MODERN PRINCIPLES. THE ORIGINAL CLIENT ASKED THE ARCHITECT TO INTEGRATE A NEW YORK ITALIAN THEME INTO THIS MODERN COFFEE SHOP. ITALIAN FOOD ITEMS WERE ON THE MENU. THE INTERIOR'S WESTERN WALL WAS A LARGE STYLIZED GRAPHIC MURAL DEPICTING FAMOUS SIGNS OF TIMES SQUARE, WITH ABSTRACTED STARS AGAINST DEEP NIGHT-BLUE COLORS. THE STYLIZED SIGNS INCLUDING FLASHING LIGHTS AND ANIMATION FOR VERISIMILITUDE. THE DROPPED SOFFIT OVER THE COUNTER AND EXHIBITION FOOD PREPARATION AREAS ALSO CONTAINED CUSTOM-DESIGNED REAR-LIGHTED PLASTIC RESIN GRAPHICS DEPICTING THE ABSTRACTED ARCHITECTURAL SKYLINE OF NEW YORK. SEPARATING

THESE PANELS ARE "EGG- CRATE" METAL PANELS WHICH REPEAT THE SAME MATERIAL USED ON THE EXTERIOR.

WHILE EARLY EXAMPLES WERE CUSTOM ARCHITECTURAL DESIGNS, COMMON ELEMENTS BEGAN TO EMERGE, ESPECIALLY IN THE WORK OF ARMET & DAVIS. THESE INCLUDED A LARGE, STRUCTURALLY EXPRESSIVE ROOF SHAPE THAT WOULD MAKE THE BUILDING NOTICEABLE TO PASSING MOTORISTS; AN INTEGRATED SIGN PYLON OR BILLBOARD DESIGNED TO COMPLEMENT THE ARCHITECTURE; LARGE GLASS WINDOWS TO DISPLAY THE COLORFULLY DESIGNED INTERIOR TO MOTORISTS; AN INTERIOR MIXING NATURAL MATERIALS (STONE, EXPOSED BRICK, WOOD) WITH MODERN MATERIALS (PLASTIC LIGHT FIXTURES, STAINLESS STEEL, COLORFUL FORMICA) IN A LANDSCAPED SETTING; THE USE OF MODERN DESIGN AND INDOOR-OUTDOOR SPACE IN ARCHITECTURE AND FURNISHINGS.

COMPARED TO THE DINERS AND DRIVE-INS OF THE PRE-WAR PERIOD, THE CALIFORNIA COFFEE SHOP WAS A LARGER, MORE COMFORTABLE YET STILL REASONABLY PRICED RESTAURANT WITH INDOOR SEATING, LARGER MENU, AND A STYLISH CONTEMPORARY DESIGN. BOTH THE CALIFORNIA COFFEE SHOP TYPE AND THE GOOGIE STYLE WERE SUCCESSFULLY EXPORTED FROM SOUTHERN CALIFORNIA TO THE REST OF THE COUNTRY. THEY REFLECTED MANY OF THE THEMES OF CALIFORNIA IN A TIME OF EXPANSION, PROSPERITY, AND OPTIMISM. JOHNNIE'S IS AN EXCELLENT AND NOW RARE EXAMPLE, WITH A HIGH DEGREE OF INTEGRITY, OF THIS SIGNIFICANT TYPE. ARMET & DAVIS BUILT MORE THAN TWENTY-FIVE CUSTOM DESIGNED COFFEE SHOPS IN LOS ANGELES, PLUS MULTIPLE PROTOTYPE COFFEE SHOPS FOR BOB'S AND NORM'S. OTHER ARCHITECTS SUCH AS MARTIN STERN, JR., WAYNE MCALLISTER, JOHN LAUTNER, SMITH AND WILLIAMS, DOUGLAS HONNOLD, AND A. QUINCY JONES BUILT MANY MORE GOOGIE COFFEE SHOPS IN THE AREA.

ONCE WIDESPREAD IN LOS ANGELES, ROUGHLY A HALF DOZEN (AND ONLY THREE BY ARMET & DAVIS) REMAIN TODAY IN THE CITY OF LOS ANGELES IN A CONDITION SIMILAR TO JOHNNIE'S (NORM'S ON LA CIENEGA, PANN'S ON LA TIJERA, ASTRO'S ON FLETCHER.) OTHER STILL-RECOGNIZABLE EXAMPLES REMAINING IN LOS ANGELES INCLUDE CORKY'S ON VAN NUYS, HOLIDAY BOWL ON CRENSHAW, KERRY'S ON VENTURA, AND THE WICH STAND ON SLAUSON.

ARCHITECT

THE ARCHITECTURE FIRM OF LOUIS ARMET (1914-1981) AND ELDON DAVIS (1917-2011) WAS HIGHLY INFLUENTIAL IN THE DEVELOPMENT OF THE GOOGIE STYLE AND THE CALIFORNIA COFFEE SHOP.

ARMET (BORN IN ST. LOUIS, MO) AND DAVIS (BORN IN ANACONDA, WA) MET AS STUDENTS AT THE USC SCHOOL OF ARCHITECTURE; ARMET GRADUATED IN 1939, DAVIS IN 1942. USC HAD A STRONG MODERNIST CURRICULUM AT THIS TIME, AND EMPLOYED SUCH WELL KNOWN MODERNISTS AS RICHARD NEUTRA, CALVIN STRAUB, AND WHITNEY SMITH AS TEACHERS.

AFTER WORLD WAR II, BOTH ARCHITECTS WORKED WITH SPAULDING AND REX, A NOTABLE SOUTHERN CALIFORNIA FIRM, AS WELL AS WITH OTHER ARCHITECTS. THEY FORMED THEIR PARTNERSHIP IN 1947. THE FIRM (TODAY KNOWN AS ARMET, DAVIS & NEWLOVE) DESIGNED A WIDE VARIETY OF BUILDINGS, INCLUDING SCHOOLS, CHURCHES, BANKS, CUSTOM RESIDENCES, APARTMENTS, MOTELS, SHOPPING CENTERS, AND BOWLING ALLEYS. THEY PUBLICIZED THEIR WORK IN INSTITUTIONAL AND PROFESSIONAL MAGAZINES, AND THIS ATTENTION HELPED THEM BECOME WELL ESTABLISHED. THE FIRM BECAME WIDELY IDENTIFIED WITH THE CALIFORNIA COFFEE SHOP TYPE THROUGH SUCH ARTICLES IN THE JOURNALS OF THE RESTAURANT INDUSTRY.

THE TWO PARTNERS DIVIDED DESIGN AND SUPERVISION OF THEIR PROJECTS BETWEEN THEMSELVES, AND HIRED A LARGE AND TALENTED STAFF TO DESIGN THEIR PROJECTS. AMONG THEIR LONG-TIME EMPLOYEES WERE HELEN LIU FONG, LEE LINTON, AND VICTOR NEWLOVE.

ARMET & DAVIS' FIRST COFFEE SHOP IN THE MODERN STYLE WAS CLOCK IN INGLEWOOD IN 1951. THEY HAD BEEN TRAINED IN MODERN ARCHITECTURE AT USC ARCHITECTURE SCHOOL; NOW THEY APPLIED THOSE CONCEPTS TO THE DEMANDS OF COMMERCIAL RESTAURANTS. WITH NORM'S AT 8511 FIGUEROA IN 1954, THEY LAUNCHED A SERIES OF CUSTOM DESIGNED RESTAURANTS FOR SEVERAL LOS ANGELES RESTAURATEURS, A CLOSE-KNIT FRATERNITY. ROMEO'S TIMES SQUARE (LATER RENAMED JOHNNIE'S) AT WILSHIRE AND FAIRFAX WAS BUILT IN 1956, FOLLOWED BY SEVERAL MORE NORMS, HOLLY'S (1956), STANLEY BURKE'S (1957), PANN'S (1958), WICH STAND (1958), CONRAD'S (1958), PENGUIN (1959), SHIPS LA CIENEGA (1967), SEVERAL HUDDLE RESTAURANTS, AND OTHERS. BY 1960, THE SUCCESS OF SUCH COFFEE SHOPS ACROSS THE NATION ENCOURAGED TWO OF THE GROWING RESTAURANT CHAINS, DENNY'S AND "BIG BOY," TO HIRE ARMET & DAVIS TO DEVELOP PROTOTYPE RESTAURANT DESIGNS WHICH COULD BE BUILT, WITH MINIMAL CHANGES TO THE PLAN, IN MANY LOCATIONS AT A COST SAVINGS. THESE TWO CHAINS HELPED SPREAD ARMET & DAVIS' ARCHITECTURE ACROSS THE COUNTRY.

CRITIC/HISTORIAN REYNER BANHAM SPECIFICALLY DISCUSSED JOHNNIE'S IN HIS SEMINAL BOOK *LOS ANGELES: THE ARCHITECTURE OF FOUR ECOLOGIES* (1971, P 118). BANHAM'S INCLUSION OF A PHOTOGRAPH OF JOHNNIE'S AS AN EXAMPLE OF GOOGIE ARCHITECTURE IS SINGULAR PROOF OF ITS SIGNIFICANCE. JOHNNIE'S WAS LATER INCLUDED AS A NOTABLE EXAMPLE OF ARCHITECT ARMET & DAVIS IN *GOOGIE: FIFTIES COFFEE SHOP ARCHITECTURE* (CHRONICLE BOOKS, 1985) BY ALAN HESS, A BOOK WHICH HELPED LAUNCH A REASSESSMENT OF THE ROLE OF THE CALIFORNIA COFFEE SHOP IN THE HISTORY OF SOUTHERN CALIFORNIA MODERN ARCHITECTURE. EXAMPLES OF ARMET & DAVIS' GOOGIE COFFEE SHOPS ARE INCLUDED IN THE GETTY MUSEUM'S EXHIBIT "LOS ANGELES ARCHITECTURE 1940-1990" IN 2013. JOHNNIE'S USE IN SEVERAL MOVIES (*VOLCANO*, *MIRACLE MILE*), COMMERCIALS, AND TELEVISION INDICATES ITS ROLE IN POPULAR LOS ANGELES CULTURE.

Description Work Sheet

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

THE JOHNNIE'S COFFEE SHOP AND RESTAURANT

IS A ONE

-STORY,

NAME OF PROPOSED MONUMENT

NUMBER OF STORIES

GOOGIE STYLE

RECTANGULAR

RESTAURANT

ARCHITECTURAL STYLE (SEE LINE 8 ABOVE)
Chart)

PLAN

PLAN SHAPE (Click to See

STRUCTURE USE (RESIDENCE, ETC))

WITH A STUCCO, NATURAL ROCK, AND GLASS

FINISH AND METAL AND WOOD

TRIM.

MATERIAL (WOOD SLIDING, WOOD SHINGLES, BRICK, STUCCO, ETC.)

MATERIAL (WOOD, METAL, ETC.)

ITS BUTTERFLY

ROOF ROLLED ASPHALT

METAL FRAMED GLASS

ROOF
SHAPE

(Click to See Chart)

MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES, ETC.)

WINDOW MATERIAL

FLOOR TO CEILING WINDOW WALLS

WINDOWS ARE PART OF THE DESIGN.

WINDOW TYPE [DOUBLE-HUNG (SLIDES UP & DOWN), CASEMENT (OPENS OUT), HORIZONTAL SLIDING, ETC.]

THE ENTRY FEATURES OFF-CENTER

DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)

GLASS SINGLE PANEL

ENTRY DOOR STYLE (Click to See
Chart)

DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS

OF THE STRUCTURE ARE NATURAL STONE PILLARS, NEON AND INCANDESCENT SIGNAGE, DOWNTURNED ROOF EDGE

IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART); BALCONIES; NUMBER AND SHAPE OF DORMERS (Click to See Chart)

FOR SUN SHADE, LANDSCAPING PLANTERS

NUMBER AND LOCATION OF CHIMNEYS; SHUTTERS; SECONDARY FINISH MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;

ORNAMENTAL WOODWORK; SYMMETRY OR ASYMMETRY; CORNICES; FRIEZES; TOWERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALLY;

VERTICALLY; FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

SECONDARY BUILDINGS CONSIST OF A _____

IDENTIFY GARAGE; GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES
INCLUDE

TERRAZZO FLOORS, FORMICA VENEERED COUNTERS, FIXED SEATING

IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING; MOLDINGS AND TRIM; SPECIAL GLASS WINDOWS;

BOOTHS, COUNTER STOOLS, HIGH ACOUSTIC TILE CEILING, KITCHEN AND SERVING FIXTURES

ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

IMPORTANT LANDSCAPING INCLUDES PLANTING BEDS AROUND STONE PILLARS AND WALLS

IDENTIFY NOTABLE MATURE TREES AND SHRUBS

Photo Standalone 25 -- No Title
Los Angeles Times (1923-Current File); Jul 10, 1955;
ProQuest Historical Newspapers: Los Angeles Times (1881-1989)
pg. E17



IN WILSHIRE DISTRICT- -Shown above is design of new Romeo's Times Square restaurant to be built at Wilshire Blvd. and Fairfax Ave. Designed by Davis & Armet, architects, structure will contain 5316 square

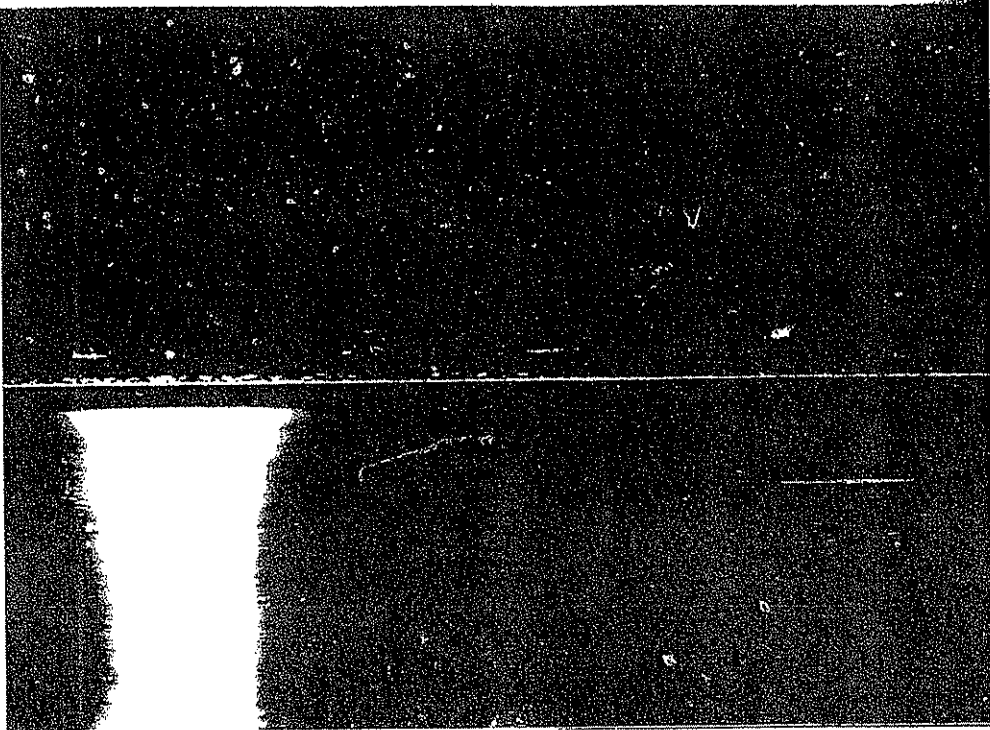
feet and will accommodate 130 diners, it was stated. Entire project will cost approximately \$250,000. The restaurant will be owned by Montgomery Holding Co. and operated by Harold S. Ahrens and associates.

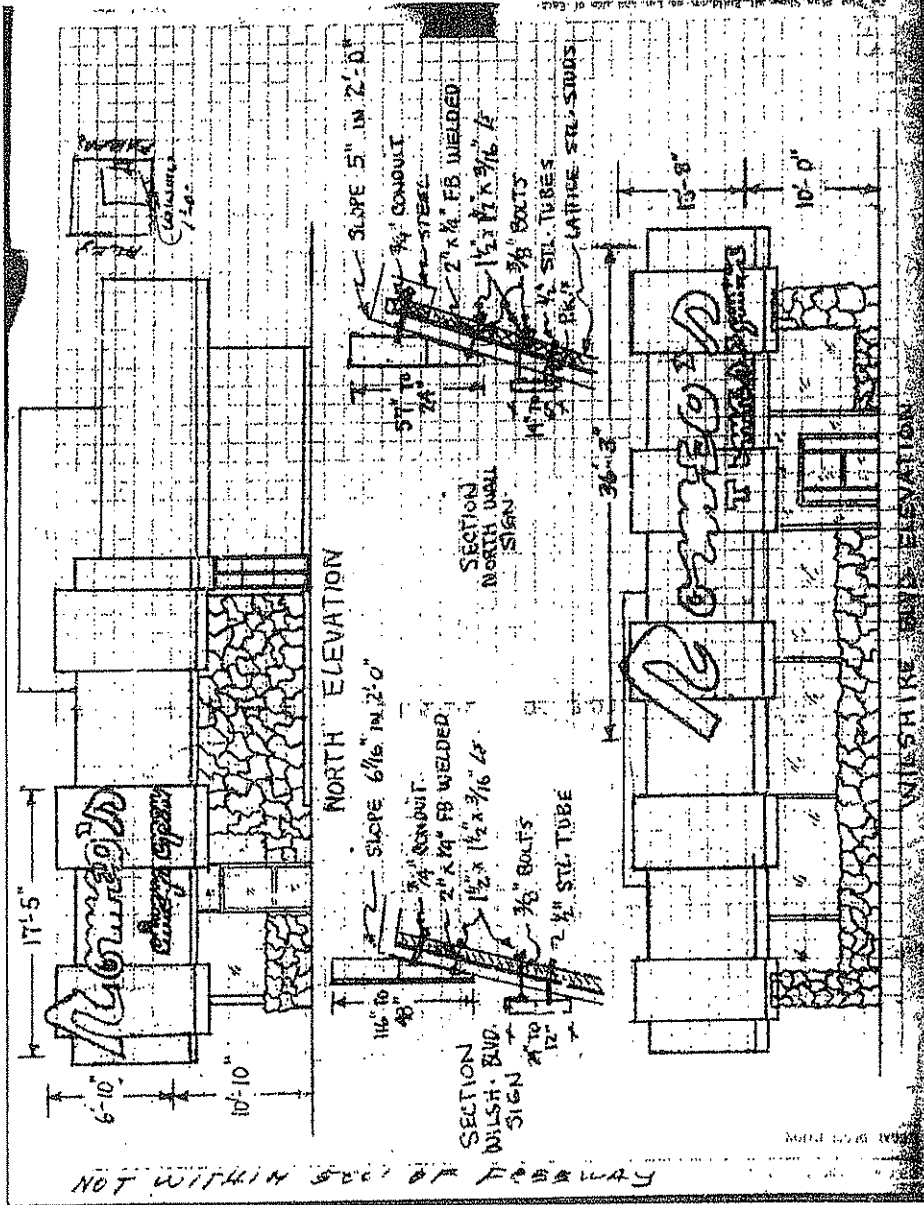
Reproduced with permission of the copyright owner. Further reproduction prohibited without permission.

CITY OF LOS ANGELES AND FOR COUNTY OF LOS ANGELES DEPT. OF PUBLIC WORKS

DIST. MAP 5452	1. LEGAL LOT 41	BLK. 1	TRACT 7535	
ZONE C-4	2. BLDG. ADDRESS 6101 Wilshire Blvd			APPROVED
FIRE DIST. 80' 100'	3. BETWEEN CROSS STS. Fairfax AND Crescent Heights Blvd			
INSIDE KEY	4. PRESENT USE OF BLDG. Restaurant	NEW USE OF BLDG. SAME		
COR. LOT	5. OWNER A.B. Abrams & A.B. Levine			
REV. COR. LOT SIZE 110 x 171	6. OWNER'S ADDRESS BURB			
REAR ALLEY X	7. CERT. ARCH.			STATE LICENSE NUMBER
SIDE ALLEY 20'	8. LIC. ENR.			STATE LICENSE NUMBER
BLDG. LINE 13'	9. CONTRACTOR Elect. Prod. Corp.			STATE LICENSE NUMBER 12588
AFFIDAVITS CASE # 230 6312	10. SIZE OF EX. BLDG.			
BLDG. AREA	11. MATERIAL EXT. WALLS: <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE			
SPRINKLERS REQ'D. SPECIFIED	X STORIES		1	HEIGHT 23'8"
			ROOF CONST: <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> STEEL	<input type="checkbox"/> CONC. <input type="checkbox"/> OTHER
3 6101 Wilshire Blvd				
VALIDATION 1234567				
TYPE V	GROUP Wall Signs	MADE DEC. FEB-2-56	32341	B-1 CS 4.00
DIST. OFFICE LA				
C. OF D. ISSUED P.C. No Fee BP 400				
DWELL UNITS	12. VALIDATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BLDG.		\$ 525.00	VALIDATION APPROVED
PARKING SPACES	13. SIZE OF ADDITION		X STORIES	HEIGHT APPLICATION CHECKED
GUEST ROOMS	14. NEW WORK: MATERIAL EXT. WALLS		2 single face wall signs	PLANS CHECKED
FILE WITH	I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.			CORRECTIONS VERIFIED
CONTR. INSP.	SIGNATURE 			PLANS APPROVED VALIDATION APPROVED
This form when properly validated is a permit to do the work described.				

Form 8-3-75M L-10-11-54 INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.





Address of Building <u>6101 Wilshire Blvd</u>		CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY CERTIFICATE OF OCCUPANCY NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.
Permit No. and Year <u>ROMEO'S TIMES SQUARE</u>		
Certificate Issued <u>10</u>		
<small>This certifies that, so far as ascertained by or made known to the undersigned, the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100; and with applicable requirements of State Housing Act, for following occupancies:</small>		
Occupancy Load Sign Delivered: 5-16-56 Dining Room: 110 Persons		
Owner Owner's Address		
<small>Form B-95a-20M-5-55</small>		C. E. MORRIS, Superintendent of Building By <u>S. Harness</u>

Address of Building 6181 Wilshire Blvd.		CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY
Permit No. and Year LA 5433-1933		CERTIFICATE OF OCCUPANCY
Certificate Issued September 22, 1933		NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety.
This certificate is issued on the basis of information furnished by the owner and is based on the assumption that the building at above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Secs. 18-2, 18-3, Arts. 1, 2, 3, 4, and 5, and with applicable requirements of State Housing Act, for following occupation:		
1 story, Type V, 50' x 32' restaurant; dining--110 occupants. B-2 Occupancy.		
EXEMPTION FROM REQUIREMENTS APPROVED BY BOARD OF BUILDING AND SAFETY COMMISSIONERS		
Owner Owner's Address	Montgomery Holding Co., Ltd. C/O Hanco's Restaurant 6181 Wilshire Boulevard Los Angeles 48, California	
Form B-95-a-16M-11-54 G. E. MORRIS, Superintendent of Building By _____		

3

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

CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

BAS Form B-3
5-2-8

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

1. LEGAL DESCR.	LOT 41	BLK. 1	TRACT 7555	CENSUS TRACT
2. PRESENT USE OF BUILDING	13, office			DIST. MAP 5456
3. JOB ADDRESS	6101 Wilshire Blvd.			ZONE C-4-4
4. BETWEEN CROSS STREETS	Rainfax Ave. AND Crescent Hgts. Blvd			FIRE DIST. I/ 100/80
5. OWNER'S NAME	Pacific Outdoor Advertising Co.			INSIDE COR. LOT
6. OWNER'S ADDRESS	1740 Narva St. L.A.			KEY REV. COR. 110X181.65
7. ARCHITECT OR DESIGNER	C.E. Van Dam C.E. 14955			NEAR ALLEY
8. ENGINEER	C.E. Van Dam C.E. 14955			SIDE ALLEY 20
9. CONTRACTOR	owner			BLOC. LINE 13 Wilshire
10. SIZE OF EXISTING BLDG.	STORIES 1	HEIGHT 15'	NO OF EXISTING BUILDINGS ON LOT AND USE 1 bus. office	AFFIDAVITS ZA 4890
11. MATERIAL OF CONSTRUCTION	EXT. WALLS metal	ROOF metal	FLOOR metal	ZA 6362
12. NEW ADDRESS	6101 Wilshire Blvd.			DISTRICT OFFICE
13. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	4400			GRADING
14. NEW WORK (Detail)	sign - Roof			CRIT. SOIL

NEW USE OF BUILDING	SAME AS	SIZE OF ADDITION	STORIES	HEIGHT	FILE NO.
TYPE	GROUP	SPRINKLERS REQ'D SPECIFIED	VALUATION APPROVED	CONS.	705
BLDG. AREA	MAX. OCC.	TOTAL	PLANS CHECKED	ZONED	yes
DWELL. UNITS	GUEST ROOMS	SPACES REQ'D PROVIDED	PLANS APPROVED	FILE WITH	
P.C. No.	MM 8461	CONT. INSP. Lic. Fab Welds	APPLICANT APPROVED	INSPECTOR	
F.C.	1274	S.P.C.	G.P.I.	B.P.P.	C/O

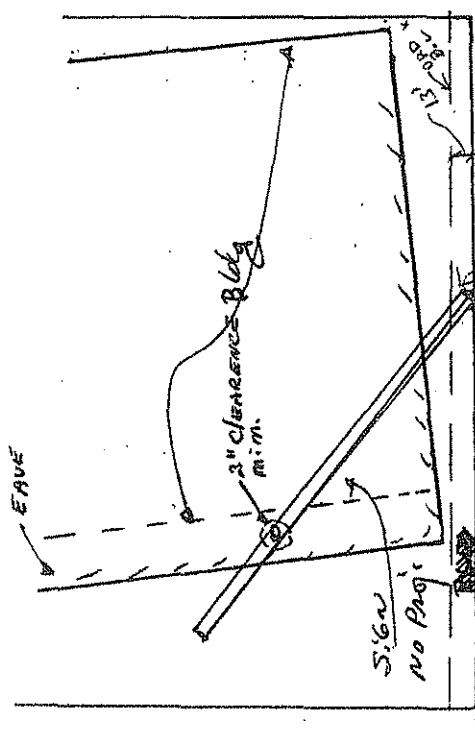
EXPENSE ONLY	SEP-16-66	47083 E	•32999	X - 2 CS	12.74
	SEP-16-66	47084 E	•32999	X - 1 CS	19.60

STATEMENT OF RESPONSIBILITY

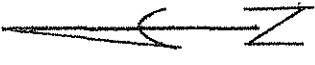
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.
 "This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof makes any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed Helen Dyer (Agent) Name _____ Date _____
(Owner or Agent)

Bureau of Engineering	ADDRESS APPROVED	S Trubey	8.14.65
	SEWERS AVAILABLE		
	NOT AVAILABLE		
	DRIVEWAY APPROVED		
	HIGHWAY DEDICATION REQUIRED COMPLETED		
Conservation	FLOOD CLEARANCE APPROVED		
	APPROVED FOR ISSUANCE		
Plumbing	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED		
Planning	APPROVED UNDER CASE #		
Fire	APPROVED (TITLE 19) L.A.M.C. - 57001		
Traffic	APPROVED FOR		



WILSHIRE Bldg. MAX 5' Proj.



1 APPLICATION FOR INSPECTION OF NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY				5-1 MS 8-1 - Rev. 5-64	
CITY OF LOS ANGELES				DEPT. OF BUILDING AND SAFETY	
INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.				DENSUS TRACT	
1. LEGAL DESCR.	LOT	BLK.	TRACT	DIST. MAP	
	41	1	7555	5456	
2. PURPOSE OF BUILDING 12) Sign & Shelter				ZONE	
3. MAIN ADDRESS 6101 Wilshire Blvd.				C-4-4	
4. BETWEEN CROSS STREETS Fairfax Ave. AND Crescent Heights				FIRE DIST.	
5. OWNER'S NAME Trio Coffee Shop				INSIDE COR. LOT	
6. OWNER'S ADDRESS Same				KEY	
7. ARCHITECT OR DESIGNER None				REV. COR.	
8. ENGINEER V.K. Kelly & Assoc.				LOT SIZE	
9. CONTRACTOR Advance Neon Sign Co				110 x 171.6	
10. SIZE OF NEW BLDG.				NEAR ALLEY	
11. MATERIAL OF CONSTRUCTION				SIDE ALLEY	
12. JOB ADDRESS 6101 Wilshire Blvd.				BLDG. LINE	
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING \$1000				OFFICERS	
1. PURPOSE OF BUILDING Sign & Shelter				2.9-4890	
TYPE				368	
BLDG. AREA				DISTRICT OFFICE	
DWELL UNITS				GRADING	
SPRINKLERS				CRIT. SOIL	
P.C. No.				HIGHWAY DEED.	
F.C. 380				FLOOD	
S.P.C.				CONS.	
G.P.				ZONED BY	
F.V. 0.0000 59				FILE WITH	
F.V. 0.0000 594				INSPECTION	
				TYPIST	
				2 CK 3.90	
				- 1 CK 6.00	

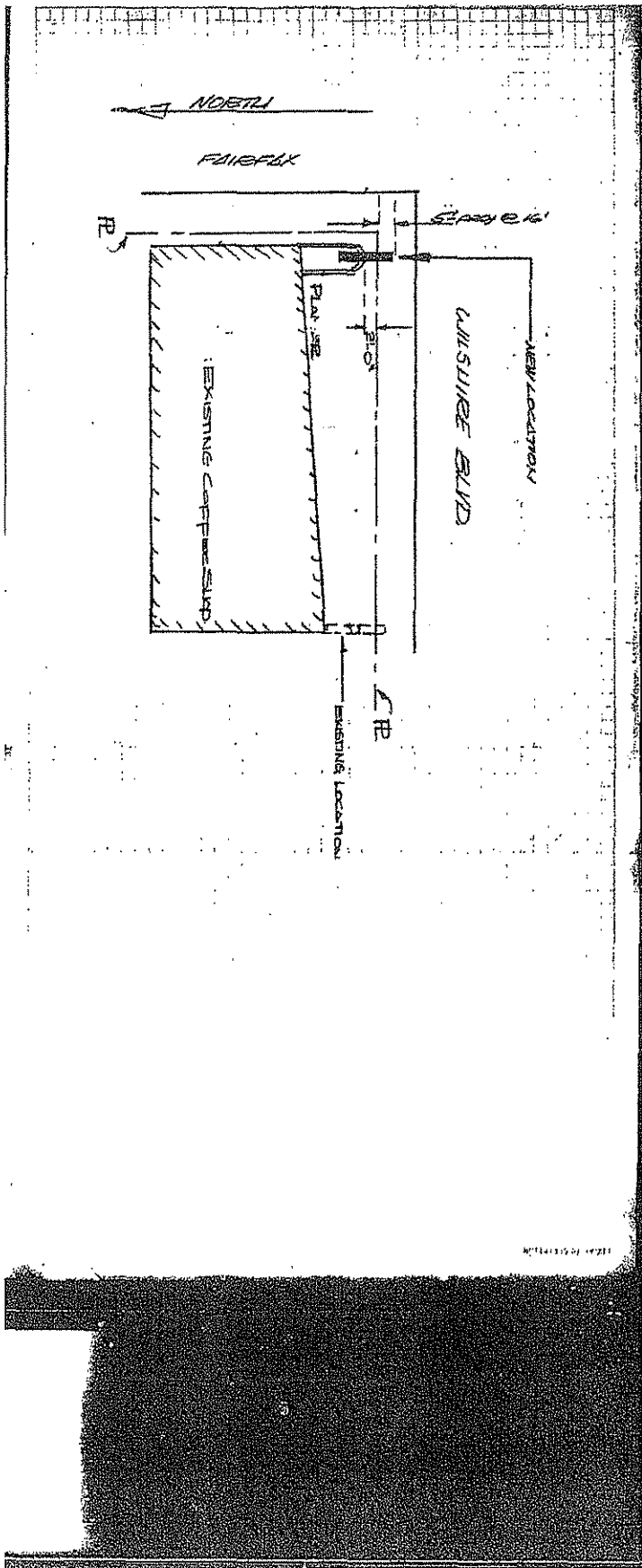
STATEMENT OF RESPONSIBILITY

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

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property on which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed	Name	Date
<i>[Signature]</i>	<i>C. Wilson</i>	12-6-66

Bureau of Engineering	ADDRESS APPROVED	
	SEWERS AVAILABLE	
	HOT AVAILABLE	
	DRIVEWAY APPROVED	
	HIGHWAY DEDICATION REQUIRED	
	COMPLETED	
Conservation	FLOOD CLEARANCE APPROVED	
	APPROVED FOR ISSUE	
Plumbing	FILE #	
	PRIVATE SEWAGE DISPOSAL	
	SYSTEM APPROVED	
Planning	APPROVED UNDER	
	CASE #	
Fire	APPROVED (TITLE 19)	
	(L.A.M.C.-5700)	
Traffic	APPROVED FOR	



1 APPLICATION FOR INSPECTION OF NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY									
CITY OF LOS ANGELES					DEPT. OF BUILDING AND SAFETY				
INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.									
1. LEGAL DESC.	LOT 41	BLK. 1	TRACT 7535	CENSUS TRACT					
2. PURPOSE OF BUILDING	Shelter & Sign			DIST. MAP 5456					
3. JOB ADDRESS	3101 Wilshire Blvd.			ZONE C-4-4					
4. BETWEEN CROSS STS.	Fairfax AND Concord Hts.			FINE DIST 109					
5. OWNER'S NAME	John's			INSIDE CHG. OUT KEY SIZE 110X171					
6. OWNER'S ADDRESS	Same			REAR ALLEY SIDE ALLEY BLDG. LINE AFFIDAVITS 2A 4899 2A 6368					
7. ARCHITECT OR DESIGNER	James A. Lynch			STATE LICENSE NO. PHONE					
8. ENGINEER	C. E. GOSSE			STATE LICENSE NO. PHONE					
9. CONTRACTOR	Becket Neon Co.			STATE LICENSE NO. PHONE 20199 No. 51608					
10. SIZE OF NEW BLDG.	STORIES 4	HEIGHT 42'	NO. OF EXISTING BUILDINGS ON LOT AND USE 1 - Store, etc.						
11. MATERIAL OF CONSTRUCTION	EXT. WALLS Metal	ROOF Metal	FLOOR						
12. JOB ADDRESS	3101 Wilshire Blvd.			DISTRICT OFFICE I.A.					
13. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$ 2600			GRADING CRT. SOIL HIGHWAY DES. FLOOD CONS. ZONED BY FILE WITH INSPECTOR					
PURPOSE OF BUILDING	Shelter			VALUATION APPROVED					
TYPE	Sign Misc			PLANS CHECKED					
BLDG. AREA	MAX. OCC.	TOTAL		PLANS APPROVED					
DWELL UNITS	GUEST ROOMS	SPACES PARKING	REQ'D PROVIDED	APPLICABLE APPROVED					
SPRINKLERS REQ'D SPECIFIED	CONT. INSP.			FILE WITH INSPECTOR					
P.C. No.									
P.C. 800	S.P.C.	G.P.L.	B.P. 12 80	I.F.	T.O.S.	C/O	TYPIST		
FAY OK GDS.									
JAN - 4-67	00180 E	•38499		X - 2 CS	8.06				
JAN - 8-57	00181 E	•38498		X - 1 CS	12.40				
STATEMENT OF RESPONSIBILITY									
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workman's compensation insurance.									
"This permit is an application for inspection, the issuance of which is not an approval or an authorization, of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)									
Signed <u>William Doyle (Agent)</u> Name <u>Doyle</u> Date <u>1/27/67</u>									
Bureau of Engineering	ADDRESS APPROVED SEWERS AVAILABLE HOT AVAILABLE DRIVEWAY APPROVED HIGHWAY DEDICATION REQUIRED COMPLETED								
Conservation	FLOOD CLEARANCE APPROVED APPROVED FOR ISSUE FILE #								
Plumbing	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED								
Planning	APPROVED UNDER CASE #								
Fire	APPROVED (TITLE 17) (L.A.M.C. - 5700)								
Traffic	APPROVED FOR								

3 APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY SAS Form 8-3
57

CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

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

1. LEGAL DESC.	LOT 41	BLK. 1	TRACT 7555	CENSUS TRACT	DIST. MAP 5456	
2. PRESENT USE OF BUILDING (19 Sign & Shelter	NEW USE OF BUILDING (19) same			ZONE	C-4-4	
3. JOB ADDRESS	6101 Wilshire Blvd				FIRE DIST.	I 100/80
4. BETWEEN CROSS STREETS	Rainfax Ave		AND Crescent Heights		INSIDE COR. LOT	KEY REV. COR.
5. OWNER'S NAME	Johnie's				LOT SIZE	110x171.6
6. OWNER'S ADDRESS	Same				REAR ALLEY	20
7. ARCHITECT OR DESIGNER	STATE LICENSE NO. PHONE				SIDE ALLEY	
8. ENGINEER	STATE LICENSE NO. PHONE				BLK. LINE	13 Wilshire
9. CONTRACTOR	STATE LICENSE NO. PHONE				APPROVALS	2B 4890 2-6-62 304
10. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE			
4x4	42		1 store			
11. MATERIAL OF CONSTRUCTION	EXT. WALLS	ROOF	FLOOR			
	metal	metal				
12. JOB ADDRESS	6101 Wilshire				DISTRICT OFFICE	LA
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$101				GRADING	
14. NEW WORK: (Describe)	Change in engineering				GRV. SOIL	
NEW USE OF BUILDING					HIGHWAY DEP.	12
Same						
TYPE	GROUP	SPRINKLERS	VALUATION APPROVED	DONS.		
5197	Misc	RENO SPECIFIC		1		
BLDG. AREA	MAX. OCC.	TOTAL	PLANT PLACED	FILE #		
				137275/6		
DWELL. UNITS	GUEST ROOMS	SE	PLANS APPROVED	INSPECTOR		
P.C. No.	APPLICANT APPROVED					
P.C. 100	S.F.	O.S.	C/O	TYPIST		
				11		
		84	Z - 2 CK	130		
		84	- 1 CK	200		

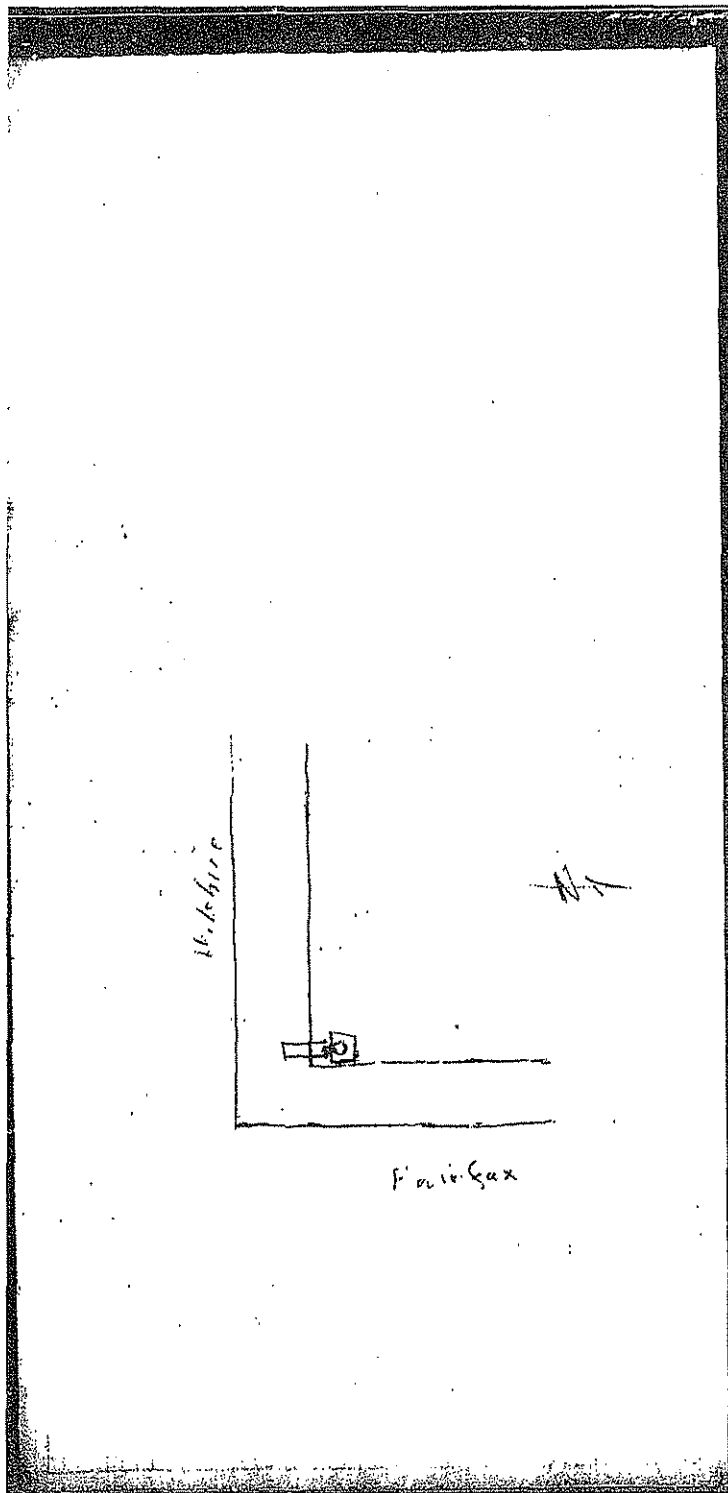
LIABILITY

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

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

Signed *Johnie's* (Owner/Agent)

	Name	Date
Bureau of Engineering		
Conservation		
Plumbing		
Planning		
Fire		
Traffic		



1 APPLICATION FOR INSPECTION OF NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY
 CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

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

1. LEGAL DESC. LOT 41 BLK. 1 TRACT 7555 DIST. MAP 5456 ZONE C-4-4 FIRE DIST. I 100/80

2. PURPOSE OF BUILDING (19) Post Sign

3. JOB ADDRESS ~~6301 Wilshire Blvd~~ 649 So. Fairfax W. Side of Wilshire and Crescent Heights

4. BETWEEN CROSS STREETS ~~Wilshire~~ AND ~~Crescent Heights~~

5. OWNER'S NAME Johnie's PHONE

6. OWNER'S ADDRESS P. O. BOX ZONE

7. ARCHITECT OR DESIGNER STATE LICENSE NO. PHONE

8. ENGINEER James A Lynch OE 6055 STATE LICENSE NO. PHONE

9. CONTRACTOR Rocket Neon Co 99199 NE 64608 STATE LICENSE NO. PHONE

10. SIZE OF NEW BLDG. STORIES HEIGHT NO. OF EXISTING BUILDINGS ON LOT AND USE

11. MATERIAL OF CONSTRUCTION EXT. WALLS ROOF FLOOR

12. JOB ADDRESS 6301 Wilshire Blvd 649 So. Fairfax DISTRICT OFFICE

13. VALIDATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING \$ 500 GRADING CRIT. SOIL

PURPOSE OF BUILDING Post Sign VALIDATION APPROVED HIGHWAY BCD. Year

TYPE Sign GROUP Mast STORIES PLANS CHECKED FLOOR

SEDA. AREA 50 MAX. OCC. TOTAL PLANS APPROVED CONS.

DWELL. UNITS GUEST ROOMS SPACES PARKING REQ'D PROVIDED APPLIC. TO APPROVED ZONED BY

SPRINKLERS REQ'D SPECIFIED CONT. INSP. FILE WITH

P.C. No. INSPECTOR

P.C. S.P.C. G.P.L. R.P. 50 I.F. O.S. C/O TYPIST 11

Fee etc. 10-67 01285 E •38885 2-1 CK 350

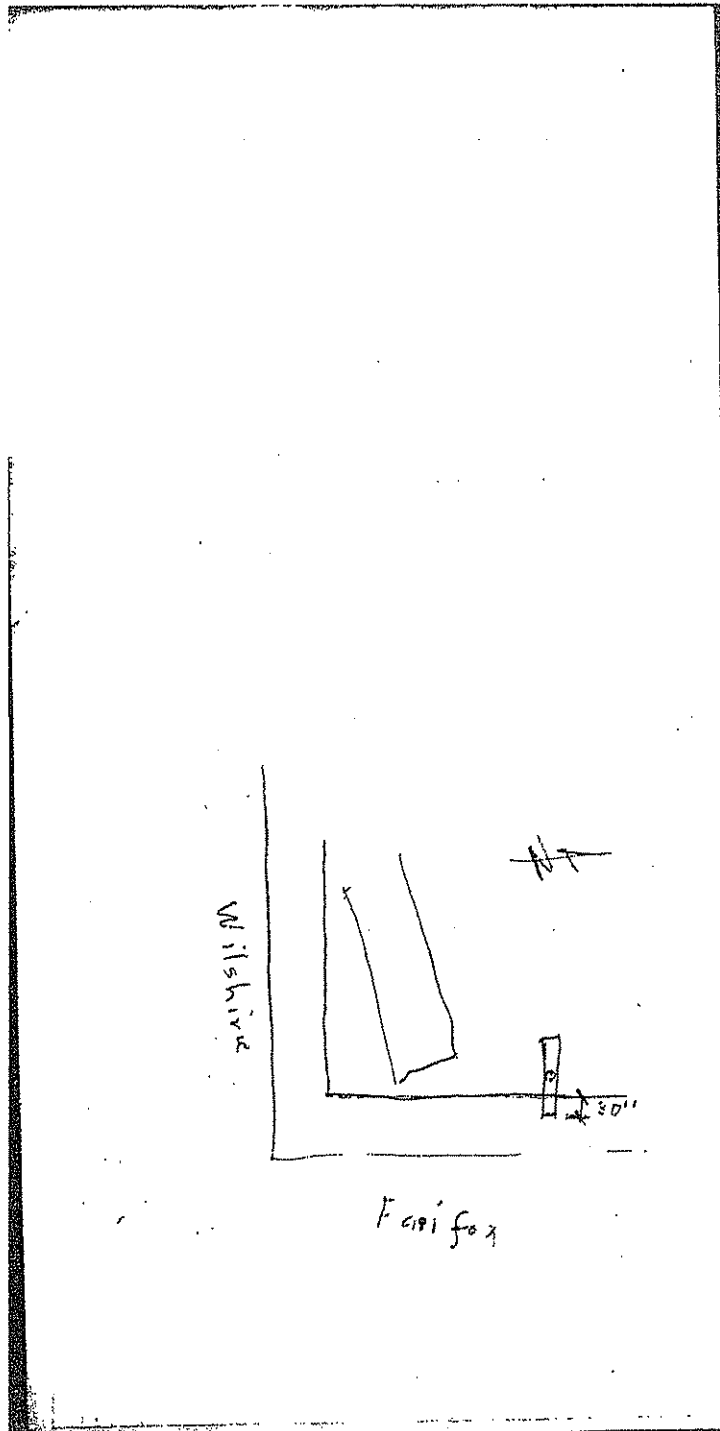
STATEMENT OF RESPONSIBILITY

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

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

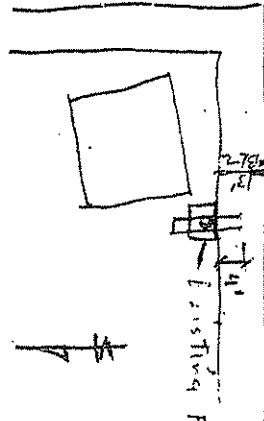
Stated *Johnie's* Name *Johnie's* Date *1/20/67*

Bureau of Engineering	ADDRESS APPROVED	
	SEWERS AVAILABLE	
	NOT AVAILABLE	
	DRIVEWAY APPROVED	
	HIGHWAY DEDICATION REQUIRED	
	COMPLETED	
Conservation	FLOOD DAMAGE APPROVED	
	APPROVED FOR ISSUE	
	FILE #	
Planning	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED	
Planning	APPROVED UNDER CASE #	
Fire	APPROVED (TITLE 191 (L.A.M.C. §200)	
Traffic	APPROVED FOR	



3 APPLICATION TO ALTER, REPAIR, DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY										3-7	
CITY OF LOS ANGELES										DEPT. OF BUILDING AND SAFETY	
INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only										CENSUS TRACT	
2. Plot Plan Required on Back of Original.										5486	
1. LEGAL DESC.	LOT 41	BLK 1	TRACT 7555							DIST. MAP	
2. PRESENT USE OF BUILDING				NEW USE OF BUILDING						ZONE	
19 sign & shelter				SAME						C-44	
3. JOB ADDRESS										FIRE DIST.	
6101 Wilshire Blvd.										1 100/80	
4. BETWEEN CROSS STREETS										INSIDE COR. LOT	
Fairfax Ave. AND Crescent Heights										REV. CODE	
5. OWNER'S NAME										LOT SIZE	
Johnie's										110X171.6	
6. OWNER'S ADDRESS										NEAR ALLEY	
Same										20	
7. ARCHITECT OR DESIGNER										SIDE ALLEY	
STATE LICENSE NO. PHONE										15 Wilshire	
8. ENGINEER										AFFIDAVITS	
James A. Lynch OR 6055										ZA 4890	
9. CONTRACTOR										AFFIDAVITS	
Rocket Neon Co. 99199 WE 64608										ZA 6368	
10. SIZE OF EXISTING BLDG.										DISTRICT OFFICE	
STORIES HEIGHT NO. OF EXIST'G. BUILDINGS ON LOT AND USE										LA	
11. MATERIAL OF CONSTRUCTION										GRADING	
EXT. WALLS ROOF FLOOR										CRIT. SOIL	
12. JOB ADDRESS										HIGHWAY DES.	
3 6101 Wilshire Blvd.										YES	
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.										FLOOD	
500										TYPE	
14. NEW WORK: (Describe)										BLDG. AREA	
sign Const. APPROX 5X75										40	
NEW USE OF BUILDING										GROUP	
Sign on and erect 10' x 6' column										S190	
SITE OF ADDITION										SPRINKLERS REQ'D	
STORIES HEIGHT										SPECIFIED	
Same										TOTAL	
VALUATION APPROVED										PLAN CHECKED	
CODE										FILED BY	
TYPE										HSMiller	
BLDG. AREA										FILE WITH	
40										INSPECTOR	
15. SINGLE UNITS										P.C. No.	
GUEST ROOMS SPACES REQ'D PROVIDED										S.P.C.	
CONT. INSP.										G.P.I.	
APPLICATION APPROVED										B.E. 50	
INSPECTOR										I.P.	
P.C. No.										O.S.	
2 28										C/O	
Fung 06/14										TYPIST	
JAN-10-67										DM	
01286 E •38886 Z-2 CK 2.28											
JAN-10-67 01287 E •38886 Z-1 CK 3.50											
STATEMENT OF RESPONSIBILITY											
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workman's compensation insurance.											
This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0292 L.A.M.C.)											
Signed Harry J. Blum (Agent)										Name	
										L. Dalton 1/10/67	
										Date	
Bureau of Engineering											
ADDRESS APPROVED											
SEWERS AVAILABLE											
NOT AVAILABLE											
DRIVEWAY APPROVED											
HIGHWAY DEDICATION REQUIRED											
COMPLETED											
FLOOD CLEARANCE APPROVED											
APPROVED FOR ISSUE											
FILE #											
Conservation											
PRIVATE SEWAGE DISPOSAL											
SYSTEM APPROVED											
APPROVED UNDER											
CASE #											
Planning											
APPROVED (TITLE 19)											
(L.A.M.C. - 5100)											
Fire											
APPROVED FOR											
Traffic											

Railroad



Wilshire

3 APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY
CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

MAX FORM 8-5
5-1

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

1. LEGAL DESC. LOT 41	BLK 1	TRACT 7555	CENSUS TRACT DIST. MAP 5456
2. PRESENT USE OF BUILDING (17) Restaurant		NEW USE OF BUILDING 19 signs & sign	ZONE C-4-4-0
3. JOB ADDRESS 6101 Wilshire			FIRE DIST. I
4. BETWEEN CROSS STREETS Fairfax AND Crescent Hts		INSIDE COR. LOT KEY	REV. COR. LOT SIZE
5. OWNER'S NAME Frank Johnson			110x171.6
6. OWNER'S ADDRESS 8AMP			REAR ALLEY
7. ARCHITECT OR DESIGNER		STATE LICENSE NO. PHONE	SIDE ALLEY 20
8. ENGINEER		STATE LICENSE NO. PHONE	BLDG. CODE 15 Wilshire
9. CONTRACTOR Rocket Neon 99199 NE 64608		STATE LICENSE NO. PHONE	AFFIDAVITS za 4890
10. SIZE OF EXISTING BLDG. STORIES HEIGHT		NO. OF EXISTING BUILDINGS ON LOT AND USE	za 368
11. MATERIAL OF CONSTRUCTION		EXT. WALLS ROOF FLOOR	
12. JOB ADDRESS 6101 Wilshire			DISTRICT OFFICE LA
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 1500			GRADING
14. NEW WORK (Describe) Wall signs (Total of 12)			CRIT. SOIL
NEW USE OF BUILDING			HIGHWAY DED. FLOOD
TYPE	GROUP	SPRINKLERS REQ'D SPECIFIED	VALUATION APPROVED
BLDG. AREA	MAX. COC	TOTAL	PLANS CHECKED
DWELL UNITS	GUEST ROOMS	SPACES REQ'D PROVIDED	PLATS APPROVED
P.C. No.	CONV. INSP.	APPLICATION APPROVED	INSPECTOR
P.C.	S.P.C.	I.G.P.I.	B.S.
			L.F.
			O.S.
			C/O
			TYPIST 13

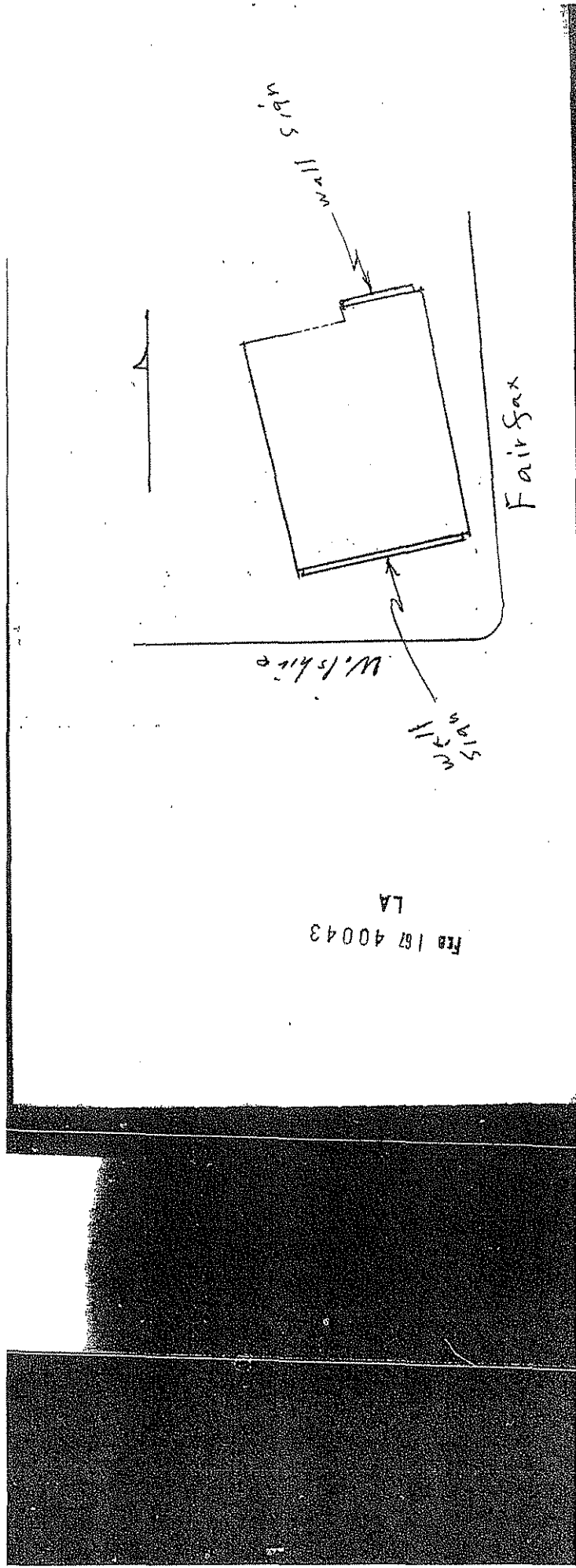
King OPR NW
 USE 2/1/67
 FEB-1-67 04785 E 40043 X-1CK 8.00
 CASHIER

STATEMENT OF RESPONSIBILITY

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

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

Signed	Name	Date
<i>Harry J. Zimmerman</i> <small>(Owner)</small>	RJA	2/1/67
Bureau of Engineering	ADDRESS APPROVED	
	SEWERS AVAILABLE	
	NOT AVAILABLE	
	DRIVEWAY APPROVED	
	HIGHWAY DEDICATION REQUIRED	
	COMPLETED	
	FLOOD CLEARANCE APPROVED	
	APPROVED FOR ISSUE	
Conservation	FILE #	
	PRIVATE SEWAGE DISPOSAL	
Plumbing	SYSTEM APPROVED	
	APPROVED UNDER	
Planning	CASE #	
	APPROVED (TITLE 17)	
Fire	(L.A.M.C.-8750)	
	APPROVED FOR	
Traffic		



W. Hill

Fairfax

W. White

W. Hill

FEB 167 40043
LA

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

CITY OF LOS ANGELES DEPT. OF BUILDING AND SAFETY

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

1. LEGAL DESCR. LOT 41 BLK 1 TRACT 7555 DIST. MAP 5436

2. PRESENT USE OF BUILDING () Restaurant NEW USE OF BUILDING (19) Signs & Signs ZONE C-4-20

3. JOB ADDRESS 6101 Wilshire Blvd. FIRE DIST. 100

4. BETWEEN CROSS STREETS Fairfax Ave. AND Crescent Hts. KEY 110 x 171

5. OWNER'S NAME Jamin's Restaurant PHONE 110 x 171

6. OWNER'S ADDRESS Same P.O. BOX ZIP

7. ARCHITECT OR DESIGNER STATE LICENSE NO. PHONE REAR ALLEY 20

8. ENGINEER STATE LICENSE NO. PHONE SIDE ALLEY

9. CONTRACTOR Rosket Neon Co. STATE LICENSE NO. PHONE 99199 No. 64608 AFFIDAVITS 24 4890

10. SIZE OF EXISTING BLDG. 55' x 75' STORIES 1 HEIGHT 14' NO. OF EXISTING BUILDINGS ON LOT AND USE 1 - Restaurant ZONE 368

11. MATERIAL OF CONSTRUCTION EXT. WALLS W. & S. ROOF FLOOR

12. JOB ADDRESS 6101 Wilshire Blvd. DISTRICT OFFICE

13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. 2000000 GRADING

14. NEW WORK: (Describe) 3' x 35' I.D. Letters & 4" x 17'3" x 30" CRT. SOIL
4" x 54'9 1/2" x 30" HIGHWAY DEC.

NEW USE OF BUILDING SIZE OF ADDITION STORIES HEIGHT FLOOD

TYPE GROUP SPRINKLERS VALUATION APPROVED CONS.

BLDG. AREA MAX. G.P. TOTAL PLATS CHECKED ZONE

DWELL. UNITS GUEST ROOMS SPACES PROVIDED PLANS APPROVED FILE WITH

P.C. No. CONT. INSP. APPLICATION APPROVED INSPECTOR

P.C. 50 S.P.C. G.P.L. B.P. I.F. O.S. C/O TYPIST

From 1st set 5-27-67

NAF-23-67	25264 E	•46735	Z - 2 CK	6.50
NAF-23-67	25265 E	•46735	Z - 1 CK	10.00

STATEMENT OF RESPONSIBILITY

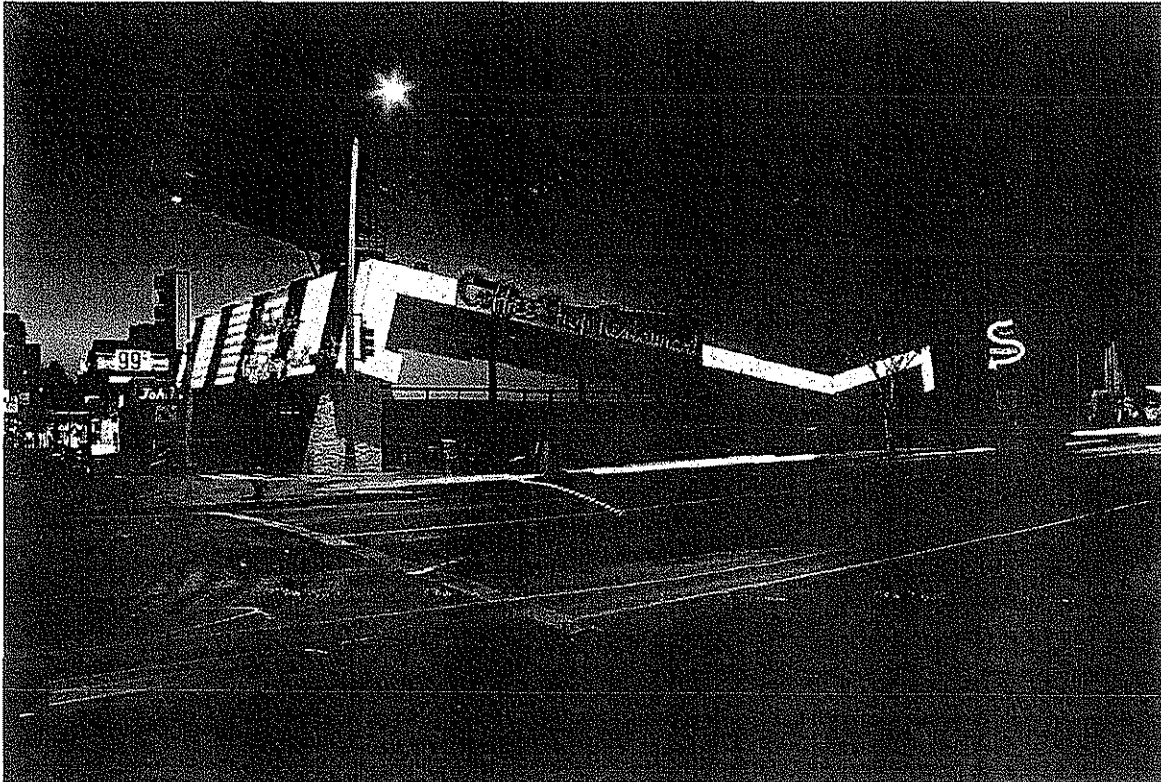
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

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

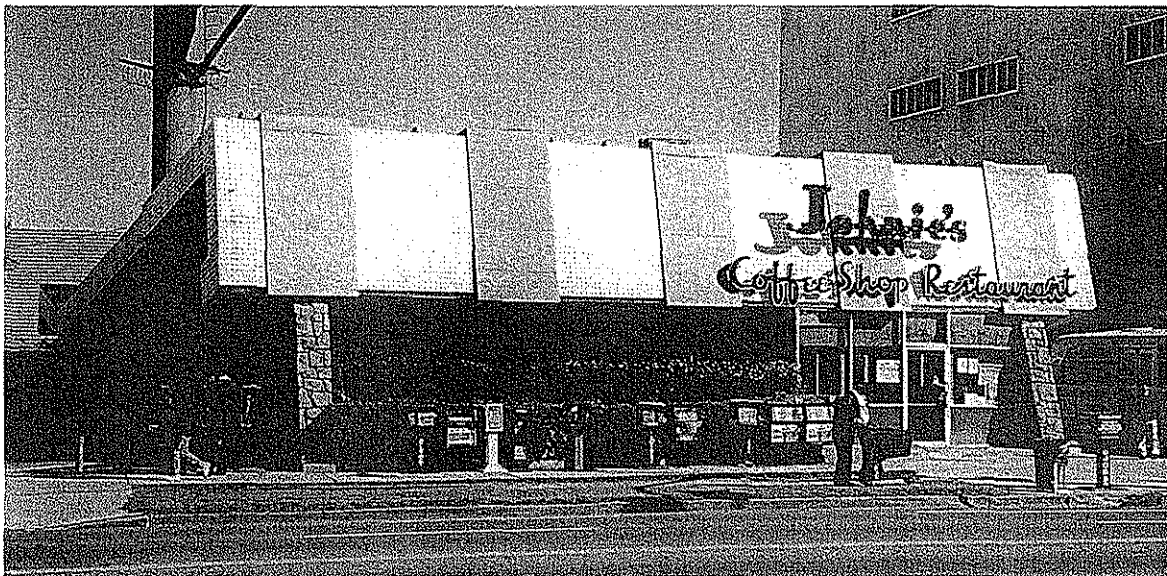
Signed *Selen Super Capital* Name *L. Latta* Date *5/23/67*

Bureau of Engineering	ADDRESS APPROVED
	SEWERS AVAILABLE
	NOT AVAILABLE
	DRIVEWAY APPROVED
	HIGHWAY DEDICATION REQUIRED COMPLETED
Conservation	FLOOD CLEARANCE APPROVED
	APPROVED FOR ISSUE
	FILE #
Plumbing	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED
Planning	APPROVED UNDER CASE #
Fire	APPROVED (TITLE 19) (L.A.M.C.-5700)
Traffic	APPROVED FOR

ATTACHMENT: IMAGES
Johnie's Coffee Shop Restaurant
Historic-Cultural Monument Application



1. Johnie's Coffee Shop Restaurant, view looking northwest, front and east elevation.
(Photo by John Eng, 2005)



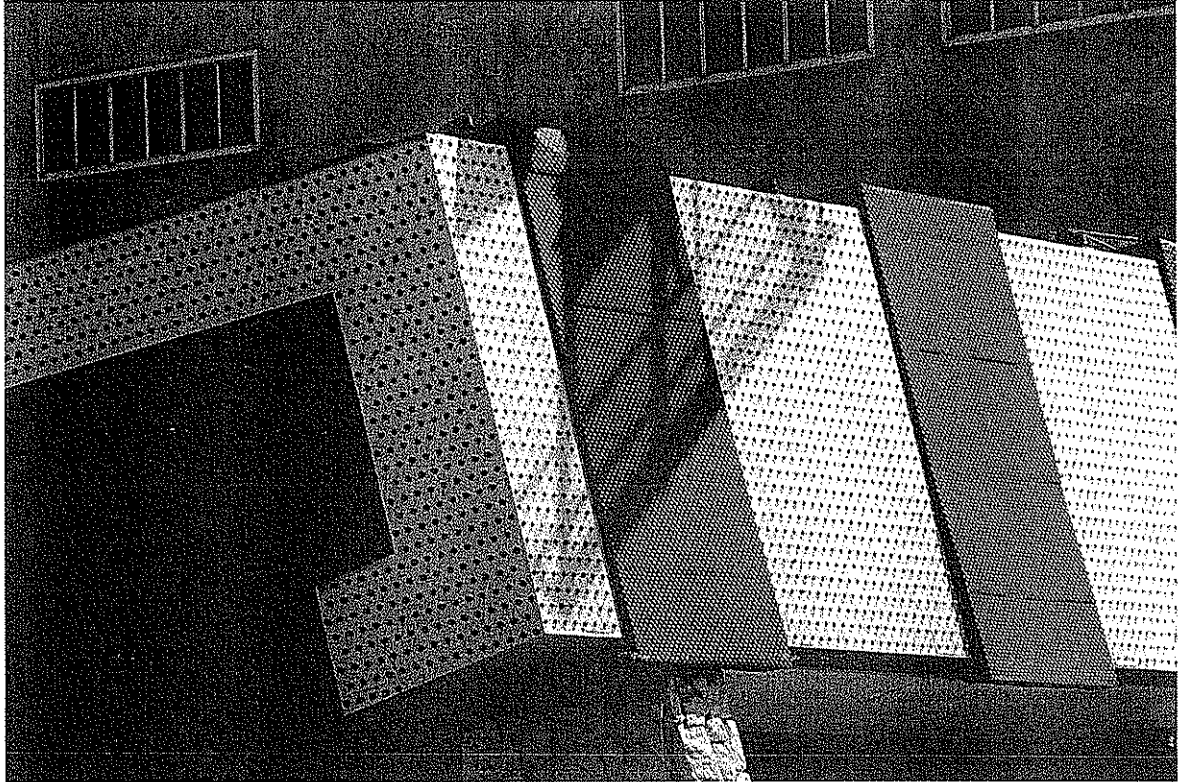
2. Johnie's Coffee Shop Restaurant, view looking north, front elevation. (Photo by Los Angeles Conservancy, 1995)



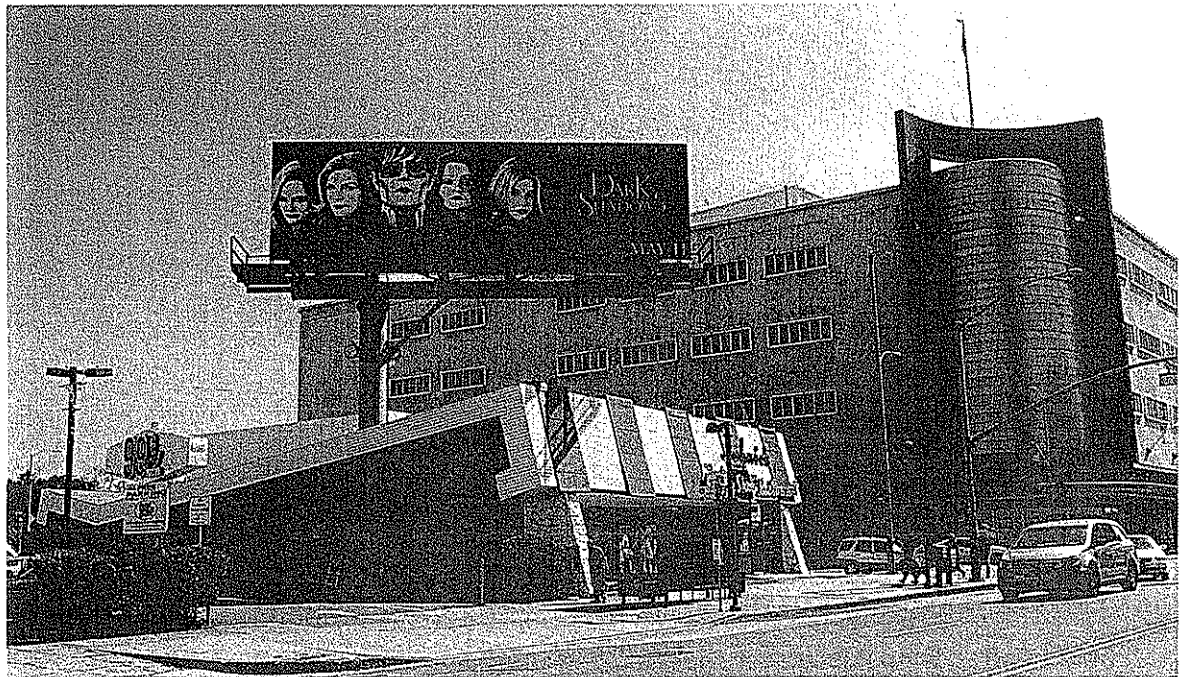
7. Johnie's Coffee Shop Restaurant, view looking northeast, west elevation. (Jack Laxer, architectural photographer, Pacific Palisades, copyright. 1956)



8. Johnie's Coffee Shop Restaurant, view looking north. (Photo by Stephen Russo, date unknown)



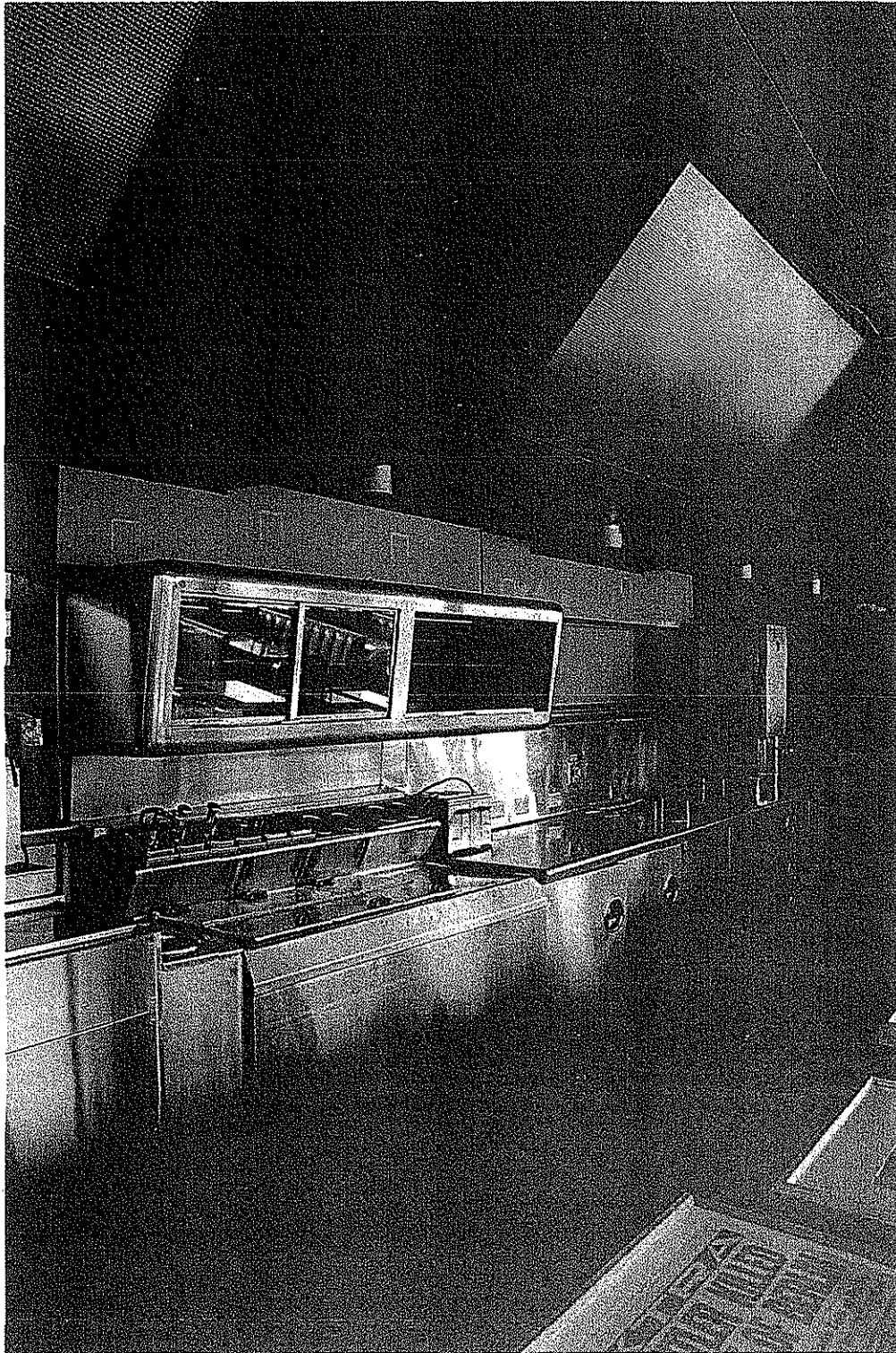
9. Johnnie's Coffee Shop Restaurant, view looking northeast. (Photo by Adrian Scott Fine, 2012)



10. Johnnie's Coffee Shop Restaurant, view looking northeast. (Photo by Adrian Scott Fine, 2012)



12. Johnnie's Coffee Shop Restaurant, view looking north, east elevation. (Photo by Alan Hess, 2012)



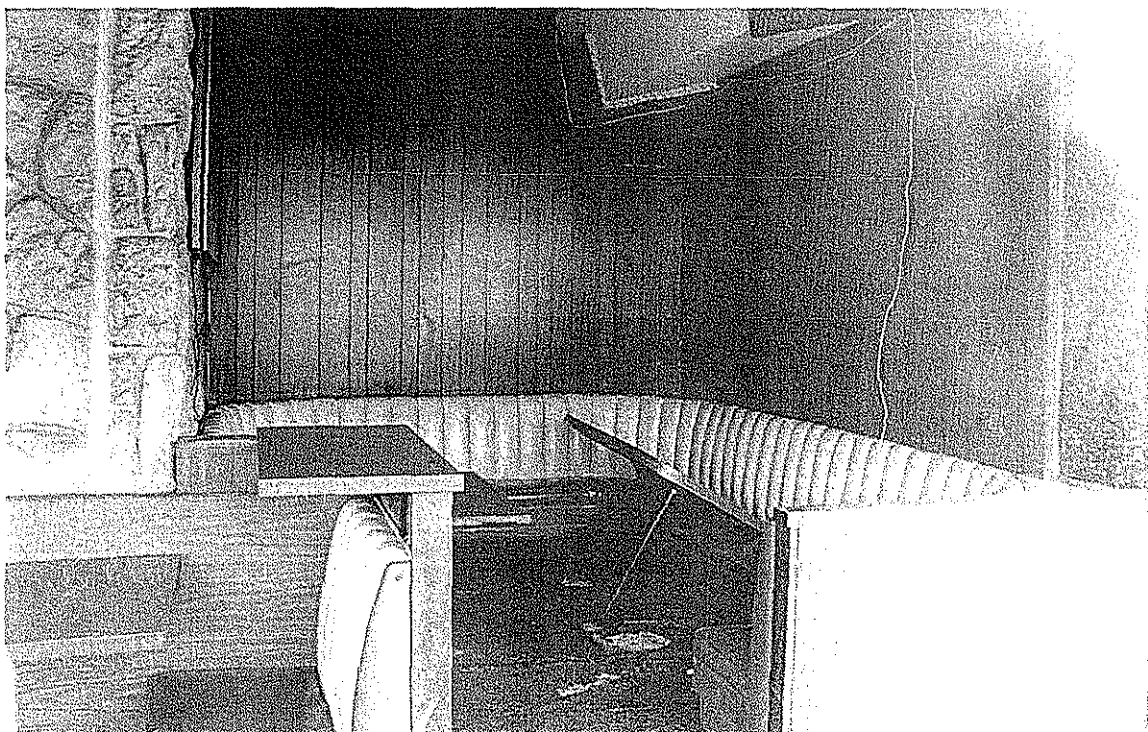
14. Johnie's Coffee Shop Restaurant, interior kitchen (Photo by Alan Hess, 2012)



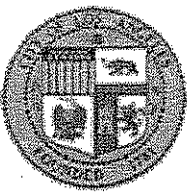
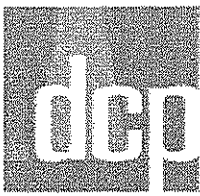
16. Johnie's Coffee Shop Restaurant, interior. (Jack Laxer, architectural photographer, Pacific Palisades, copyright. 1956)



19. Johnie's Coffee Shop Restaurant, interior, counter, east. (Photo by Larry Underhill, 2005)



20. Johnie's Coffee Shop Restaurant, interior, north expansion. (Photo by Alan Hess, 2012)



City of Los Angeles Department of City Planning

7/22/2013

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

01 W WILSHIRE BLVD
1 S FAIRFAX AVE

ZIP CODES

048

PERMIT ACTIVITY

HC-2013-1538-HCM
JV-2013-1539-CE

PLANNING NUMBERS

C-9295
C-6368
C-30595
C-23216
C-1994-65-ZC
C-1992-376-HD
C-1986-823-GPC
C-19233
SE-4830
RD-80695
RD-170323
RD-165331-SA2216
RD-141476
RD-133524
-4890
-368
-51242
-368-HD
R-90-910-PPR
-82-324-ZC-HD

Address/Legal Information

PIN Number	135B177 498
Lot/Parcel Area (Calculated)	17,003.8 (sq ft)
Thomas Brothers Grid	PAGE 633 - GRID B2
Assessor Parcel No. (APN)	5510027035
Tract	TR 7555
Map Reference	M B 80-51/53 (SHTS 1-3)
Block	1
Lot	FR 41
Arb (Lot Cut Reference)	None
Map Sheet	135B177

Jurisdictional Information

Community Plan Area	Wilshire
Area Planning Commission	Central
Neighborhood Council	Mid City West
Council District	CD 5 - Paul Koretz
Census Tract #	2147.00
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	HISTORIC MONUMENT UNDER CONSIDERATION
Zoning	[Q]C4-2D-O
Zoning Information (ZI)	ZI-2410 Metro Westside Subway Extension Project
General Plan Land Use	Regional Center Commercial
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Baseline Hillside Ordinance	No
Baseline Mansionization Ordinance	No
Specific Plan Area	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	Yes
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Streetscape	No
Sign District	No
Adaptive Reuse Incentive Area	None
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

Assessor Information

Assessor Parcel No. (APN)	5510027035
Ownership (Assessor)	
Owner1	AU ZONE INVESTMENTS NO 2 L P
Address	4000 UNION PACIFIC AVE LOS ANGELES CA 90023
Ownership (City Clerk)	
Owner	AU ZONE INVESTMENTS #2 L.P. ATTN: DAVID GOLD
Address	4000 E. UNION PACIFIC AVE. CITY OF COMMERCE CA 90023
APN Area (Co. Public Works)*	0.434 (ac)
Use Code	2100 - Restaurant Lounge Tavern
Assessed Land Val.	\$1,748,397
Assessed Improvement Val.	\$1,341
Last Owner Change	05/28/96
Last Sale Amount	\$9
Tax Rate Area	67
Deed Ref No. (City Clerk)	830179
	1849124
	1521733-34
	1395910
Building 1	
Year Built	1956
Building Class	CX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	5,225.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Additional Information

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

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	2.88825898566172
Nearest Fault (Name)	Newport - Inglewood Fault Zone (Onshore)
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1
Slip Geometry	Right Lateral - Strike Slip
Slip Type	Poorly Constrained
Down Dip Width (km)	13

Rupture Top	0
Rupture Bottom	13
Dip Angle (degrees)	90
Maximum Magnitude	7.1
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Tsunami Inundation Zone	No

Economic Development Areas

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

Public Safety

Police Information

Bureau	West
Division / Station	Wilshire
Reporting District	732

Fire Information

Division	1
Batallion	18
District / Fire Station	61
Red Flag Restricted Parking	No

CASE SUMMARIES

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

Case Number: CPC-1994-06-ZC
Required Action(s): ZC-ZONE CHANGE
Project Descriptions(s): HEIGHT DISTRICT CHANGE FROM COMMERCIAL USE WITH A 6:1 FLOOR AREA RATIO TO QUALIFIED COMMERCIAL ZONE WITH A 3:1 FLOOR AREA RATIO, ON BOTH SIDES OF WILSHIRE BL FROM FAIRFAX AV TO THE CITY LIMIT WITH BEVERLY HILLS

Case Number: CPC-1992-376-HD
Required Action(s): HD-HEIGHT DISTRICT
Project Descriptions(s): ORDINANCE - THAT LIMITS THE FLOOR AREA RATIO TO 3:1 FOR PROPERTY ON WILSHIRE BOULEVARD BETWEEN THE WEST SIDE OF FAIRFAX AVENUE TO THE CITY OF BEVERLY HILLS BOUNDARY AND THAT DEVELOPMENT STANDARDS WHICH ADDRESS HEIGHT, SHADE AND SHADOW AND LANDSCAPING ALSO BE PREPARED

Case Number: CPC-1986-823-GPC
Required Action(s): GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s): AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - WILSHIRE AREA- COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT

Case Number: TT-51242
Required Action(s): Data Not Available
Project Descriptions(s): VESTING TENTATIVE TRACT FOR 4 LOT COMMERCIAL SUBDIVISION

Case Number: 93-368-HD
Required Action(s): HD-HEIGHT DISTRICT
Project Descriptions(s): Data Not Available

Case Number: EIR-90-910-PPR
Required Action(s): PPR-PERIODIC PLAN REVIEW
Project Descriptions(s): Data Not Available

Case Number: ND-82-324-ZC-HD
Required Action(s): HD-HEIGHT DISTRICT
ZC-ZONE CHANGE
Project Descriptions(s): Data Not Available

DATA NOT AVAILABLE

CPC-9295
CPC-6368
CPC-30595
CPC-23216
CPC-19233
CASE-4830
ORD-80695
ORD-170323
ORD-165331-SA2216
ORD-141476
ORD-133524
ZA-4890
ZA-368

Case Number:

CHC-2013-1538-HCM

Declaration Letter Mailing List

MAILING DATE: **Aug 26, 2013**

GIS/Fae Tsukamoto
City Hall, Room 825
Mail Stop 395

Council District 5
City Hall, Room 440
Mail Stop 208

Au Zone Investments #2 LP
4000 Union Pacific Ave
Commerce, CA 90023

LA Conservancy/MODCOM
523 W 6th St., #826
Los Angeles, CA 90014

Alan Hess
4991 Corkwood
Irvine, CA 92612

John English
969 Rutland Ave.
Los Angeles, CA 90042

Charles J. Fisher
140 S. Ave 57
Highland Park, CA 90042

Regina O'Brien
2839 Buzzcourt
Los Angeles, CA 90039

Jeff Gold
3940 Laurel Canyon Blvd., #139
Los Angeles, CA 91604

Eric Shiffer
720 Greentree Rd.
Los Angeles, CA 90272



... ..

... ..

... ..

... ..

... ..

... ..

... ..

... ..

... ..