

ORANGE JULIUS
6001 West Pico Boulevard
CHC-2017-1353-HCM
ENV-2017-1354-CE

Agenda packet includes:

1. [Final Staff Recommendation Report](#)
2. [Categorical Exemption](#)
3. [City Council Motion 17-0325](#)
4. [Historic-Cultural Monument Application](#)
5. [Correspondence from Owner's Representative](#)

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Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2017-1353-HCM
ENV-2017-1354-CE

HEARING DATE: June 1, 2017 (continued
from May 18, 2017)

TIME: 10:00 AM

PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012

Location: 6001 West Pico Boulevard

Council District: 5 - Koretz

Community Plan Area: Wilshire

Area Planning Commission: Central

Neighborhood Council: P.I.C.O

Legal Description: Tract TR 7603, Lot 448

EXPIRATION DATE: June 14, 2017

PROJECT: Historic-Cultural Monument Application for the
ORANGE JULIUS

REQUEST: Declare the property a Historic-Cultural Monument

OWNERS: 6001 Pico Stearns LLC c/o Matt Nelson
11913 Ocean Park Boulevard
Los Angeles, CA 90064

6001 Pico Stearns LLC c/o Robert Nelson
442 Cambridge Drive
Arcadia, CA 91007

APPLICANT: City of Los Angeles
200 North Spring Street
Los Angeles, CA 90012

PREPARER: City of Los Angeles Planning Department
Office of Historic Resources
200 North Spring Street, Room 559
Los Angeles, CA 90012

RECOMMENDATION That the Cultural Heritage Commission:

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

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, Planning Assistant
Office of Historic Resources

Attachments: City Council Motion 17-0325
Historic-Cultural Monument Application

FINDINGS

- The Orange Julius building “reflects the broad cultural, economic, or social history of the nation, state, or community” as one of the only remaining, intact walk-up food stands associated with the Orange Julius company, which was founded in Los Angeles.
- The Orange Julius building “embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style or method of construction” as an excellent and highly intact example of a 1960s walk-up food stand.

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.

SUMMARY

The Orange Julius building is a one-story food stand structure located at 6001 West Pico Boulevard, at the northwest corner of West Pico Blvd and Stearns Drive and adjacent to the Carthay Square Historic Preservation Overlay Zone. Constructed in 1964, it was designed in a simplified Googie style by the architecture firm Armet & Davis for Sam Silver. The property was occupied by the Orange Julius of America company later the same year.

The subject property has a 281 square foot rectangular plan and sits in the southeast corner of a surface parking lot used by customers of the restaurant. It has a stucco-clad exterior and features a Googie-style folded plate roof covered with a rolled composition membrane, an original pole sign, several service windows, and an outdoor seating area at the rear with a barrel vault-shaped metal cover.

The first Orange Julius stand was established by Julius Freed and Bill Hamlin in 1926 on South Broadway in Downtown Los Angeles. At the time, the booming citrus industry in Southern California and an emerging reliance on travel by automobile led to the emergence of roadside stands selling orange juice. Many of these stands displayed programmatic architecture to catch the eye of passing drivers. In a departure from the standard orange juice offered at other stands, Freed and Hamlin created a new creamy version; their recipe was a hit with the Southern California population. By 1929, there were over 100 Orange Julius locations and by 1967, over 700 locations existed in outdoor stands and shopping malls in the United States and internationally. After the merge of Orange Julius and Dairy Queen in 1987, the subject property sustained operation as a walk-up food stand: in 1987, it was listed as Millionaire’s Burger, in 1991 it served as a donut shop, and it was most recently the home of L.A. Burger.

The architecture firm of Louis Armet (1914-1981) and Eldon Davis (1917-2011) influenced the development and dissemination of the modernist Googie style, which combined futuristic and energetic designs with modern engineering, functional spaces, and an emphasis on advertising.

Armet (born in St. Louis, Missouri) and Davis (born in Anaconda, Washington) met as students at the USC School of Architecture. After forming a firm in 1947, they designed a wide variety of buildings, including schools, churches, banks, custom residences, apartments, motels, shopping centers, and bowling alleys. Other works by Armet & Davis include the Holiday Bowl (1958, HCM #688), Johnnie's Coffee Shop (1956, HCM #1045), and Norm's La Cienega Coffee Shop (1956, HCM #1090).

Based on permit records, the only alterations to the subject property include repairing fire damage to ten percent of the building and an addition in 1971. The building has no apparent additions and the permit may refer to the metal cover for the outdoor seating area at the rear of the building.

The citywide historic resources survey, SurveyLA, identified the subject property as individually eligible for listing or designation at the national, state and local levels as an excellent and rare intact example of a 1960s walk-up food stand.

The Council Motion (17-0325) referred to the property at 6001 West Pico Boulevard as the L.A. Burger Restaurant building; however, staff found the name Orange Julius to be more historically appropriate based on further research that revealed additional information.

DISCUSSION

The Orange Julius building successfully meets two of the Historic-Cultural Monument criteria. It "reflects the broad cultural, economic, or social history of the nation, state, or community" as one of the only remaining, intact walk-up food stands associated with the Orange Julius company. Originating in Los Angeles as a chain of walk-up food stands, the Orange Julius business expanded across the country and internationally throughout the 20th century before merging with Dairy Queen in 1987. During the 1960s, when the subject property was constructed, Orange Julius walk-up stands were common and later became fixtures in shopping malls nationwide. Today there are no Orange Julius locations operating in the city of Los Angeles.

The Orange Julius building also "embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style or method of construction" as an excellent and highly intact example of a 1960s walk-up food stand. In the 1960s, the Orange Julius company adopted a modern look that often included a simple, boxy one-story building topped with a zig-zag roof and an exaggerated pole sign that often contained at least one elongated hexagonal sign. Although a few other examples of former Orange Julius stands are extant in the Southern California area, the subject property appears to be the most intact example in the city of Los Angeles, which up until recently continued to operate as a walk-up food stand.

The Orange Julius building appears to be highly intact and maintains a high level of integrity of location, design, materials, setting, workmanship, feeling, and association.

CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") FINDINGS

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

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

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

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

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

Categorical Exemption ENV-2017-1354-CE was prepared on May 2, 2017.

BACKGROUND

On March 31, 2017, the Los Angeles City Council, acting upon a motion introduced by Councilmember Paul Koretz, initiated consideration of the subject property as an Historic-Cultural Monument worthy of preservation.

COUNTY CLERK'S USE

CITY OF LOS ANGELES

CITY CLERK'S USE

OFFICE OF THE CITY CLERK
 200 NORTH SPRING STREET, ROOM 360
 LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(California Environmental Quality Act Section 15062)

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

LEAD CITY AGENCY City of Los Angeles Department of City Planning	COUNCIL DISTRICT 5
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PROJECT TITLE Orange Julius	LOG REFERENCE ENV-2017-1353-CE CHC-2017-1354-HCM
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PROJECT LOCATION
6001 West Pico Boulevard, Los Angeles, CA 90035

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:
Designation of Orange Julius as an Historic-Cultural Monument.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:

CONTACT PERSON Melissa Jones	AREA CODE 213	TELEPHONE NUMBER 978-1192	EXT.
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EXEMPT STATUS: (Check One)

	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
× CATEGORICAL EXEMPTION	Sec. 15300 <i>et seq.</i>	Art. III, Sec. 1

Class 8 & 31 Category _____ (City CEQA Guidelines)

OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.)

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

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

SIGNATURE [SIGNED COPY IN FILE]	TITLE Planning Assistant	DATE May 2, 2017
FEE:	RECEIPT NO.	REC'D. BY
		DATE

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record

IF FILED BY THE APPLICANT:

 NAME (PRINTED)

 SIGNATURE

 DATE

HOLLY L. WOLCOTT
CITY CLERK

SHANNON D. HOPPES
EXECUTIVE OFFICER

City of Los Angeles
CALIFORNIA



ERIC GARCETTI
MAYOR

OFFICE OF THE
CITY CLERK

Council and Public Services Division

200 N. SPRING STREET, ROOM 395
LOS ANGELES, CA 90012
GENERAL INFORMATION - (213) 978-1133
FAX: (213) 978-1040

BRIAN E. WALTERS
DIVISION CHIEF

CLERK.LACITY.ORG

When making inquiries relative to
this matter, please refer to the
Council File No.: [17-0325](#)

OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL

April 4, 2017

Council File No.: [17-0325](#)

Council Meeting Date: March 31, 2017

Agenda Item No.: 19

Agenda Description: CONSIDERATION OF MOTION (KORETZ - HUIZAR) relative to initiating proceedings to include the L.A. Burger Restaurant building, located at 6001 West Pico Boulevard, in the list of Historic-Cultural Monuments.

Council Action: MOTION (KORETZ - HUIZAR) - ADOPTED

Council Vote:	YES	BOB BLUMENFIELD
	YES	MIKE BONIN
	ABSENT	JOE BUSCAINO
	YES	GILBERT A. CEDILLO
	YES	MITCHELL ENGLANDER
	ABSENT	MARQUEECE HARRIS-DAWSON
	ABSENT	JOSE HUIZAR
	YES	PAUL KORETZ
	YES	PAUL KREKORIAN
	YES	NURY MARTINEZ
	ABSENT	MITCH O'FARRELL
	YES	CURREN D. PRICE
	YES	DAVID RYU
	YES	HERB WESSON

HOLLY L. WOLCOTT
CITY CLERK

MOTION


Section 22.171.10 of the Administrative Code provides that the City Council, the Cultural Heritage Commission, or the Director of Planning, may initiate consideration of a proposed site, building, or structure as a Historical-Cultural Monument. The Cultural Heritage Commission, after reviewing and investigating any such Council-initiated designation, shall approve or disapprove in whole in part the proposed inclusion and submit a report upon such action to the Council. In addition, Section 22.171.12 of the Administrative Code provides that there shall be a temporary stay of demolition, substantial alteration or removal of any such proposed location or structure pending designation.


The *L.A. Burger Restaurant* building located at 6001 W. Pico Boulevard, Los Angeles, CA 90035 in the Pico-Robertson area of Los Angeles was identified in Survey LA, the Citywide historic resources survey, as appearing eligible for designation, and as significant as an excellent example of a 1960s walk-up food stand with limited interior seating. The building is a rare intact example of a commercial-food property type, inasmuch as most examples from the 1960s period do not retain this type of architectural integrity.

It is imperative that the City's historic-cultural treasures be celebrated, and foremost, that its historical sites be preserved for future generations. The *L.A. Burger Restaurant* building, is an excellent example a 1960s walk-up food stand in the City.

I THEREFORE MOVE that the Council initiate consideration of the *L.A. Burger Restaurant* building located at 6001 W. Pico Boulevard, Los Angeles, CA 90035, as a City Historic-Cultural Monument under the procedures of Section 22.171.10 of the Administrative Code, and instruct the Planning Department to prepare the Historic-Cultural Monument application for review and consideration by the Cultural Heritage Commission.

I FURTHER MOVE that after reviewing the application, the Cultural Heritage Commission submit its report and recommendation to the Council regarding the inclusion of the *L.A. Burger Restaurant* building in the City's list of Historic-Cultural Monuments.

PRESENTED BY: 
PAUL KORETZ
Councilmember, 5th District

SECONDED BY: 



mm

ORIGINAL



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name: Orange Julius		First Owner/Tenant	
Other Associated Names:			
Street Address: 6001 West Pico Boulevard		Zip: 90035	Council District: 5
Range of Addresses on Property:		Community Name: Wilshire	
Assessor Parcel Number: 5087016013	Tract: TR 7603	Block: None	Lot: 448
Identification cont'd:			
Proposed Monument Property Type:	<input checked="" type="radio"/> Building	<input type="radio"/> Structure	<input type="radio"/> Object
		<input type="radio"/> Site/Open Space	<input type="radio"/> Natural Feature
Describe any additional resources located on the property to be included in the nomination, here:			

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1963	<input checked="" type="radio"/> Factual	<input type="radio"/> Estimated	Threatened? Private Development
Architect/Designer: Armet & Davis	Contractor: Dobelue & Elgenson		
Original Use: Walk-up Food Stand	Present Use: Vacant		
Is the Proposed Monument on its Original Site?	<input checked="" type="radio"/> Yes	<input type="radio"/> No (explain in section 7)	<input type="radio"/> Unknown (explain in section 7)

3. STYLE & MATERIALS

Architectural Style: Googie		Stories: 1	Plan Shape: Rectangular
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: Concrete poured/precast	Type: Select	
CLADDING	Material: Stucco, textured	Material: Select	
ROOF	Type: Folded plate	Type: Select	
	Material: Rolled asphalt	Material: Select	
WINDOWS	Type: Sliding	Type:	
	Material: Aluminum	Material: Select	
ENTRY	Style: Hidden	Style:	
DOOR	Type: Select	Type: Select	



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

4. ALTERATION HISTORY

List date and write a brief description of any major alterations or additions. This section may also be completed on a separate document. Include copies of permits in the nomination packet. Make sure to list any major alterations for which there are no permits, as well.	
1971	Repair of 10% fire damage
1971	Addition (may refer to the metal covering on the rear of structure)

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

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

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):	
<input checked="" type="checkbox"/>	Reflects the broad cultural, economic, or social history of the nation, state, or community
	Is identified with historic personages or with important events in the main currents of national, state, or local history
<input checked="" type="checkbox"/>	Embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction
	A notable work of a master builder, designer, or architect whose individual genius influenced his or her age



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

7. WRITTEN STATEMENTS

This section allows you to discuss at length the significance of the proposed monument and why it should be designated an Historic-Cultural Monument. Type your response on separate documents and attach them to this form.

A. Proposed Monument Description - Describe the proposed monument's physical characteristics and relationship to its surrounding environment. Expand on sections 2 and 3 with a more detailed description of the site. Expand on section 4 and discuss the construction/alteration history in detail if that is necessary to explain the proposed monument's current form. Identify and describe any character-defining elements, structures, interior spaces, or landscape features.

B. Statement of Significance - Address the proposed monument's historic, cultural, and/or architectural significance by discussing how it satisfies the HCM criteria you selected in Section 6. You must support your argument with substantial evidence and analysis. The Statement of Significance is your main argument for designation so it is important to substantiate any claims you make with supporting documentation and research.

8. CONTACT INFORMATION

Applicant

Name: City of Los Angeles		Company:	
Street Address: 200 North Spring Street		City: Los Angeles	State: CA
Zip: 90012	Phone Number: 213-978-1192	Email: melissa.jones@lacity.org	

Property Owner

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

Name: 6001 Pico Stearns LLC c/o Matt Nelson		Company:	
Street Address: 11913 Ocean Park Boulevard		City: Los Angeles	State: CA
Zip: 90064	Phone Number:	Email:	

Nomination Preparer/Applicant's Representative

Name: City of Los Angeles Planning Department		Company: Office of Historic Resources	
Street Address: 200 North Spring Street, Room 559		City: Los Angeles	State: CA
Zip: 90012	Phone Number: 213-978-1192	Email: melissa.jones@lacity.org	



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

9. SUBMITTAL

When you have completed preparing your nomination, compile all materials in the order specified below. Although the entire packet must not exceed 100 pages, you may send additional material on a CD or flash drive.

APPLICATION CHECKLIST

- | | |
|---|---|
| 1. ✓ Nomination Form | 5. ✓ Copies of Primary/Secondary Documentation |
| 2. ✓ Written Statements A and B | 6. ✓ Copies of Building Permits for Major Alterations
(include first construction permits) |
| 3. ✓ Bibliography | 7. ✓ Additional, Contemporary Photos |
| 4. ✓ Two Primary Photos of Exterior/Main Facade
(8x10, the main photo of the proposed monument. Also
email a digital copy of the main photo to:
planning.ohr@lacity.org) | 8. ✓ Historical Photos |
| | 9. ✓ Zimas Parcel Report for all Nominated Parcels
(including map) |

10. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or preparer may sign.	
<input checked="" type="checkbox"/>	I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.
<input checked="" type="checkbox"/>	I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation.
<input checked="" type="checkbox"/>	I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

Melissa Jones
Name:

5-3-2017
Date:

Melissa Jones
Signature:

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

Office of Historic Resources
Department of City Planning
200 N. Spring Street, Room 620
Los Angeles, CA 90012

Phone: 213-978-1200
Website: preservation.lacity.org

A. Proposed Monument Description

Architectural Description:

The walk-up food stand at 6001 W. Pico Blvd is located at the northwest corner of W. Pico Blvd and Stearns Drive adjacent to the Carthay Square Historic Preservation Overlay Zone. The building was constructed in 1964 and designed by the architecture firm Armet & Davis.

The building has a 281 square foot rectangular plan and sits in the southeast corner of a surface parking lot used by customers of the restaurant. The building has a stucco-clad exterior and a composition roof. The structure features a Googie-style folded plate roof characteristic of the style, and retains its original pole sign, which intersects the roof. Typical of the property type the building displays a walk-up window for ordering and receiving food, as well as an outdoor seating area at the rear with a barrel vault-shaped metal cover.

Alterations:

Permits for the property indicate a 1971 addition and repair of damage from a fire that had affected 10% of the building. The building has no apparent additions and the permit may refer to the metal cover for the outdoor seating area

B. Statement of Significance

The subject property is significant under two Historic-Cultural Monument criteria. First, it reflects “the broad cultural, political, economic, or social history of the nation, state, or community” for its association with the Orange Julius company, which was founded in Los Angeles, and as one of the only remaining, intact walk-up stands associated with the company. Second, it embodies “the distinguishing characteristics of an architectural-type specimen, inherently valuable for a study of a period, style, or method of construction” as an excellent example of a 1960s walk-up food stand.

SurveyLA found the subject property eligible for listing under local, state, and national designation programs as an excellent and rare intact example of a 1960s walk-up food stand.

The first Orange Julius stand was established by Julius Freed and Bill Hamlin in 1926 on South Broadway in Downtown Los Angeles. At the time, the booming citrus industry in Southern California and an emerging reliance on travel by automobile led to the emergence of roadside stands selling orange juice. Many of these stands displayed programmatic architecture to catch the eye of the passing driver, and were designed as large orange globes (only a few of the programmatic stands still exist today). In a departure from the standard orange juice offered at other stands, Freed and Hamlin created a new creamy version, which was supposed to be easier on the stomach. Their recipe was a hit with the Southern California population and by 1929 there were 100 Orange Julius locations. By 1967, over 700 locations existed in outdoor stands and shopping malls in the United States and internationally. In 1964, Orange Julius was the official drink of the New York World’s Fair. In 1987, the company merged with the ice cream chain restaurant, Dairy Queen, and today there are no operating Orange Julius locations left in the city.

After the merger of Orange Julius and Dairy Queen, the subject property sustained operation as a walk-up food stand. It was listed as a Millionaire’s Burger in 1987, a donut shop in 1991, and was most recently the home of L.A. Burger.

The property is an excellent example of a 1960s walk-up food stand and displays a simplified version of the Googie style that architectural historian and author Alan Hess asserts was characteristic of the Orange Julius chain. In the 1960s, the Orange Julius company adopted a modern look that often included a simple, boxy 1-story building topped with a zig-zag roof and an exaggerated pole sign that often contained at least one elongated hexagonal sign. The style for the chain seems to be based off of a prototype designed for Orange Julius in 1964 by the award-winning architect, Maynard Lyndon. A few other examples of former Orange Julius stands are extant in the Southern California area, but the subject property appears to be the most intact example in the city of Los Angeles and up until recently, it continued to operate as a walk-up food stand

The stand was constructed in 1964 and designed by master architects, Armet & Davis. The architecture firm of Louis Armet (1914-1981) and Eldon Davis (1917-2011) was highly influential in the development of the Googie style. Armet (born in St. Louis, MO) and Davis (born in Anaconda, WA) met as students at the USC School of Architecture. After forming a firm in 1947, they 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. In the 1950s, the firm became influential in developing and disseminating the modernist Googie style, which combined futuristic and energetic designs with modern engineering, functional spaces, and an emphasis on advertising. Designing in a style that was perfect for commercial architecture, Armet & Davis continued to specialize in food service projects such as fast food restaurants, take out bars, snack kiosks, and juice stores among others. Some of the firm's most renowned Googie designs include Johnie's Coffee Shop, Norms La Cienega, Pann's Coffee Shop, and Mel's Drive-In.

Bibliography

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Survey LA Image, Courtesy of the Office of Historic Resources, LA City Planning Dept.





Google Street View, January 2017

Orange Julius
Historic-Cultural Monument Application

Primary/Secondary Documentation



Primary Address: 6000 W PICO BLVD
 Name: Beth Chayim Chadashim
 Year built: 1953
 Architectural style: Commercial, Vernacular; Modern, Mid-Century

Context 1:

Context:	Public and Private Institutional Development, 1850-1980
Sub context:	Religion and Spirituality, 1850-1980
Theme:	Religion and Spirituality and Ethnic/Cultural Associations, 1850-1980
Sub theme:	No SubTheme
Property type:	Institutional - Religion/Spirituality
Property sub type:	Religious Building
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Significant as the location of Beth Chayim Chadashim, the first known gay and lesbian synagogue in the world. The still-active congregation, which was founded in 1972 and originally met at the Metropolitan Community Church, was located here from 1977 until 2011. Beth Chayim Chadashim was the first LGBT synagogue to have its own building. Although the building's historic use is less than 50 years old, it is of exceptional importance and is therefore eligible for listing in the National Register.



Primary Address: 6001 W PICO BLVD
 Name:
 Year built: 1963
 Architectural style: Googie

Context 1:

Context:	Commercial Development, 1850-1980
Sub context:	No Sub-context
Theme:	Restaurants, 1880-1980
Sub theme:	No SubTheme
Property type:	Commercial - Food
Property sub type:	Walk-up/Stand
Criteria:	A/1/1&C/3/3
Status code:	3S;3CS;5S3
Reason:	Excellent example of a 1960s walk-up food stand with limited interior seating in the Wilshire area. Rare intact example of the property type. Most examples from this period do not retain integrity.

About

Promos

Menu & Nutrition

Julius League®

Find a Store

ZIP CODE GO



Buy a Gift Card

Check Your Balance

Friends Forever?

Tweet Tweet!

Share

A True Original

Nothing rhymes with orange.

And we're OK with that. Because for us, it's not about blending into the crowd. It's about consistently being our unique selves. And celebrating the inexplicable taste our friends have come to love.

To be an original.

Keep it fresh.

Keep it real.

The world will catch up.

Keeping it real since 1926

It all started with a guy who really liked oranges. People called him Julius Freed. Julius liked oranges so much, in fact, that he opened his very own orange juice stand. Sales were slow. But Julius was not alone. He had a friend named Bill Hamlin. Bill also really liked oranges, but they upset his stomach. So Bill got an idea: he blended his orange juice with a few choice ingredients to make it less acidic. It also happened to make it frothy and delicious.

Bill introduced the drink to Julius. Julius introduced the drink to his customers. His customers introduced their friends. And soon the store was lined with thirsty fans shouting, "Give me an orange, Julius!" Sales went through the roof and an original was born.



What's up with the Dairy Queen® thing?

The good people at DQ® were also drawn to the irresistible and inexplicable taste found at Orange Julius. They loved it so much they bought the company. In 1987, Orange Julius became a fully owned subsidiary of International Dairy Queen. That's lawyer speak for "now you can get your Dilly® Bar where you get your Julius® Original!*" Slow clap for progress!

*At a DQ/Orange Julius location, of course.



1964

Orange Julius official drink of World's Fair in New York.



1965

Orange Julius official drink of Intergalactic Fair in Andromeda Galaxy.

The 1964 World's Fair was dedicated to "Man's Achievement on a Shrinking Globe in an Expanding Universe." So it came as no surprise that the Julius Original would become the official drink. The world was catching up to the crisp, frothy taste of the future. A lot of people visited the Fair. And a few of those concept cars looked a little like spaceships. Just sayin'...

The Majestic Pines Arena was packed. The stakes had never been greater. Would McMahon retain his title? He had been severely injured in the second round, and his challenger showed no signs of slowing. As he hobbled back into the ring for the final round, one thought played over and over in his mind: *Stay close to Johnny, stay close to the froth.*



1965

Johnny Carson presented lifetime pass to all Orange Julius stores in America.

1966

"Sidekick Karate Tournament" ensues. McMahon emerges victorious.



1977

Orange Julius opens in Hong Kong.



1978

Fu Manjulus mustache trend overtakes fashion world.

Give and it will come back to you. The froth had finally traveled east...far east, bringing curiosity and delight to the lips and hearts of that cosmopolitan city on the South China Sea. Where many shoulders rub together genius soon appears. The sudden appearance of the Fu Manjulus proved just as mysterious and desirable as the Julius Original itself...

Devotees to the *Julius Original* had created a way of life for their children. And their children's children. But what of their children's children's children? The malls were filled with froth, but the kids wanted something not only refreshing, but filling as well. A substantial revolution was underway: the *Premium Fruit Smoothie* was close at hand. Totally. Fer shur.



1985

Orange Julius debuts the Julius Cream Supreme.



1986

Peace talks held at Camp David to reconcile smooth and frothy differences.



2022

Sentient robots overthrow Orange Julius franchisees and assume command.



2023

Robots grow despondent over inability to taste and short their own circuits.

Who knew the robot uprising would happen so quickly and effortlessly? I guess we never should have outfitted them with laser guns, but hindsight is 20/20. Fortunately, someone did have the foresight to withhold the full sensory experience from our ungrateful friends, and now... well, their parts sure recycle nicely to make the blenders needed to produce more *Julius Originals* and *Premium Fruit Smoothies*!

Keep it real. *The world will catch up.*

Mintz, Sidney, *The Oxford Companion to Sugar and Sweets*, (New York: Oxford University Press, 2015), p. 493.

learn which odors are consistently associated with these sweet stimuli. Analogous processes likely mediate the association of other odors with bitter tastes, which often characterize the presence of poisonous substances. The inverse is not true, as there is no equivalent biological basis for taste qualities to signal odors. The brain appears to be so configured that it readily allows one-way transfers of qualities, such as sweetness, from taste to odor.

See also AROMA; SWEETNESS PREFERENCE; and VISION.

Frank, Robert A., and Jennifer Byram. "Taste-Smell Interactions Are Tactant and Odorant Dependent." *Chemical Senses* 35 (2010): 767-776.

Gautam, Shree Hari, and Justus V. Verhagen. "Evidence That the Sweetness of Odors Depends on Experience in Rats." *Chemical Senses* 13 (1988): 445-455.

Rozin, Paul. "Taste-Smell Confusions' and the Duality of the Olfactory Sense." *Perception & Psychophysics* 31 (1982): 397-401.

Small, Dana M., and John Prescott. "Odor/Taste Integration and the Perception of Flavor." *Experimental Brain Research* 166 (2005): 345-357.

Small, Dana M., Joel Voss, Y. Erica Mak, Katharine B. Simmons, Todd Parrish, and Darren Gitelman. "Experience-Dependent Neural Integration of Taste and Smell in the Human Brain." *Journal of Neurophysiology* 92 (2004): 1892-1903.

Stevenson, Richard J., Robert A. Boakes, and John Prescott. "Changes in Odor Sweetness Resulting from Implicit Learning of a Simultaneous Odor-Sweetness Association: An Example of Learned Synesthesia." *Learning and Motivation* 29 (1998): 113-132.

Lawrence E. Marks

Orange Julius is a frozen drink made from orange juice, crushed ice, sugar, and a "secret ingredient" that may contain powdered milk or egg whites and vanilla flavoring. The drink was originally sold from Orange Julius stands that became an iconic part of the Southern California landscape and eventually spread nationwide.

The brand was founded in 1926 when real estate broker Willard Hamlin secured a corner storefront in downtown Los Angeles for Julius Fried's orange juice stand. This was the height of the soda fountain boom, with consumers developing a passion for novelty drinks. See SODA FOUNTAIN. Hamlin decided to invent his own concoction, the Orange Julius, which quickly became the stand's hottest seller. Hamlin quit real estate and opened counters selling

nothing but Orange Julius everywhere from Los Angeles to New York's Times Square. For an energy boost, customers could have a raw egg cracked into the drink before blending. The brand's mascot was a red devil who appeared over the tagline: "A Devilish Good Drink."

The Great Depression curtailed the business, but after World War II Hamlin rode the franchise boom to open stores (many in an eye-catching modernist style) across Southern California's spreading suburbs and particularly in the new retail malls. He also expanded the offerings to include hot dogs and hamburgers and new Julius flavors like pineapple and strawberry. In 1967 Hamlin sold Orange Julius to International Industries, a franchise specialist that began a national and international expansion of the brand. The company was bought and sold several times before International Dairy Queen purchased the company in 1987. Today, Dairy Queen stores sell eight flavors of "Julius Originals" drinks, including the original orange flavor. Hamlin's formula remains a closely guarded secret, leading fans to experiment with many different ingredients, including vanilla pudding mix, raw egg whites, and whole milk, to re-create the drink at home.

See also DAIRY QUEEN.

Wilbur, Todd. *Top Secret Recipes: Creating Kitchen Clones of America's Favorite Brand-Name Foods*, p. 95. New York: Plume, 1993.

Andrew Coe

Oreos, the world's top-selling cookie, manufactured by the Nabisco Company, are a sandwich biscuit consisting of two crisp chocolate rounds with a vanilla cream filling.

Until the twentieth century, cookies in America were generally homemade or bought at local bakeries; mass-produced cookies like Oreos became popular around the turn of the century due to the relatively inexpensive cost of sugar, the development of new manufacturing technologies, and the rise in popularity of such treats. The National Biscuit Company (Nabisco) introduced the Oreo Biscuit in 1912, the same year they released the Lorna Doone, a square shortbread cookie. Oreos were first sold to grocer S. C. Thuesen in Hoboken, New Jersey, and were launched nationally one month later. What is now referred to as "milk's favorite cookie" was not the

HOLLYPARK CAR WASH

3408 Century Boulevard, Inglewood
Yet another inventive design for the pylons that distinguish this car-wash prototype. Their role in identifying the building—steel fountains of water symbolize the auto wash—and in shaping space make this an important example of Googie.

SAFEWAY (now ACADEMY), circa 1960
8451 Crenshaw Boulevard, Inglewood

WURSTER, BERNARDI AND EMMONS
(Chain)
Almost Japanese in its broad, silver-thin roof, this prototype by a major Northern California firm (William Wurster was dean of both the University of California and the MIT schools of architecture) was built all over the West. The Safeway yin-and-yang logo appeared in mosaic medallions on either side of the entry.

CENTURY 21 CAR WASH
4700 Century Boulevard, Inglewood

**HAWTHORNE, LENNOX,
AND GARDENA**

LENNOX CAR WASH, circa 1960
10709 Hawthorne Boulevard, Lennox

SIGN
10306 Hawthorne Boulevard, Hawthorne
The delightful sculptural quality of even ordinary 1950s signs contrasts with the bland rectangular signs enforced by sign codes today.

CHIP'S, 1957
11908 North Hawthorne Boulevard, Hawthorne
HARRY HARRISON
This is an extremely well-maintained coffee shop by an architect who worked with Richard Neutra and Harwell Hamilton Harris. The sign pylon (using steel corrugated panels like those Lautner used on Googie's) is well integrated into the building, while the signage is superbly scaled and witty. Inside, the cantilevered counter stools, terrazzo floors, banquettes, semi-exhibition kitchen, and rock-walled lounge nook at the rear make it a classic 1950s example, despite the unnecessary addition of framed pictures of James Dean, Elvis, and Marilyn Monroe.

JIM'S CHAR BURGER
4031 El Segundo near Prairie, Hawthorne
(Chain)
Similar to Winchell's prototype (see facing page). Unfortunately, the walls of one-inch yellow and orange ceramic tiles have been painted blue.

CAR WASH

COCO'S, circa 1966
182nd Street and Hawthorne Boulevard,
Hawthorne
THOMAS WELLS
A notable and influential example of what replaced the Googie coffee shop. With broad roofs that hug the ground and subdued "tasteful" lines, Coco's helped to change restaurant fashions.

CAR DEALERSHIP
North of 190th Street and Hawthorne Boulevard,
Hawthorne
An argument can be made that the Modern steel-and-glass box served car dealers even more effectively and functionally than they did private horse owners of the Case Study program.

EL CAMINO COLLEGE
Crenshaw and Redondo Beach Boulevards,
Hawthorne
This handsome community college (Beach Boys Brian Wilson and Al Jardine attended) reflected the 1950s boom in both its suburban location and its confident design. Note the Administration Building's inventively designed sunscreens and the campus's use of covered walkways.

**ORANGE JULIUS (now BONELLA'S
NEW YORK PIZZA)**
Crenshaw and Redondo Beach Boulevards,
Hawthorne
(Chain)
The zigzagging folded plate roof is instantly identifiable in this common chain design.

BASKIN-ROBBINS 31 FLAVORS
13424 Crenshaw Boulevard north of
135th Street, Gardena
(Chain)
Another variation on the ever-popular A-frame. Examples of this prototype—with its standing seam-metal roof graced with giant polka dots—can be seen throughout Los Angeles if you keep your eyes peeled.

DURANGO BURGERS
13416 Crenshaw Boulevard, Gardena
A small vernacular stand showing the influence of Stanley Meston's McDonald's prototype in its wedge-shaped roof.

HAWTHORNE AIRPORT
Crenshaw Boulevard and 120th Street, Hawthorne

BROLLY HUT
Crenshaw Boulevard at 112th Street, Inglewood
This small piece of programmatic architecture takes the shape of an umbrella.

**LAWRY'S RESTAURANT (now THE STINKING
ROSE), 1946**
55 La Cienega Boulevard, Los Angeles
WAYNE McALLISTER
(Remodeled)
This was once a flagship of Restaurant Row but is now altered. The original pylon sign and Late Moderne ornament relate to McAllister's other postwar designs, including Bob's Big Boy in Burbank. Though difficult to recognize, the Ed Debevic's across the street was originally Richlin's by McAllister.

TINY NAYLOR'S (closed), 1957
14 La Cienega Boulevard, Los Angeles
ARMET AND DAVIS
(Remodeled)
The zigzagging folded plate roof blends seamlessly with the lighting and signage of this polished design. Much of the original detail is now lost.

SHIP'S SIGN, 1967
La Cienega Boulevard at Olympic, Los Angeles
ARMET AND DAVIS
Clipped of its pointy leading edge, this is all that remains of the third Ship's, designed by Armet and Davis.

CANTER'S DELICATESSEN, circa 1959
415 North Fairfax Avenue, Fairfax District
(Remodeled)
Bold signage and Modern materials on a Googie storefront remodel.

CBS TELEVISION CITY, 1952
7800 Beverly at Fairfax Avenue, Fairfax District
PEREIRA AND LOCKMAN
The big box geometry of the main building reflects both the International Style and the studio functions inside, but the flair of the ultramodern entry canopy reflects the drama of Googie.

**ROMEO'S TIMES SQUARE (later JOHNNIE'S;
now 99 CENT STORE), 1955**
6101 Wilshire Boulevard at Fairfax Avenue,
Wilshire District
ARMET AND DAVIS
(Remodeled)
Though it is worn and repainted, the startling boldness of scale and the antigravity illusion of the floating roof still make this a major landmark of Googie. It replaced a Simon's drive-in by Wayne McAllister.

MULLEN AND BLUETT STORE, 1949
5570 Wilshire Boulevard at Ridgeley Drive,
Wilshire District
STILES O. CLEMENTS
The master designer of prewar Streamline markets

THE POST-WAR HOUSE

(now **L.A. TURNERS OFFICES**). 1946
4950 Wilshire Boulevard, Los Angeles
WURDEMAN AND BECKET

(Remodeled)

Department stores, manufacturers, and developers (in this case, Fritz Burns) built model homes in the wake of World War II to whet the public's appetite for the wonders of the modern home to come. This one, by one of the most influential architecture firms of the 1950s and 1960s, featured the low lines of the contemporary ranch house and a kitchen and patio barbecue crammed with the latest wonders. A few years later, the firm designed the prototype homes for Panorama City for the same developer.

SEARS ROEBUCK AND COMPANY (closed). 1939
4550 Pico Boulevard at West, Los Angeles

REDDON AND RABEN

(Remodeled)

Roof parking and a rooftop entry mark this as one of the daringly creative experiments that architects attempted as they sought the best forms to respond to the car's role in suburbia. It perfectly suits its slanting property. Though it did not become the standard, several architects used the concept (see Miliron's in Westchester and Bullocks Westwood). Reddon and Raben designed a related Sears in Washington, D.C.

HARVARD APARTMENTS. 1992

9th Street at Harvard Boulevard, Los Angeles

KANNER ARCHITECTS

Here 1950s-style diagonal pylons and web lighteners were translated into a recent design by an architect with an appreciation of the Googie tradition.

TINY NAYLOR'S (now **TINY ISLAND**)

3037 Wilshire Boulevard, Los Angeles

(Remodeled)

PIONEER SAVINGS BANK

(now **PACIFIC UNION**). 1953

3245 Wilshire Boulevard and New Hampshire, Los Angeles

W. A. SARMIENTO

Sarmiento designed scores of large and small banks west of the Mississippi River.

FOUNDER'S CHURCH. 1957

3281 W. Sixth Street, Los Angeles

PAUL R. WILLIAMS

LOS ANGELES: HOLLYWOOD AND SILVER LAKE

BEN FRANK'S (now **MEL'S**). 1962

8585 West Sunset Boulevard, Sunset Strip
LAVE AND SCHLICK

(Remodeled)

Though the conversion to Mel's altered the purity of the A-frame roof, with its overscaled metal clapboards, this design still exhibits the kineticism of Googie: it seems to be crouched and revved like a hot rod about to hit the green light. The Mel's chain was begun in 1947 by Mel Weiss and Harold Dobbs in San Francisco; this was a much later addition to the revived chain.

THE PLUSH PUP (now **DUDLEY DO-RIGHT'S EMPORIUM**). 1950

8200 Sunset Boulevard, Sunset Strip

DANIEL DWORKY

Not an *Orange Julius* prototype, but a custom design by an architect who went on to found a major L.A. office.

SCREEN ACTOR'S GUILD (now **VISAGES PHOTO AGENCY**). 1956

7750 Sunset Boulevard, Hollywood

E. J. SAMMIEGO

The design effort is concentrated in the dramatic choreography of the entry, up a ramp and through a stone wall.

DIRECTOR'S GUILD (closed)

Sunset Boulevard at Hayworth, Hollywood

ARTHUR FROENKICH

PIONEER CHICKEN (now **CAFÉ MUNGO**). 1965

7290 West Sunset Boulevard, Hollywood

(Chain; remodeled)

The influence of McDonald's is clearly seen, as well as the flexibility of Googie design. Stretched to three arches, this design resolved the connection between the jutting roof and the anchoring pylon at the rear by blending them into one jaunty boomerang form. This also shows the adaptability of Googie in a remodeling that understands the original aesthetic.

SAHARAN MOTEL

7212 Sunset Boulevard, Hollywood

(Remodeled)

CINERAMA DOME. 1963

6360 Sunset Boulevard, Hollywood

WELTON BECKET AND ASSOCIATES

Originally intended as a prototype for Cinerama movie theaters, this was the only one built. It uses a concrete geodesic dome licensed by Buckminster Fuller's Geometrics, Inc., and it is an L.A. Historic Cultural Monument.

SUNSET BLUE TOWER. 1964

HOLLYWOOD REPORTER BUILDING

6715 Sunset Boulevard, Hollywood

GEORGE VERNON RUSSELL

Russell's many high-society designs for Hollywood Reporter owner Billy Wilkerson led to their collaboration on the original 1946 Flamingo Hotel in Las Vegas. The patterned textures and boudoir delicacy mark this as an example of the Hollywood Regency style.

HOLLYWOOD ARDMORE APARTMENTS. 1962

1850 N. Whitley, Hollywood

DONLY'S (now **ASTRO'S**). 1958

2300 Fletcher Boulevard, Silver Lake

ARMÉT AND DAVIS

Though the interior has lost some of its original materials, the eye-catching roof (originally glittering with mica-infused paint), glass walls, web-lightened I-beam columns, and gardenlike landscaping make this a Googie landmark. Note the patterned concrete block on the rear elevation.

LOS ANGELES: DOWNTOWN

ODDGER STADIUM. 1962

Elysian Park, Los Angeles

FRAEGER, HAVANAGH-WATERBURY

Civic-scaled Googie, with its structurally expressive forms.

PREBLE'S (now **INTERNATIONAL HOUSE OF PANCAKES**)

Figueroa at Avenue 26, Mt. Washington

ARMÉT AND DAVIS

UNION OIL BUILDING. 1958

1201 W. Fifth Street, Los Angeles

PEREIRA ASSOCIATES

DISNEY HALL. 2003

Grand Avenue at First Street, Los Angeles

FRANK GERRY

Though this design reflects many aesthetic ideas, there is a certain regional kinship with the Googie coffee shops in this building's eye-catching forms, metallic finish, and structural exuberance.

MCDONALD'S (now **TACOS EL GAVILAN**). 1956

1900 Central at Washington, Los Angeles

STANLEY C. MESTON

(Chain)

A remarkably well-preserved example of early McDonald's architecture. The original franchisee failed early on, but as a Spot's and in its current guise, it has been protected.

7530 Van Nuys Boulevard, Van Nuys
Modernist feathers with web lighteners.

TUNE UP MASTERS

Sherman Way, east of Sepulveda Boulevard,
Van Nuys

One of L.A.'s giant muffler men stands in front of
this handsome functionalist structure.

STANLEY BURKE'S (now **LAMPLIGHTER**), 1958

5043 Van Nuys Boulevard, Van Nuys

ARMÉT AND DAVIS

(Remodeled)

Trees and froufrou awnings conspire to obscure
the clean Google lines of this restaurant's curving
roofline. Burke was the operator of the Stan's drive-
ins all over California before he opened this larger
coffee shop.

KERRY'S (now **MEL'S**), 1953

14846 Ventura Boulevard, Sherman Oaks

ARMÉT AND DAVIS

(Remodeled)

Another odd attempt to turn an authentic fifties
coffee shop into a thirties diner. But note the
original design's beautifully articulated details: the
front facade is a slab billboard, gently tilted back
on columns; colorful ceramic tile trims the edge
of the jaunty roofline. Take away the mirror-finish
stainless-steel additions and this building would
still shine.

CASA DE CADILLAC, 1950

14401 Ventura Boulevard, Sherman Oaks

CONKLIN AND COLEMAN

Along with the neighboring Casa de Carwash and
Casa de Petrol, this dealership forms yet another
inventive car-culture district that brings a sense of
place to the commercial strip. The curving eave line
and stucco planes mark it as a Late Moderne design.
Car dealerships were an essential part of the 1950s
suburban landscape of Google; A. Quincy Jones and
John Lautner also designed examples.

SULTAN CARWASH

Victory west of Woodman, Van Nuys

The standard car wash, with its colonnade of pylons,
is here given an interesting spiral tip.

HUGHES MARKET (now **RALPHS MARKET**)

Ventura Boulevard at Coldwater Canyon.

Studio City

Walls and roof blend together in a single sweeping
line, framing a panoramic picture window on
the parking lot. This is one of the few remaining
supermarkets from an era when these everyday
buildings regularly used distinctive architecture.

5964 Laurel Canyon at Oxnard, North Hollywood
(Chain; remodeled)

This superb piece of futuristic design is the roadside
version of Charles Eames's Case Study house: the
structure you see is the structure you get. Crossed
guy wires link the angular doglegs (spread akimbo
to allow cars to pass between them) with the flat
roof. Though alterations and security provisions
obscure the elegant simplicity of the design,
the original intent can still be read. A Palo Alto,
California, example of this design once attracted
Reynier Banham's admiring attention.

PEAK'S (now **CHUCK BURGER**), 1961

6506 Laurel Canyon near Victory, North Hollywood
(Chain)

Some early McDonald's franchisees dropped out
early on, but still retained the basic building minus
the arches. This is one example.

OFFICE TOWER, 1960

Victory at Bellingham, North Hollywood

HONOLD AND REX

A small, inventive high rise by this noted firm.

ALLSTATE SAVINGS

5077 Lankershim Boulevard, North Hollywood

A highly articulated high rise that uses Google
aesthetics by articulating and exaggerating well-
scaled functional elements. Like W. A. Sarmiento's
Glendale Federal Savings (following), it uses stair
towers, sunscreens, ground-floor lobbies, and
rooftop signs as sculptural elements—a successful
alternative to the minimalist glass-box high-rise.

DENNY'S, 1960

Lankershim Boulevard at Burbank, North Hollywood

ARMÉT AND DAVIS

(Chain; remodeled)

Before misguided remodeling in the late 1980s—
turning an authentic piece of 1950s Google into
a bad imitation of a 1930s diner—this Denny's
prototype displayed the elements of Google that
spread from Southern California across the nation.
Eminently restorable.

LANKERSHIM CAR WASH

Lankershim Boulevard and Kittridge, North
Hollywood

JACK IN THE BOX, circa 1958

Lankershim Boulevard and Kittridge, North
Hollywood

SMITH AND WILLIAMS

(Chain; remodeled)

Though remodeled, its boxy shape identifies it as
one of the original Mark II prototypes.

(Chain)

Yet another variation on the Modern roadside
colonnade of sculptural pylons used in L.A.'s car
washes.

OLIVE MANOR MOTEL

924 North Olive Avenue at North Victory, Burbank

Note the folded-plate roof on Frank's Coffee Shop,
part of the composition.

SAFARI INN, 1957

1911 West Olive Avenue, Burbank

(Remodeled)

The pool is spear-shaped.

ORANGE JULIUS STAND

Olive Avenue at Alameda, Burbank

(Chain; remodeled)

The zigzagging roof mirrors Modern folded plate
design in this common prototype.

HANNA-BARBERA BUILDING, 1962

3400 Cahuenga Boulevard, Universal City

ARTHUR FROENLICH

Originally the home of the famed cartoon creators,
its modern design demonstrates the link between
Modern architecture and modern industry in Los
Angeles in the 1950s.

BOB'S BIG BOY, 1949

4211 West Riverside at Alameda, Burbank

WAYNE McALLISTER

A building that captures the major themes of
Southern California architecture: Modernism, the
car, advertising, and popularity. Though freestanding,
the giant billboard sign is an integral piece of
design, intended to be as effective by day as by
night. The panoramic curving window facade puts
the strip and its cars on display in a living mural for
diners. The drive-in kitchen and stalls are used on
weekends. It is a Los Angeles County Landmark.

LAKESIDE CAR WASH, 1956

3700 Riverside, Burbank

Though low and unassuming like a San Fernando
Valley ranch house, the superbly scaled neon sign
turns it into an effective suburban statement.

GLENDALE

GLENDALE FEDERAL SAVINGS, 1956

401 North Brand, Glendale

W. A. SARMIENTO

Sarmiento's intention—to create a sculpture that is
also functional—is evident in the different pieces
he combined in this notable design: the V-shaped
trusses of the base, the brick-faced stair tower, the
movable sunscreens of the main facades. It is an
official state landmark.

Willard Hamlin, 90, Creator Of Orange Julius Fruit Drink

AP
Published: June 8, 1987

GLENDORA, Calif., June 7— Willard Hamlin, a real estate broker who used his knowledge of chemistry to create the fruit drink Orange Julius and helped build a worldwide chain of 700 juice stands, died here May 29. He was 90 years old.











Mr. Hamlin helped found the Orange Julius business in 1926 after Julius Fried had approached him seeking a site in Los Angeles to sell freshly squeezed orange juice. Mr. Hamlin, himself a customer, found that the acidity of the juice upset his stomach and suggested an additive to take away the sting. The additive, developed through Mr. Hamlin's knowledge of chemistry, consisted of crushed ice, syrup and a powder whose contents remained a company secret.

Mr. Hamlin, who later bought out Mr. Fried, retired in 1967 after selling the company to International Industries. By then, there were about 700 Orange Julius stands in the United States and abroad.

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Advertisement

California's main squeeze

Orange-shaped juice stands recall state's simpler days.

March 03, 2010 | By Martha Groves

As they motored through the scorching Central Valley in the family station wagon, Mel Haynes' nine children watched for the juice-and-fruit stands shaped like immense oranges that dotted California 99, symbolically proclaiming the Golden State's eminence as the king of citrus.

"Those guys could spot those orange stands from five miles off," said Haynes, 78, "and we had to stop at most of them."

Inspired by those family memories, Haynes satisfied his own thirst 11 years ago by buying one of the giant orange stands at the southern edge of the Northern California farming town of Williams from an owner who sold it as part of a package with the motel next door.

Joe Bono rescued and restored an orange stand, and he's planning to... (Irfan Khan / Los Angeles...)

Haynes thus finds himself the proprietor of one of California's six known remaining "oranges," 20th century relics that a national preservation group has named to its list of the nation's 10 most endangered roadside places.

Over the years, most of the stands — in Dixon, San Jose, Williams, Chowchilla, Shasta Lake and Fontana — have been moved. Many have fallen into disrepair. None sells orange juice, although that might soon change.

Along with a Pennsylvania diner, some New Mexico hotels, a huge concrete cowboy statue in Texas and other roadside attractions that made the list, California's vintage orange stands have felt the squeeze of weathering, vandalism, economic hardship, neglect, zoning changes and demolition.

By putting them on its first Falling by the Wayside list, the Society for Commercial Archeology, based in Madison, Wis., aims to raise awareness of once-popular but faded attractions and offer itself as a preservation resource.

A century ago, the orange was a metaphor for California sunshine, a juicy orb that signified health and prosperity. Citrus groves covered the landscape, providing a picture-perfect backdrop enhanced by the intoxicating perfume of lemon and orange blossoms.

Kitschy roadside fruit stands began popping up in the mid-1920s in the state's agricultural areas. To entice tourists, farmers set up tables in the cool shade of trees. Motorists traveling in un-air-conditioned cars along Route 66 between San Bernardino and Monrovia and through the Central Valley could stop at these oases and pick up bags of fruit and glasses of fresh OJ dispensed by an attendant from a window in the "orange."

FROM THE ARCHIVES

Where to buy blueberries in California

May 27, 2009

Squeezed Into Oblivion?

May 14, 2004

Earthquake Rattles Bottles and Nerves in Northern...

October 26, 1989

MORE STORIES ABOUT

News

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Juice

California'

Two surviving oranges, in Dixon and San Jose, were originally part of entrepreneur Frank Pohl's Giant Orange chain, founded in the 1920s in Tracy. Over time, Pohl opened more than a dozen Giant Orange stands throughout Central and Northern California.

The eye-catching orange stands are examples of programmatic architecture, characterized by construction in the form of objects not normally used in buildings, including Randy's Donuts, the Inglewood landmark; Tail o' the Pup, the hot-dog-shaped stand in Los Angeles; Bondurant's Pharmacy, a mortar-and-pestle structure in Lexington, Ky., and Longaberger Co.'s basket-shaped headquarters in Newark, Ohio.

Joe Bono, who is in his 70s, can remember citrus groves stretching as far as he could see during his boyhood in Fontana. His family settled in the area to farm 200 acres of vineyards. To help pay the bills, his mother in 1936 opened a restaurant and deli with an orange stand on Route 66, now Foothill Boulevard.

Although Fontana was known for grapefruit, Bono remembers going to local packing houses to pick up crates of oranges to squeeze for the family's stand, one of half a dozen along the highway.

The Bono stand stayed open until late at night, a beacon for tourists driving after dark to avoid the heat. They bought oranges and lemons, olives, honey and souvenirs to take home to their families back East.

But as freeways were built, Route 66 and its motels, gas stations and restaurants faded. At some point, the Bono family's orange — along with most of the other stands — was scrapped.

Bono, a retired lawyer, took over the restaurant business after his mother died in the 1990s. More than 10 years ago, the Fontana Historical Society, of which Bono is a member, got word that a stand three miles east was going to be destroyed. The society moved it to a Wal-Mart parking lot, then Bono paid to have it moved to the parking area of Bono's Restaurant & Deli, where it still sits, restored but unused.

That could change. Bono has been remodeling the restaurant, adding a wine bar, among other changes.

He also has plans for the orange. "When I reopen this stand, I think I'm going to sell OJ out of it, like an Orange Julius," he said.

Juice and burgers were the draw at Mammoth Orange, a roadside joint that operated for years in Fairmead, an unincorporated area of Madera County just south of Chowchilla. Larry Hibdon, a retired park and recreation director, recalls cycling there with friends.

"It was a nice 25-mile loop out to it and back," Hibdon said. "It was a great place to stop and have some OJ and chit-chat and go home."

The stand and restaurant were prospering until the California Department of Transportation widened the freeway and closed the exit, and the operation went out of business in 2007.

The orange sat idle until the city of Chowchilla bought it the next year with hopes of restoring it as part of a park. Those plans fell through, and the orange remains in storage. Wayne Padilla, assistant city administrator in Chowchilla, said some residents in Fairmead have expressed interest in buying it.

In Shasta Lake, a historic orange provides the welcoming hook along one side of Joe's Giant Orange Restaurant, owned the last three years by Joe and Bertha Garcia. The spot opened in 1946 as an orange stand. The building that now houses the restaurant was added.

"We don't serve from the orange anymore," employee Cassie Havens said. "It's a landmark and part of our kitchen."

martha.groves@latimes.com



2 New Exhibits Open at UC Santa Barbara's University Art Museum

By Deirdre O'Shea

Tuesday, July 7, 2009 - 17:00

Santa Barbara, CA

The architecture of classic Los Angeles eateries from the mid-20th century will be featured in one of two exhibitions opening this month at the University Art Museum at UC Santa Barbara. Using architectural drawings, vintage photographs, and memorabilia, *Sardi's to Orange Julius®: Los Angeles Restaurants from the Architecture & Design Collection*, examines the changes in restaurant architecture over time through eight significant projects that helped to define Los Angeles as a vibrant, modern city.

Organized by University Art Museum director Kathryn Kanjo, the exhibition features designs by J.R. Davidson, R.M. Schindler, and Kem Weber from the 1930s, an architecturally expansive decade for the city. Even during the Great Depression, Los Angeles sustained physical and creative growth because of the expanding film production and burgeoning energy and aircraft industries. The city's optimistic environment and glamorous social scene spawned the carefully designed interiors of restaurants including The Nickabob, Hi-Hat, and Sardi's.

The interiors of these establishments distinguished themselves through surface detail: sanded glass, exotic veneers, polished chrome, and gold leaf. Yet the facades were street-oriented structures with eye-catching signage that appealed in scale and impact to the fast-moving horizontality of the car-based town. This modern style was epitomized by Sardi's Restaurant, designed by R.M. Schindler, which opened in 1933 on Hollywood Blvd. Modeled on the famed New York restaurant of the same name, Sardi's featured built-in booths, each with its own hat rack, recessed lighting and different bar areas, including the Jewel Box Bar, frequented by film stars and celebrities.

The exhibition's later works from the post-war period, including projects by Maynard Lyndon and Edward A. Killingsworth, show that as eating patterns changed, so did architectural strategies. While these structures also rely on street visibility, the franchise designs for Yummer's and Orange Julius® were expected to be not only recognizable but also replicable. With these proposals came the promise of familiarity with the structure and the dining experience, making them more attractive to families and a mass audience. Orange Julius®, founded in 1926 as a roadside stand, became a streamlined, modern family restaurant when redesigned by Maynard Lyndon.

Although many of these buildings no longer exist in the forms presented in the show (sadly, the building that housed Sardi's is now an adult theater), the work of the five featured architects is preserved in the Museum's Architecture & Design Collection. These vast archives, which house the designs of more than 110 architects, track the built

environment of the west through architectural records. The collection is open to scholars by appointment.

Also opening this month is *Storylines: Narrative Works from the Permanent Collection*, conceived by Elyse Gonzales, the Museum's Curator of Exhibitions.

Featuring works of art from different periods and cultures drawn from the 8,500 pieces in the Museum's permanent collection, *Storylines* explores the different ways in which art can tell a story. The exhibition, which features 90 works including contemporary prints and photographs, Old Master drawings, pre-Columbian pottery, African sculptures, and Renaissance medals, examines different forms of artistic narrative.

A dramatic example of socio-political narrative is a suite of black and white prints by Rudolph Carl von Ripper (1905-1960), an Austrian Catholic nobleman who left Germany during the rise of Hitler and worked against the Nazi regime by distributing literature about the atrocities they were committing. After he travelled to Berlin to distribute these pamphlets, he was arrested and sent to a concentration camp. Released after six months, he produced a portfolio of prints that used symbols and metaphors to criticize the rise of fascism and the Nazi regime. One of the prints, depicting Hitler as an organ player orchestrating the torture of helpless individuals while the military and nobility watched, was featured on the cover of *Time* magazine on January 2, 1939, naming Adolph Hitler as Man of the Year for 1938.

Art is frequently used to sell an idea, as shown by a World War I propaganda poster designed by Henry Raleigh (1880-1944). The poster exhorts the reader to "Halt the Hun" by buying U.S. Government bonds, and shows a poor woman and her child being protected from a German soldier by an American doughboy.

People's lives are often depicted through works of art, as shown by two dramatically different pieces in the show. An oil portrait of St. Rose of Lima, painted c. 1700 by Cristobal de Villalpando (c.1645-1714), the renowned Mexican painter, tells the story of the life of the first native-born saint from Latin America. Another biographical work is a colorful hand-made book by Nikki de St. Phalle (1930-2002) that illustrates the story of her romance and break-up with a lover.

Perhaps the most basic form of artistic narrative is the illustration of well-known stories. The exhibition features prints by David Hockney (b.1937) illustrating Grimm's fairy tales.

Fittingly, the exhibition opens with Hockney's print of Catherina Dorothea Viehmann, who was a source of fairy tales for the Brothers Grimm.

Both exhibits will be on display from July 8 through September 13.

The University Art Museum is located in the heart of the UC Santa Barbara campus.

It is open Tuesday through Sunday, 12pm-5pm, and admission is free. For further information, see www.uam.ucsb.edu

[RETURN TO TOP]

† Top photo:

Maynard Lydon

Orange Julius

Orange Julius of America, 1964

Credit: University Art Museum, UC Santa Barbara

†† Bottom photo:

Rudolph Carl von Ripper

/Les Chrétiens allemands

/from *_Ecraser l'Infâme_*, 1938

etching

Gift of Margaret Mallory to the Ala Story Print Collection

Credit: University Art Museum, UC Santa Barbara

Related Links

University Art Museum

UC Santa Barbara



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Other Fast Food Chains (page 5)

(hit "refresh" to get the most recent version of this page; click on photos for larger images)

The El Taco chain was established by Glen Bell in 1958. In 1962, after four locations had been built, Bell broke away from his partners and established the Taco Bell chain. The El Taco locations were either built entirely or primarily in California and Arizona. There were plans to build 100 locations but I don't know how many were actually built. If you know of other El Taco locations still in operation with vintage signs or buildings, I'd love to know about them.

former El Taco
Tucson, AZ



El Taco
Orange, CA



El Taco
Anaheim, CA



This Tucson location was built in 1966. I believe this building is the only one with a sawtooth roof. I don't know if there were others built like this. At least 20 locations were built in Tucson. However, this was apparently the only one left. This photo is from 2012. I believe it closed in 2013. The building and sign were still there in 2014. By 2016, the building was housing a Mediterranean restaurant. [\[map\]](#)

The Orange and Anaheim buildings appear to have had double drive-thru windows. Those lanes are blocked off now. [\[Orange map\]](#); [\[Anaheim map\]](#)

Costa Mesa, CA



This former El Taco building now houses Taco Jr. According to the sign, the place still has the same menu that it did 1958. [\[map\]](#)

former El Taco
Maywood, CA



This former El Taco building has housed the El Indio Azteca restaurant since at least 2007. [\[map\]](#)

El Taco
San Pedro, CA



This El Taco location appears to be more modern. It is also known as El Taco #17. This location has a simple boxy building with a walk-up window and a single drive-thru window on the side. This plastic sign is also not embossed. [\[map\]](#)

There are a couple of locations in Downey, CA but they do not have vintage buildings or signs.

More El Taco Buildings & Signs:

[Glendale, AZ](#) [closed; sign removed; building remodeled]

[Downey, CA](#) [vintage; gone]

The Orange Julius chain was founded in 1926 as an orange juice stand in Los Angeles. The frothy Orange Julius

drink was developed in 1929. I believe the buildings shown here were built in the 1960s. Although none of them still house Orange Julius stands, the brand is very much alive with more than 5,000 locations worldwide. If you know of any other Orange Julius buildings like these, I'd love to hear from you. For more, see [this website](#).

former Orange Julius
Santa Barbara, CA



former Orange Julius
Los Angeles, CA



This former **Orange Julius** in Santa Barbara has housed La Super-Rica Taqueria since 1980. [\[map\]](#)

This former **Orange Julius** in Los Angeles was built in 1963. It now houses L.A. Burger. In 2017, there is an effort to landmark the building to prevent its anticipated demolition. [\[map\]](#)

former Orange Julius
Los Angeles, CA



former Orange Julius
Gardena, CA



This former **Orange Julius** in Los Angeles above was vacant when this photo was taken in 2012. I believe it has been vacant for at least several years. For more, see [this website](#). [\[map\]](#)

This former **Orange Julius** in Gardena now houses Bonello's New York Pizza. [\[map\]](#)

former Orange Julius
Redwood City, CA



former Orange Julius
San Diego, CA



This former **Orange Julius** in Redwood City now houses a Yumi Yogurt. The walk-up area has obviously been walled up now. [\[map\]](#)

This former **Orange Julius** in San Diego has been here since at least the late 1960s. This building has housed La Posta De Acapulco since at least 2007. The front of the building is obscured by a canopy. [\[map\]](#)

former Orange Julius
Orange, CA



former Orange Julius
North Hollywood, CA



This former Orange Julius in Orange now houses Mi Casa. [\[map\]](#)

This former Orange Julius in North Hollywood housed the Falafel Hut when this photo was taken in 2013. By 2014, the building was occupied by the El Michoacana #3 restaurant. [\[map\]](#)

former Orange Julius
Downey, CA



former Orange Julius
South Gate, CA



This former Orange Julius in Downey now houses Tacos La Cabanita. The building has obviously been remodeled considerably but the take-out counter and zig-zag roof under the canopy are still there. [\[map\]](#)

This former Orange Julius in South Gate now houses Taqueria Los Felix. The building was remodeled in 2015 and siding covered up the sawtooth roofline. [\[map\]](#)

former Orange Julius
Monrovia, CA



former Orange Julius
Monrovia, CA



The former Orange Julius in Monrovia shown on the left above now houses Los Chiles Locos. [\[map\]](#)

The former Orange Julius in Monrovia shown on the right now houses Los Victor's Restaurant. [\[map\]](#)

More Fast Food Chains:

[Geri's Hamburgers](#)

Gino's Hamburgers: [1](#), [2](#)

[Happy Chef](#)

[Horne's](#)

[Hot Shoppes Jr.](#)

[In-N-Out Burger](#)

Kelly's Jet-System Drive-In: [1](#), [2](#), [3](#) [scan thanks Robby Delius]

[Lil' Duffer Burger Barn](#)

Pioneer Chicken: [1](#), [2](#)

[Red Barn Restaurants](#)

[Sherer's Drive-ins](#)

[Stuckey's](#)

Waffle House: [1](#), [2](#)

[Other Fast Food
Chains \(page 1\)](#)

[Other Fast Food
Chains \(page 2\)](#)

[Other Fast Food
Chains \(page 3\)](#)

[Other Fast Food
Chains \(page 4\)](#)

[Eateries Main Page](#)

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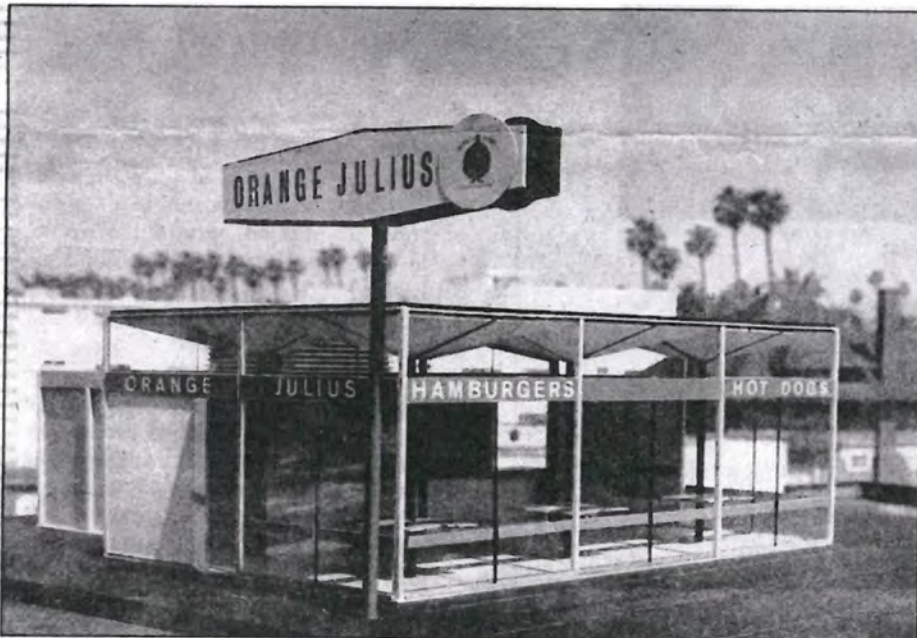
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Tips & Updates. If you have suggestions about places that I haven't covered, historical info, or updates about places/things that have been remodeled or removed, I'd love to hear from you: roadarch@outlook.com.



6001 W. Pico Blvd

Photo Source: Humble, John, "Pico Boulevard," *JohnHumble.com*, Accessed 5/1/17
<http://johnhumble.com/pico-boulevard/>



University Art Museum, UCSB

STREAMLINED: Orange Julius adopted a distinctive, modern look as more of its stores began to open in the early 1960s.

Maynard Lyndon-Designed Prototype for Orange Julius

Photo Source: San Diego Modernism—SOHO ModCom Facebook Page, Published 12/2/11, Accessed 5/1/17,
https://www.facebook.com/pg/SOHOSDModCom/photos/?tab=album&album_id=278871742149455



Former Orange Julius – Burbank

Photo Source: Furman, Jesse, "The Handmade Spirit: Naomi Shim's Inspired Pastries," *The Hundreds*, Published 7/9/14, Accessed 5/1/17, <https://thehundreds.com/blogs/content/naomi-shim>



Former Orange Julius – Gardena

Photo Source: "Other Fast Food Chains (page 5)" *RoadsideArchitecture.com*, Accessed 5/1/17, <http://www.roadarch.com/eateries/ffood5.html>



Former Orange Julius – Santa Barbara

Photo Source: "Other Fast Food Chains (page 5)" *RoadsideArchitecture.com*, Accessed 5/1/17,
<http://www.roadarch.com/eateries/ffood5.html>



Former Orange Julius – Los Angeles (no longer operating as a walk-up food stand, missing original pole sign)

Photo Source: "Other Fast Food Chains (page 5)" *RoadsideArchitecture.com*, Accessed 5/1/17,
<http://www.roadarch.com/eateries/ffood5.html>



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Armet & Davis



[\(/block/armet--](#)

[davis-image\)](#)

Image courtesy Armet Davis Newlove AIA
Architects

One of the most prominent practitioners of Googie architecture, the firm of Armet and Davis created many of Los Angeles' most innovative postwar commercial structures, gaining international acclaim for their restaurants and coffee shops.

Established by Louis Armet and Eldon Davis in 1947, the prolific firm "established Coffee Shop Modern as a major popular modern

style,” wrote Alan Hess in the seminal book, *Googie: Fifties Coffee Shop Architecture*.

Armet was born in St. Louis, Missouri in 1914 and moved to Los Angeles as a teenager. He graduated from the USC School of Architecture in 1929 and designed for the U.S. Navy early in his career. Born in Anacortes, Washington in 1917, Davis was a 1942 graduate of the USC School of Architecture.

Both men originally intended to practice industrial architecture together, but building opportunities in postwar Los Angeles were too fruitful to ignore.

While the term *Googie* was originally coined after the John Lautner-designed coffee shop, Googie’s (now demolished), on the Sunset Strip, it is the mid-twentieth century designs of Armet and Davis that have become synonymous with the term.

Credited with the construction of over 4,000 Googie restaurants, Armet and Davis designed prototypes for large restaurant chains such as Denny’s and Bob’s Big Boy that were used to develop the restaurants throughout the U.S. and abroad. Their designs embraced postwar enthusiasm and created eye-catching structures to lure in the average American diner.

In Los Angeles, Armet and Davis combined elements of futurism with the city’s car culture to produce eating establishments with undulating forms, dramatically angled roofs, dazzling signage, and glass expanses.

Yet function was at the core of Armet and Davis' designs. Whether for individual locations, small chains, or national franchises, they created practical solutions for their clients—from time-saving open kitchens to economical uses of materials in new ways.

Although Armet and Davis' Los Angeles coffee shops such as [Norms La Cienega \(/locations/norms-la-cienega-coffee-shop\)](#), [Pann's \(/locations/panns-coffee-shop\)](#), and [Mel's \(/locations/mels\)](#) are iconic today, they were widely criticized by contemporaries. Decades later, Eldon Davis himself was surprised to hear about the preservation efforts surrounding them. Despite their innovative motifs and lasting appeal, for the pragmatic Davis, the design objective was to simply sell food to the general public.

Victor Newlove joined Armet and Davis in 1963 and became a partner in 1972, when the firm was renamed Armet Davis Newlove. It continues today as a renowned Los Angeles practice, with Newlove still at the helm.

In 1981, Louis Armet died in Los Angeles at the age of 67. Eldon Davis continued to practice architecture into his early 80s before retiring; he ran marathons into his 90s. Davis died in West Hills, California in 2011 at the age of 94.

➔ Pann's Coffee

Shop (</locations/panns-coffee-shop>)

[Armet & Davis](#)

[\(/architects/armet-davis\)](/architects/armet-davis)

[Helen Fong](#)

[\(/architects/helen-fong\)](/architects/helen-fong)

One of the last and best of the iconic futuristic coffee shops designed by the prolific firm of Armet & Davis, its traffic island is an oasis of subtropical planting beneath an immense, hovering "tortoise shell" roof.



[\(/locations/panns-coffee-shop\)](/locations/panns-coffee-shop)

Photo from Conservancy archives

➔ Mel's (</locations/mels>)

[Armet & Davis](#)

[\(/architects/armet-davis\)](/architects/armet-davis)

A great example of Louis Armet and Eldon Davis early Googie designs, showing their use of angled rooflines, dramatic signage, and other space-age elements that would become even more angled and dramatic in their later work.



[\(/locations/mels\)](/locations/mels)

Photo by Jessica Hodgdon/LA Conservancy

➔ Norms La Cienega Coffee



[\(/locations/norms-](/locations/norms-)

Shop ([/locations/norms-](/locations/norms-la-cienega-coffee-shop)

[la-cienega-coffee-shop](#))

[Armet & Davis](#)

[\(/architects/armet-davis\)](/architects/armet-davis)

[Helen Fong](#)

[\(/architects/helen-fong\)](/architects/helen-fong)

Among the most exuberant and exaggerated Googie designs in the nation, Norm's is a rare remaining example of the California coffee shop type.

[la-cienega-coffee-shop](#)

Photo by Hunter Kerhart

☞ Johnie's Coffee

Shop ([/locations/johnies-](/locations/johnies-coffee-shop)

[coffee-shop](#))

[Armet & Davis](#)

[\(/architects/armet-davis\)](/architects/armet-davis)

One of L.A.'s finest examples of Googie architecture popular in the 1950s and '60s stands as an irreplaceable reminder of L.A.'s postwar period.



[\(/locations/johnies-coffee-shop\)](/locations/johnies-coffee-shop)

Photo by Stephen Russo

☞ Bob's Big Boy (Demolished)

[\(/locations/bobs-big-boy-](/locations/bobs-big-boy-demolished)

[demolished](#))



[\(/locations/bobs-big-boy-demolished\)](/locations/bobs-big-boy-demolished)

Photo by Adriene Biondo

[Armet & Davis](#)

[\(/architects/armet-davis\)](#)

Armet and Davis' "Chula Vista" design: coffee shop meets ranch house.

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Orange Julius
Historic-Cultural Monument Application

Building Permits

Residents of 6001 W Pico in Los Angeles Directory (courtesy of LAPL)

July, 1963 – Elmer Dickens
April, 1964 – Elmer Dickens
April, 1965 – Elmer Dickens AND Orange Julius Pickus
July, 1965 – Elmer Dickens AND Orange Julius of America
April, 1967 – Elmer Dickens AND Orange Julius of America
April, 1968 – Elmer Dickens AND Orange Julius of America
January, 1969 – Orange Julius of America
July, 1973 – Orange Julius of America
July, 1987 – Millionaire's Burger

LADBS Permits

1/6/1964 – New construction

*this permit lists owner as Sam Silver, use as Refreshment Stand and Paved Parking, architect = Armet & Davis, engineer = (illegible) and Elgenson, contractor = illegible, exterior walls = wood, roof = composition wood

*permit also has Highway Dedication stamped across it

7/2/1964 – sign permit

*permit to install signs on independent pole, lists owner as Orange Julius of America, lists use as Orange Julius Stand, exterior walls = wood and stucco

*permit also has Highway Dedication stamped across it

7/10/1964 – alteration / sign

*think this permit is the same as the 7/2/1964 work

8/7/1964 – COO, issued to Sam Silver, building listed as 1 story, type V, 18' x 24' refreshment stand, G-2 occupancy

2/10/1971 – addition

2/24/1971 – repair fire damage, inspector to verify 10% damage

*this permit lists owner as Sam Silverman, use of building as Restaurant, exterior walls = stucco, roof = composition, floor = concrete

5/8/1991 – sandblasting

*this permit lists owner as Harry L. Rubinfeld and use of building as Donut Shop

11/15/2016 – lot tie with 6011, 6007, 6001 W Pico Blvd

11/16/2016 – current demo permit : 1-story 405 sf stucco exterior bldg. handwreck

*owner listed as 6001 Pico Stearns LLC, Tenant listed as L.A. Burger, use listed as Restaurant – Take Out

3

No 505

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

B&S Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

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

Form fields 1-11: LEGAL DESCR., LOT 448, BLK., TRACT 7603, ADDRESS APPROVED LD, BUILDING ADDRESS 6001 W. Pico Blvd, DIST. MAP 5713, BETWEEN CROSS STREETS Stearns AND Crestent Hts, ZONE C-2-1, PRESENT USE OF BUILDING Poultry House, NEW USE OF BUILDING (50) Demo, FIRE DIST. II, OWNER'S NAME Gloria Gibson, PHONE, INSIDE KEY, OWNER'S ADDRESS 2143 S. Normandie, P.O., ZONE, COR. LOT 100, REV. COR. 60, LOT SIZE 50x140x100, CONTRACTOR Golden State Demo Co, STATE LICENSE C-21 201938, PHONE, REAR ALLEY xx20, SIDE ALLEY, BLDG. LINE, SIZE OF EXISTING BLDG. 20x20, STORIES 1, HEIGHT 8, NO. OF EXISTING BUILDINGS ON LOT AND USE 1 poultry house, BLDG. AREA

HIGHWAY DEDICATION

Form fields 12-15: MATERIAL, EXT. WALLS, VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 150, VALUATION APPROVED Hirata, APPLICATION CHECKED Hirata-1g, NEW WORK: (Describe) Demo SC 102358, ROOFING, DWELL. UNITS, SPACES PARKING, GUEST ROOMS, FILE WITH, CONT. INSP.

Form fields: TYPE V, GROUP G-1, MAX. OCC., P.C., S.P.C., G.P.I., B.P. 200, I.F., O.S., C/O

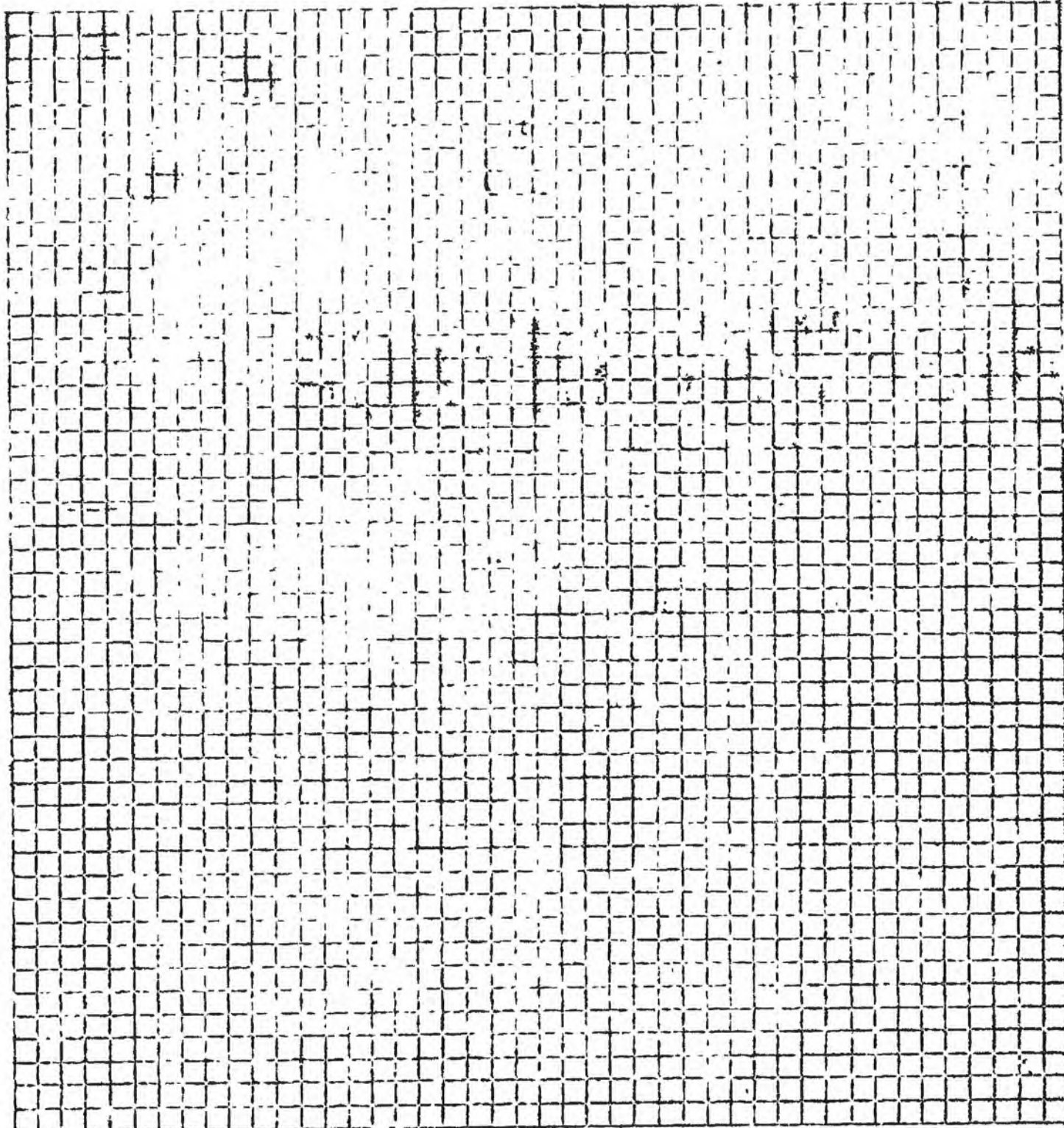
CASHIER'S USE ONLY DEC--9-63 61054 5 •53847 Z-1 CS 2.00 P.C. No. GRADING X CRIT. SOIL X CONS. X10600

Per Hollywood Painter 12-6-66

CRITICAL SOIL

This plan is submitted for the purpose of obtaining a permit for the construction of a building on the lot shown on the attached plat. The permit shall be granted only if the proposed building complies with all the provisions of the City Ordinance relating to the construction of buildings. The applicant warrants that the information furnished herein is true and correct and that the proposed building will be constructed in accordance with the approved plans and specifications. The applicant also warrants that the proposed building will not be used for any purpose prohibited by the City Ordinance. The applicant further warrants that the proposed building will not be used for any purpose which is prohibited by the City Ordinance. The applicant also warrants that the proposed building will not be used for any purpose which is prohibited by the City Ordinance. The applicant also warrants that the proposed building will not be used for any purpose which is prohibited by the City Ordinance.

SCOPE OF PERMIT



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

Address of
Building

6001 W. Pico Blvd.
CITY OF LOS ANGELES

Certificate of Occupancy



NOTE: Any change of use or occupancy must be approved by the Department of Building and Safety. This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses; Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Act—for following occupancies:

Issued **8-7-64** Permit No. and Year **LA 55562 - 64**

1 story, type V, 18' x 24' refreshment stand. G-2 occupancy.

Owner **Sam Silver**
Owner's Address **520 S. Burnside
Los Angeles 36, Calif.**

1

APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

B&S Form B-1

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

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

1. LEGAL DESCR.	LOT	BLK.	TRACT	ADDRESS APPROVED
	448		7603	L.A.
2. JOB ADDRESS	6001 W. Pico Blvd.			DIST. MAP
3. BETWEEN CROSS STREETS	Crescent Hts. AND Stearns Dr.			5413
4. PURPOSE OF BUILDING	(17) Refreshment stand & Paved Parking #2			ZONE
5. OWNER'S NAME	PHONE	INSIDE		
Sam Silver	WE 12467	KEY		
6. OWNER'S ADDRESS	P. O. BOX	COR. LOT		
520 S. Burnside	LA 36	REV. COR.		
7. CERT. ARCH.	STATE LICENSE NO.	PHONE	LOT SIZE	
Armet & Davis	G 700,0028	DU 80347	50.49 x 100	
8. LIC. ENGR.	STATE LICENSE NO.	PHONE	REAR ALLEY	
MAELINE & ELGENSON	LA 1299	TR 8081	20'	
9. CONTRACTOR	STATE LICENSE NO.	PHONE	SIDE ALLEY	
Not selected			BLDG. LINE	
10. CONTRACTOR'S ADDRESS	P. O. BOX	ZONE		
11. SIZE OF NEW BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	BLDG. AREA
18' x 24'	1	9' 6"	none	650 400 sq ft
12. MATERIAL	WOOD <input checked="" type="checkbox"/> MEMENTO <input type="checkbox"/> CONC. BLOCK			DISTRICT OFFICE
EXT. WALLS: STUCCO <input checked="" type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE	ROOF: WOOD <input checked="" type="checkbox"/> STEEL ROOFING			L.A.
VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	CONC. <input type="checkbox"/> OTHER <input type="checkbox"/> <i>Comp</i>			SPRINKLES REQ'D. SPECIFIED
\$10,000	VALUATION APPROVED			AFFIDAVITS
	APPLICATION CHECKED			
	PLANS CHECKED			DWELL. UNITS
	CORRECTIONS VERIFIED			SPACES PARKING
	PLANS APPROVED			NONE
	APPLICATION APPROVED			GUEST ROOMS
	INSPECTOR			FILE WITH
				CONT. INSP

Approval of driveway location must be obtained from the Department of Public Works before securing Building Permit.

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, and I have read reverse side of application.

Signed *Edna C. Davis LSG*

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

TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O
<i>I</i>	<i>G-2</i>	<i>1.4</i>	<i>27.30</i>	<i>6.50</i>		<i>42.00</i>			

			NOV-22-63	98690				0 - 2 CK	27.30
	JAN-6-64		00410	F	•55562		X - 2 CK		6.50
	JAN-6-64		00411	F	•55562		X - 2 CK		42.00

CASHIER'S USE ONLY

P.C. No. S-5345 GRADING CRIT. SOIL CONS.

STATION 11-21-63

SEWER (Available) (METER REQUIRED) 11-21-63 Gillett-per Holliswood

CRITICAL SOIL

CONT. INSP SEE

LEGAL DESCRIPTION

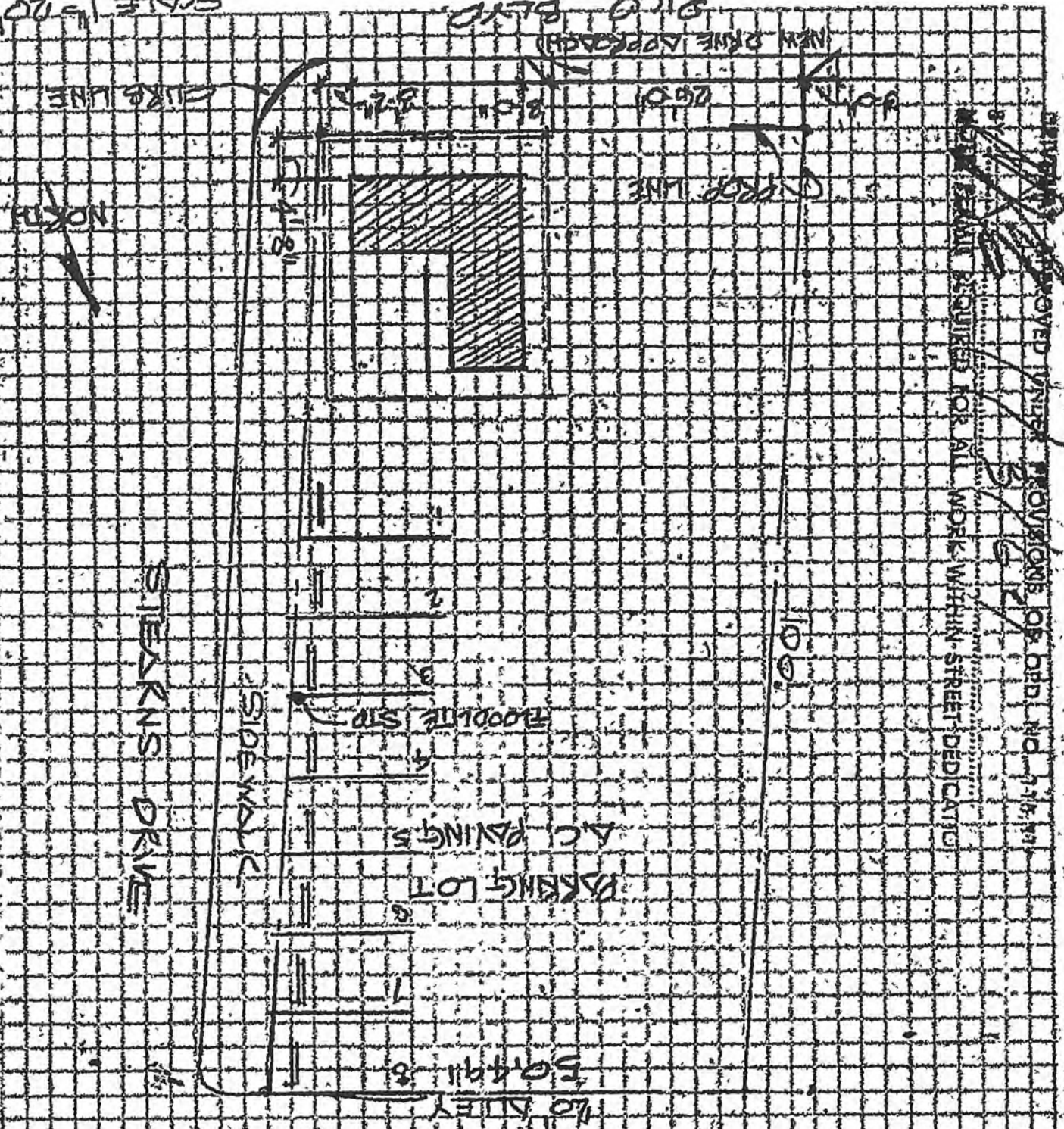
TRACT # 7603, LOT 44 M.B. 82, P. 16, 17

Highway Dedication and/or Improvements COMPLETED

in accordance with Ordinance No. 120796-DEC 6 1953

ON ABOVE PLAN SHOWS ALL DIMENSIONS BY FEET AND INCHES OF EACH

CANTY INSP. PLWOOD PAIDED P.C. POOF LIC. FAS.



REMOVED UNDER PROVISIONS OF ORD. NO. 1116, 1911
PERMIT REQUIRED FOR ALL WORK WITHIN STREET DEDICATION

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.)

3

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

B&S Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

No 505

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

Form fields 1-11: LEGAL DESCR., LOT 448, BLK., TRACT 7603, ADDRESS APPROVED, BUILDING ADDRESS 6001 W. PICO BLVD., DIST. MAP 5713, BETWEEN CROSS STREETS Stearns and Crescent Heights, ZONE C-2-1, PRESENT USE OF BUILDING ORANGE JULIUS STAND, NEW USE OF BUILDING, OWNER'S NAME ORANGE JULIUS OF AMERICA, PHONE, INSIDE KEY, OWNER'S ADDRESS 626 S. SPRING ST., LOS ANGELES, CALIF., P.O., ZONE, COR. LOT 100/60, REV. COR., CERT. ARCH., STATE LICENSE, PHONE, LOT SIZE 50.99 X 100, LIC. ENGR., STATE LICENSE, PHONE, CONTRACTOR FEDERAL SIGN & SIGNAL CORP., STATE LICENSE 217730, PHONE CA 16141, REAR ALLEY 20', SIDE ALLEY, CONTRACTOR'S ADDRESS 1100 N. MAIN ST., LOS ANGELES, CALIF., P.O., ZONE, BLDG. LINE, SIZE OF EXISTING BLDG., STORIES, HEIGHT, NO. OF EXISTING BUILDINGS ON LOT AND USE, BLDG. AREA

SEWER (Available) (Not Available)

3

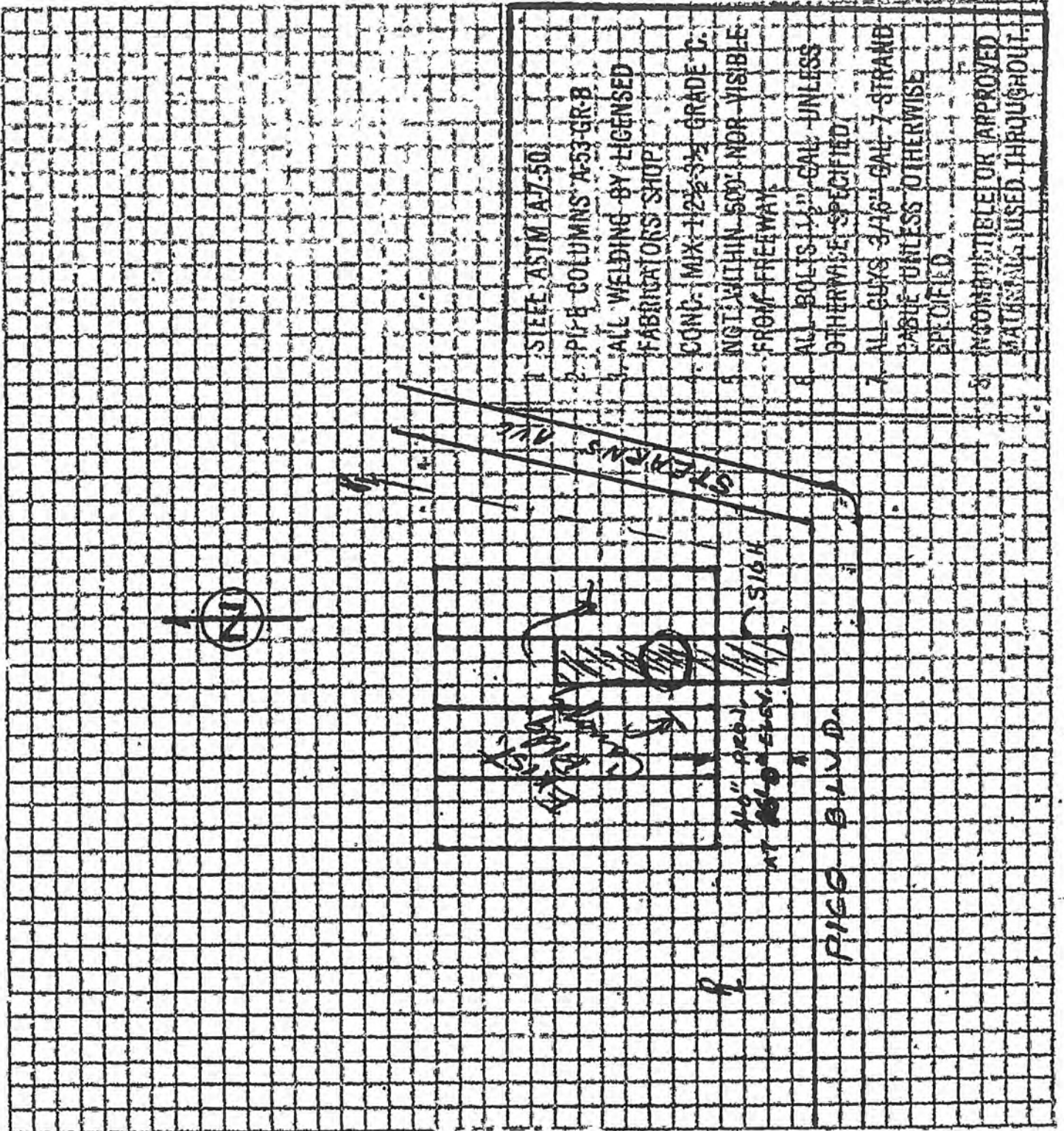
Form fields 12-15: MATERIAL WOOD, METAL, CONC. BLOCK, ROOF WOOD, STEEL, ROOFING, EXT. WALLS STUCCO, BRICK, CONCRETE, CONST, CONC, OTHER, VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING, \$ 710, VALUATION APPROVED, AFFIDAVITS, SIZE OF ADDITION, STORIES, HEIGHT, APPLICATION CHECKED, NEW WORK: EXT. WALLS, ROOFING, PLANS CHECKED, DWELL. UNITS, Add 2'-6" x 6" 3' x 11" 3'-6" diam signs on independent pole, 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, and I have read reverse side of Application. Signed Mike Levada, CORRECTIONS VERIFIED, SPACES PARKING, PLANS APPROVED, GUEST ROOMS, APPLICATION APPROVED, FILE WITH, INSPECTOR, CONT. INSP.

CRITICAL SOIL

Form fields: TYPE, GROUP, MAX. OCC. 3, P.C. 25, S.P.C., G.P.I., B.P. 500, I.F., O.S., C/O

CASHIER'S USE ONLY table with columns for JUL, P.C. No., GRADING, CRIT. SOIL, CONS. and numerical values like 70153, 2 CS, 3.25

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



SCOPE OF PERMIT

"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. 21.0202 L.A.M.C.)

1. STEEL ASTM A7-50
2. PIPE COLUMNS A-53-GR-B
3. ALL WELDING BY LICENSED FABRICATORS SHOP
4. CONC. MIX-1 2 1/2" GRADE C.
5. NGT WITHIN 500' NOR VISIBLE FROM FREEWAY
6. ALL BOLTS 1/2" GAL UNLESS OTHERWISE SPECIFIED
7. ALL GUYS 3/16" GAL 7-STRAND CABLE UNLESS OTHERWISE SPECIFIED
8. INCOMBUSTIBLE OR APPROVED MATERIALS USED THROUGHOUT.



April 10, 2017
Document Report

Documents

Document Number(s)

1964LA70153

Record Description

Record ID: 7978867

Doc Type: BUILDING PERMIT

Sub Type: BLDG-ALTER/REPAIR

Doc Date: 07/10/1964

Status: None

Doc Version: None

AKA Address: None

Project Name: None

Disaster ID: None

Subject: None

Product Name: None

Manufacturer's Name: None

Expired Date: None

Receipt Number: None

Case Number: None

Scan Number: None

Dwelling Units: None

Property Address(es)

6001 W PICO BLVD

Legal Description(s)

Tract:

Block: Lot: Arb:

Modifier: Map Reference:

PIN(s)

129B173 236

Assessor Number(s)

5087-016-013

District Offices(s)

LA

Film RBF

Type: HIST P1728; 001; 1985



April 10, 2017
Document Report

Primary Use

SIGN

**Note: If you have any questions, please visit one of our Records Counter Section open Monday thru Fridays from 7:30 AM to 4:30 PM,
EXCEPT on Wednesdays which opens from 9:00 AM to 4:30 PM.**

**Locations: Metro - 201 N. Figueroa St., 1st Floor Rm. 110, Los Angeles CA 90012
Van Nuys - 6262 Van Nuys Blvd, 2nd Floor Van Nuys CA 91401**



April 10, 2017
Document Report

Documents

Document Number(s)

1971LA23837

Record Description

Record ID: 20351144

Doc Type: BUILDING PERMIT

Sub Type: BLDG-ADDITION

Doc Date: 02/10/1971

Status: None

Doc Version: None

AKA Address: None

Project Name: None

Disaster ID: None

Subject: None

Product Name: None

Manufacturer's Name: None

Expired Date: None

Receipt Number: None

Case Number: None

Scan Number: None

Dwelling Units: None

Comments: THIS DOCUMENT SHOWS THE FOLLOWING INFORMATION: OCCUPNCY 1 = G2;
STORIES = 1; VALUE OR GRADING CUYDS = 1100.

Property Address(es)

6001 W PICO BLVD

Legal Description(s)

Tract:

Block: Lot: Arb:

Modifier: Map Reference:

PIN(s)

129B173 236

Assessor Number(s)

5087-016-013

Census Tracts(s)

216800



April 10, 2017
Document Report

District Offices(s)

LA

Film RBF

Type: HIST P1789; 002; 2529

Primary Use

RESTAURANT

Note: If you have any questions, please visit one of our Records Counter Section open Monday thru Fridays from 7:30 AM to 4:30 PM,
EXCEPT on Wednesdays which opens from 9:00 AM to 4:30 PM.

Locations: Metro - 201 N. Figueroa St., 1st Floor Rm. 110, Los Angeles CA 90012
Van Nuys - 6262 Van Nuys Blvd, 2nd Floor Van Nuys CA 91401

3 APPLICATION TO ADD-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 448	BLK.	TRACT 7603	CENSUS TRACT 2168
2. PRESENT USE OF BUILDING	(17) Restaurant	NEW USE OF BUILDING	(17) Same	DIST. MAP 5713
3. JOB ADDRESS	6001 W. Pico Blvd.			ZONE C2=1-0
4. BETWEEN CROSS STREETS	Stearns	AND	Crescent Hts.	FIRE DIST. II
5. OWNER'S NAME	Sam Silverman	PHONE		LOT (TYPE) corner
6. OWNER'S ADDRESS	520 S. Burnside	CITY L.A.	ZIP 90036	LOT SIZE 50.49x100
7. ARCHITECT OR DESIGNER		STATE LICENSE No.	PHONE	
8. ENGINEER		STATE LICENSE No.	PHONE	ALLEY 20' R
9. CONTRACTOR	Driver Eddy Const.	STATE LICENSE No. 122002	PHONE 870-7821	BLDG. LINE /
10. LENDER		BRANCH	ADDRESS	AFFIDAVITS /
11. SIZE OF EXISTING BLDG.	LENGTH 20	WIDTH 18	STORIES 1	NO. OF EXISTING BUILDINGS ON LOT AND USE 1 Restaurant
12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG.	EXT. WALLS stucco	ROOF comp	FLOOR conc	
13. JOB ADDRESS	6001 W. Pico Blvd.			DISTRICT OFFICE IA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 1100.00			GRADING /
15. NEW WORK: (Describe)	Repair fire damage Inspector to verify 10% damage			CRIT. SOIL /
NEW USE OF BUILDING	(17) Restaurant	SIZE OF ADDITION	STORIES	HEIGHT
TYPE N/C	GROUP G-2	SPRINKLERS REQ'D SPECIFIED	INSPECTION ACTIVITY	
BLDG. AREA N/C	MAX. OCC. N/C	TOTAL	COMB X	MAJ. S. CONS
DWELL. UNITS	GUEST ROOMS	PARKING SPACES	PROVIDED	PLANS CHECKED
P.C. No.	CONT. INSP.	APPLICATION APPROVED		INSPECTOR I
P.C.	S.P.C.	G.P.I.	B.P. 12.00	I.F. /
			O.S.	C/O
				TYPIST mn

PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

CASHIERS USE ONLY
 FEB-25-71 10291 E •23837 U-1 CK 12.00

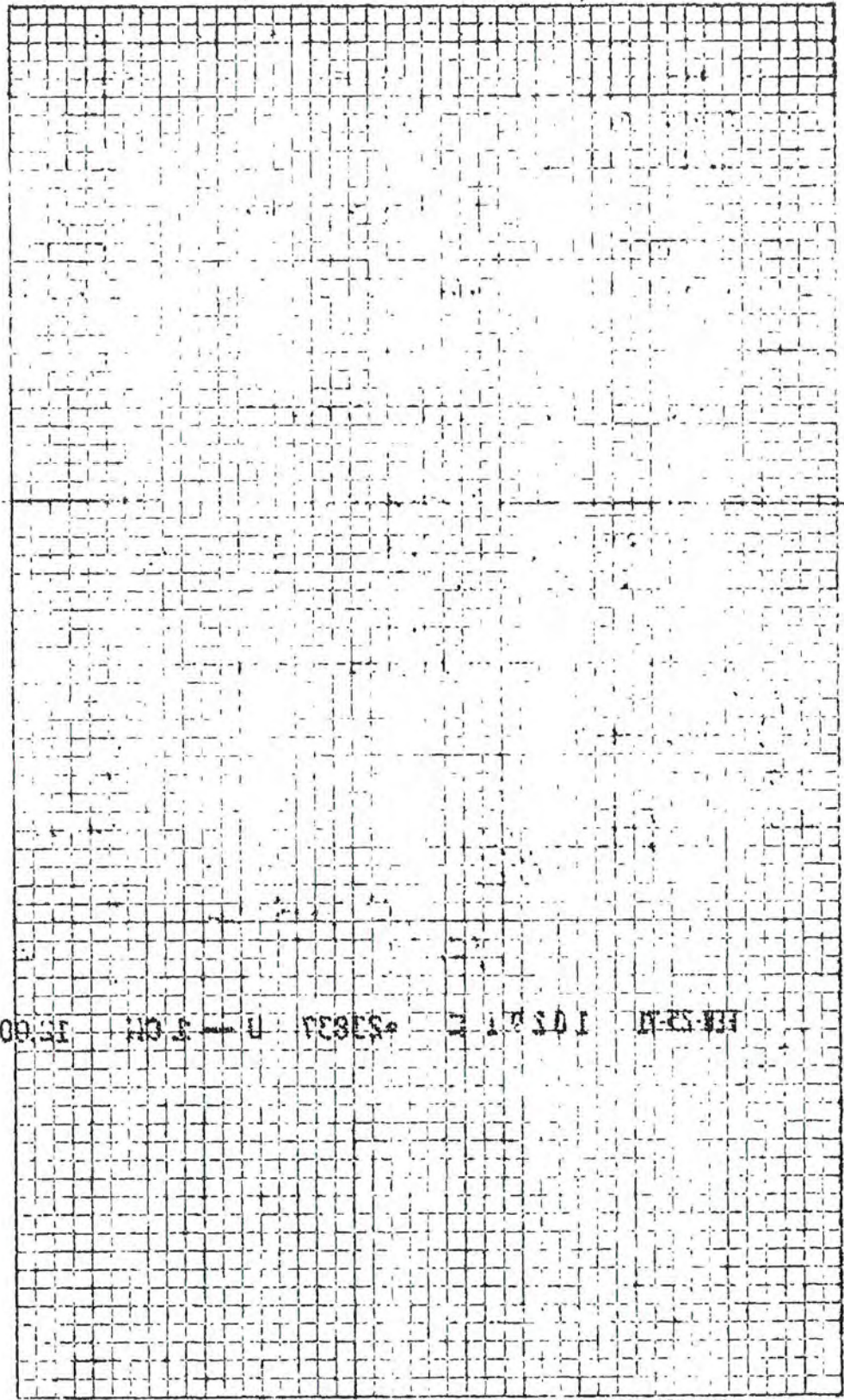
STATEMENT OF RESPONSIBILITY

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: Anthony A. Honor (Owner or Agent)

	Name	Date
Bureau of Engineering	RJA	2/24/71
Conservation		
Plumbing		
Planning		
Fire		
Traffic		



THESE ARE THE BUILDINGS ON LOT AND USE OF EACH

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

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT 448	BLOCK 7603	TRACT	COUNTY REF. NO. Mp82-16/17	DIST. MAP 129B173
2. PRESENT USE OF BUILDING	Donut Shop		NEW USE OF BUILDING	Same	
3. JOB ADDRESS	6001 W. Pico Blvd.		AND	Crescent Heights Blvd.	
4. BETWEEN CROSS STREETS	Sterns Drive		AND	Crescent Heights Blvd.	
5. OWNER'S NAME	Harry L. Rubinfeld		PHONE	213/933-8054	
6. OWNER'S ADDRESS	5478 Wilshire Blvd. Los Angeles		CITY	90036	
7. ENGINEER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	ALLEY	
8. ARCHITECT OR DESIGNER	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	YES	
9. ARCHITECT OR ENGINEER'S ADDRESS	CITY	ZIP	AFFIDAVITS 2I 1117		
10. CONTRACTOR	BUS. LIC. NO.	ACTIVE STATE LIC. NO.	PHONE	FILE WITH	
11. SIZE OF EXISTING BLDG.	WIDTH 20	LENGTH 40	STORIES 1	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE
12. FRAMING MATERIAL OF EXISTING BLDG.	EXT. WALLS	ROOF	FLOOR	STREET GUIDE	
13. JOB ADDRESS	6001 W. Pico Blvd.		STREET GUIDE		
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 1,000.00		DIST. OFF. LA	P.C. REQ'D	
15. NEW WORK (Describe)	Sandblasting.		GRADING	SEISMIC	
NEW USE OF BUILDING	Same		SIZE OF ADDITION	STORIES	HEIGHT
TYPE	GROUP OCC.	FLOOR AREA	PLANS CHECKED	FILE WITH	
DWELL UNITS	MAX OCC.	TOTAL	APPLICATION APPROVED	ZONED BY U. Lee	
GUEST ROOMS	PARKING REQ'D	PARKING PROVIDED	INSPECTION ACTIVITY	TYPIST TOVA	
P.C. NO.	Q.P.I. - NP	COMT. INSP.	EQ.	INSPECTOR	
S.P.C.	P.M.			B & B-3 (R-7/89)	
B.P.	E.I.			05/08/91 11:03:25AM LA04 T-8535 C 12	
L.F.	F.H.			8 PART COMM IN 25.00	
S.D.	O.S.S.			E1 RESIDENTIAL 0.50	
ISS. OFF. LA	S.O.S.	SPRINKLERS REQ'D SPEC.		ONE STOP SURCH 1.00	
P.C. NO. CC	C/O	ENERGY	DAS	TOTAL 26.50	
				CASH 40.00	
				CHANGE 13.50	

DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

16. I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
 Date May 8, 1991 Lic. Class _____ Lic. Number 520252 Contractor [Signature] (Signature)

OWNER-BUILDER DECLARATION

17. I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).
 I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale, if, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale).
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law).
 I am exempt under Sec. _____ B. & P. C. for this reason.
 Date _____ Owner's Signature _____

WORKERS' COMPENSATION DECLARATION

18. I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3900, Lab. C.).
 Policy No. 120805090 Insurance Company _____
 Certified copy is hereby furnished.
 Certified copy is filed with the Los Angeles City Dept. of Bldg. & Safety.
 Date May 8, 1991 Applicant's Signature [Signature]
 Applicant's Mailing Address 1833 W. 8th St. Los Angeles, Calif.

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

19. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.
 Date _____ Applicant's Signature _____

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

20. I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).
 Lender's Name _____ Lender's Address _____

21. I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.
 I realize that this permit is an application for inspection, that it does not approve or authorize the work specified herein, that it does not authorize or permit any violation or failure to comply with any applicable law, that 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. 81.0302 LAMC)

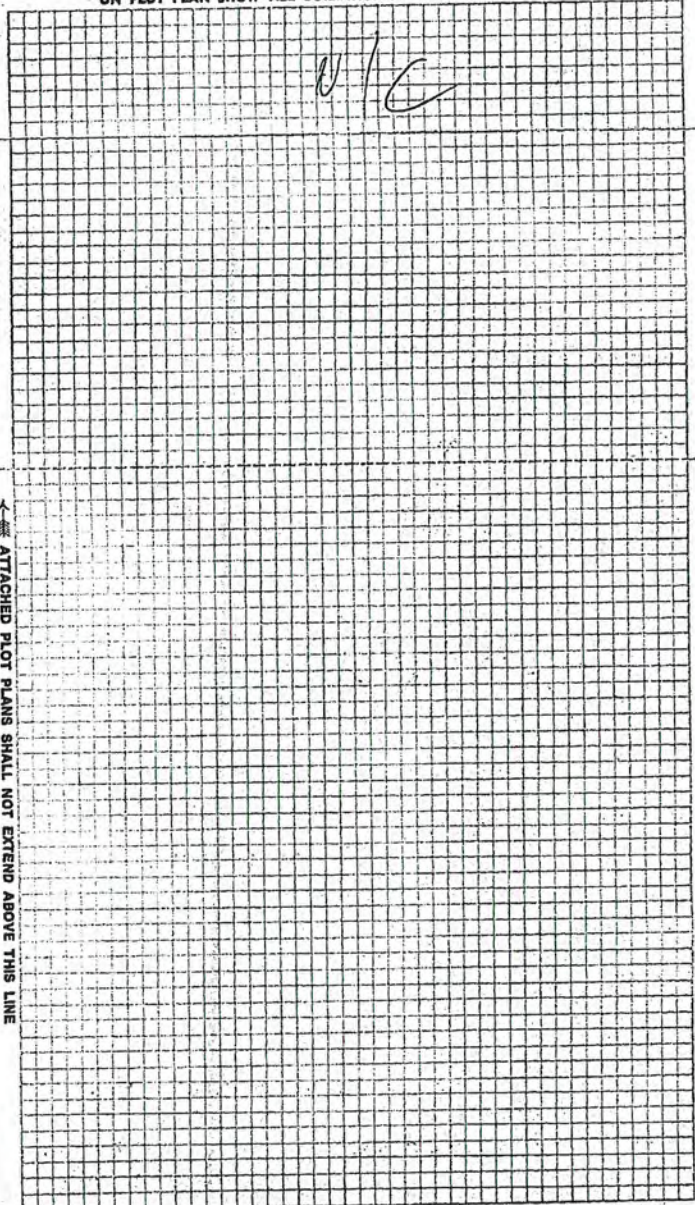
Signed [Signature] (Owner or agent having property owner's consent) Position _____ Date May 8, 1991

3 2 5 0 0 2 0 0 4 6 7

Bureau of Engineering	ADDRESS APPROVED	Bergman 5/8/91
	DRIVEWAY	
	HIGHWAY	REQUIRED
	DEDICATION	COMPLETED
SEWERS RES. NO. CERT. NO.	FLOOD CLEARANCE	
	SEWERS AVAILABLE	
	NOT AVAILABLE	
	SFC PAID	
	SFC NOT APPLICABLE	SFC DUE
Grading	PRIVATE BEWAGE SYSTEM APPROVED	
Comm. Safety	APPROVED FOR ISSUE <input type="checkbox"/> NO FILE <input type="checkbox"/> FILE CLOSED <input type="checkbox"/>	
Fire	APPROVED (TITLE 19) (L.A.M.C.-6700)	
Housing	HOUSING AUTHORITY APPROVAL	
Planning	APPROVED UNDER CASE #	
Transportation	APPROVED FOR	
Construction Tax	RECEIPT NO.	DWELLING UNITS

LEGAL DESCRIPTION

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



ATTACHED PLOT PLANS SHALL NOT EXTEND ABOVE THIS LINE

6001 W Pico Blvd



Permit #
Plan Check #: B16LA16461
Event Code:

16019 - 10000 - 04571
Printed 11/16/16 03:29 PM

Bldg-Demolition Commercial Plan Check at Counter Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR INSPECTION TO DEMOLISH BUILDING OR STRUCTURE	Issued on: 11/16/2016 Last Status: Issued Status Date: 11/16/2016
--	--	---

1. TRACT	BLOCK	LOT(s)	ARE	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 7603		448		M B 82-16/17	129B173 236	5087 - 016 - 013

3. PARCEL INFORMATION Area Planning Commission - Central LADBS Branch Office - LA Council District - 5 Certified Neighborhood Council - P.I.C.O. Community Plan Area - Wilshire	Census Tract - 2168.00 District Map - 129B173 Energy Zone - 9 Fire District - 2 Earthquake-Induced Liquefaction Area - Yes	Methane Hazard Site - Methane Zone Near Source Zone Distance - 1.5 Thomas Brothers Map Grid - 633-A4
---	--	--

ZONES(S): C4-I-O

4. DOCUMENTS Z1 - Z1-2443 Nbrhood Consvrn ICO - Lower C Z1 - Z1-2452 Transit Priority Area in the Cit ORD - ORD-130411 ORD - ORD-159783	ORD - ORD-177323 ORD - ORD-183497 ICO - Nbrhood Consvrn ICO - Lower Council DTRM - DIR-2016-1399-DB	CPC - CPC-18013 CPC - CPC-1984-156-ZC CPC - CPC-2004-2395-ICO CDBG - LARZ-Central City
--	--	---

5. CHECKLIST ITEMS Sewer Cap - Permit Required
--

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION Owner(s): 6001 PICO STEARNS LLC 11913 OCEAN PARK BLVD, LOS ANGELES CA 90064 -- Tenant: - L.A. BURGER 6001 W PICO BLVD, LOS ANGELES, CA 90064 -- Applicant: (Relationship: Agent for Owner) MATT NELSON - 11913 OCEAN PARK BL, LOS ANGELES, CA - (310) 293-8831

For Cashier's Use Only W/O #: 61904571

7. EXISTING USE (17) Restaurant - Take Out	PROPOSED USE (23) Demolition
--	--

8. DESCRIPTION OF WORK DEMO 1-STORY 405 SF STUCCO EXTERIOR BLDG HANDWRECK

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION BLDG. PC By: James Detchmendy OK for Cashier: Carolyn Napomuceno Signature: <i>[Signature]</i> Date: 11/16/2016	DAS PC By: Coord. OK:
---	--------------------------

LA JEAN 103095723 11/16/2016 3:29:13 PM	
DEMO PERMIT	\$130.00
BUILDING PLAN CHECK	\$0.00
EI COMMERCIAL	\$0.98
ONE STOP SURCH	\$2.62
SYSTEMS DEVT FEE	\$7.86
CITY PLANNING SURCH	\$7.80
MISCELLANEOUS	\$10.00
PLANNING GEN PLAN MAINT SURCH	\$6.50
CA BLDG STD COMMISSION SURCHARGE	\$1.00
BUILDING PLAN CHECK	\$0.00

11. PROJECT VALUATION Final Fee Period	
Permit Valuation: \$3,500	PC Valuation:
Sewer Cap ID:	Total Bond(s) Due:

12. ATTACHMENTS Demo Affirmation Posting Plot Plan Owner-Builder Declaration

For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via www.ladbs.org. To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.



* P 1 6 0 1 9 1 0 0 0 0 4 5 7 1 F N *

Sub Total: \$166.76
Permit #: 16019100004571
Building Card #: 2016LA72873
Receipt #: 0103659074

1051122201622687

13. STRUCTURE INVENTORY

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

16019 - 10000 - 04571

(P) B Occ. Group: -405 Sqft / 0 Sqft

14. APPLICATION COMMENTS:

DPI AND POSTING UNDER 16019-10000-04400

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

15. BUILDING RELOCATED FROM:**16. CONTRACTOR, ARCHITECT & ENGINEER NAME****ADDRESS****CLASS****LICENSE #****PHONE #**

(O) OWNER-BUILDER

0

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. OWNER-BUILDER DECLARATION

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

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

OR

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

18. WORKERS' COMPENSATION DECLARATION

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

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

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

Carrier: _____ Policy Number: _____

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

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

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0105.4.3.4 LAMC).

By signing below, I certify that:

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

Print Name: JASON MATTHEWS

Sign: 

Date: 11/16/2016

 Owner Authorized Agent



OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION

(OWNER-BUILDER DECLARATION)

Application Number: 16019-10000-04571

Project Address: 6001 W. Pico

DIRECTIONS: Read and initial each statement below to signify you understand or verify this information.

IM 1. I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

IM 2. I understand building permits are not required to be signed by property owners unless they are responsible for the construction and are not hiring a licensed Contractor to assume this responsibility.

IM 3. I understand as an "Owner-Builder" I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor and having the permit filed in his or her name instead of my own.

IM 4. I understand Contractors are required by law to be licensed and bonded in California and to list their license numbers on permits and contracts.

IM 5. I understand if I employ or otherwise engage any persons, other than California licensed Contractors, and the total value of my construction is at least five hundred dollars (\$500), including labor and materials, I may be considered an "employer" under state and federal law.

IM 6. I understand if I am considered an "employer" under state and federal law, I must register with the state and federal government, withhold payroll taxes, provide workers' compensation disability insurance, and contribute to unemployment compensation for each "employee." I also understand my failure to abide by these laws may subject me to serious financial risk.

IM 7. I understand under California Contractors' State License Law, an Owner-Builder who builds single-family residential structures cannot legally build them with the intent to offer them for sale, unless all work is performed by licensed subcontractors and the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed general building Contractor.

IM 8. I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in the workmanship or materials.

IM 9. I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small Business Administration, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I also understand I may contact the California Contractors' State License Board (CSLB) at 1-800-321-CSLB (2752) or www.cslb.ca.gov for more information about licensed contractors.



OWNER'S ACKNOWLEDGMENT AND VERIFICATION
OF INFORMATION

(OWNER-BUILDER DECLARATION, cont.)

Application Number: 16019-10000-04571

Project Address: 6001 W. Pico

IM 10. I am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed construction activity at the following address: 6001 W. Pico

IM 11. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern Owner-Builders as well as employers.

IM 12. I agree to notify the issuer of this form immediately of any additions, deletions, or changes to any of the information I have provided on this form. Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors' State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed and the status of their workers' compensation insurance coverage. Before a building permit can be issued, this form must be completed and signed by the property owner and returned to the agency responsible for issuing the permit.

Note: A copy of the property owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.

Owner's Name: 6001 Pico Stearns LLC

Signature of property owner [Signature] Date: 11/16/16

SEC. 3. Section 19830 of the Health and Safety Code is repealed.
SEC. 4. Section 19831 of the Health and Safety Code is repealed.
SEC. 5. Section 19832 of the Health and Safety Code is repealed.



City of Los Angeles - Department of Building and Safety
Attachment to Application for Demolition Permit:
Notice and Owner's Declaration Related to CEQA
and Project Scope

I. Notice to Owner

If you are applying for a demolition permit to facilitate the construction or development of the project site, you may be referred to the Planning Department for further assistance.

The California Environmental Quality Act (CEQA) directs public agencies to assess and disclose the environmental effects of the projects it approves. In determining whether a proposed project is subject to CEQA, the City is required to consider all of the parts and phases of the project and may not limit its review to the specific permits or approvals sought. (Public Resources Code Section 21065) Failure by a project applicant to disclose future construction or development activities on the project site may result in a violation of CEQA. If the City determines that an application or approval is part of a larger undisclosed project, the City may revoke and/or stay any approvals until a full and complete CEQA analysis of the whole project is reviewed and an appropriate CEQA clearance is adopted or certified.

Please contact the Planning Department if you have additional questions after reviewing this notice.

II. Owner's Project Information

Based upon the above-stated rule, is the proposed demolition part of a larger development project at the demolition site, and if so, will the larger project require any discretionary approvals from the City? (Select "Yes" or "No," and follow the related instructions)

Yes ___ A CEQA clearance from the Planning Department will be required prior to the issuance of the demolition permit for the proposed project. Return this form to a Department of Building and Safety Plan Check Engineer at the time of plan check.

No [X] Sign and notarize the signature at the bottom of the form and return the notarized form to a Department of Building and Safety Plan Check Engineer at the time of plan check.

III. Owner's Declaration

I own the property located at 6001 W Pico. I have read the above "Notice to Owner." I understand that a "project," as defined by CEQA, is the whole of the proposed activity and is not limited to the demolition subject to this application. I further understand that CEQA prohibits treatment of each separate approval as a separate project for purposes of evaluating environmental impacts. I acknowledge and understand that should the City determine that the demolition proposed is part of a larger project requiring any discretionary permits, the City may revoke and/or stay any approvals (including certificates of occupancy) until a full and complete CEQA analysis is prepared and clearance is adopted or certified.

I certify that (i) the demolition authorized by this permit is not to facilitate the construction or development of a larger project at the project site, or (ii) the demolition is part of a larger project and, after using all reasonable efforts, including consulting with the City Planning Department, I have determined there are no discretionary permits required for the project, including but not limited to haul route permits, permits to remove protected trees, historic resource review, or any discretionary zoning or map approvals.

Date 11-3-16 Name of the Owner (Print) MARTIN NELSON

Signature [Handwritten Signature]

(See page 2 of 2 For Notary Acknowledgment)

1051122201622987



City of Los Angeles - Department of Building and Safety
Attachment to Application for Demolition Permit:
Notice and Owner's Declaration Related to CEQA
and Project Scope

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On November 3, 2016 before me, Andrea S. Cleveland, Notary Public
(insert name and title of the officer)

personally appeared Matt Nelson
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Andrea Cleveland (Seal)





AFFIRMATION OF POSTING FOR DEMOLITION OF EXISTING BUILDINGS OR STRUCTURES
 LAMC Section 91.106.4.5.1

Project Address: 6001 W Pico Demolition Permit #: 16014-10000-04571

Affirmation of Posting

The Los Angeles Municipal Code (LAMC) Section 91.106.4.5.1 requires posting of a notice prior to the issuance of a permit for demolition of an existing building or structure for which the original building permit was issued more than 45 years prior to the date of submittal of the application for demolition preinspection, or where information submitted with the application indicates that the building or structure is more than 45 years old based on the date the application is submitted, the property shall be posted in a conspicuous place near the entrance of the property where demolition will occur, with a public notice of the application for demolition preinspection.

I hereby affirm that the property located at 6001 W Pico was posted on 10/13/16 (mm/dd/yyyy) in accordance with LAMC 91.106.4.5.1 at least 30 days prior to the issuance of this permit for demolition of the existing building(s) or structure(s).

Print Name: Jason Matthews

Signature: [Handwritten Signature] Date: 10/21/16

Please check one: () Owner, () Contractor, () Authorized Agent for owner/contractor

FOR DEPARTMENT USE ONLY

DPI Application #: 16014-10000-044 Date notification letters mailed: 10/19/16
 Note: Verify notification and posting were completed at least 30 days prior to demolition permit issuance.

Reviewed by (print name): JAMES DEAN Signature: [Handwritten Signature]

105-1122701622687

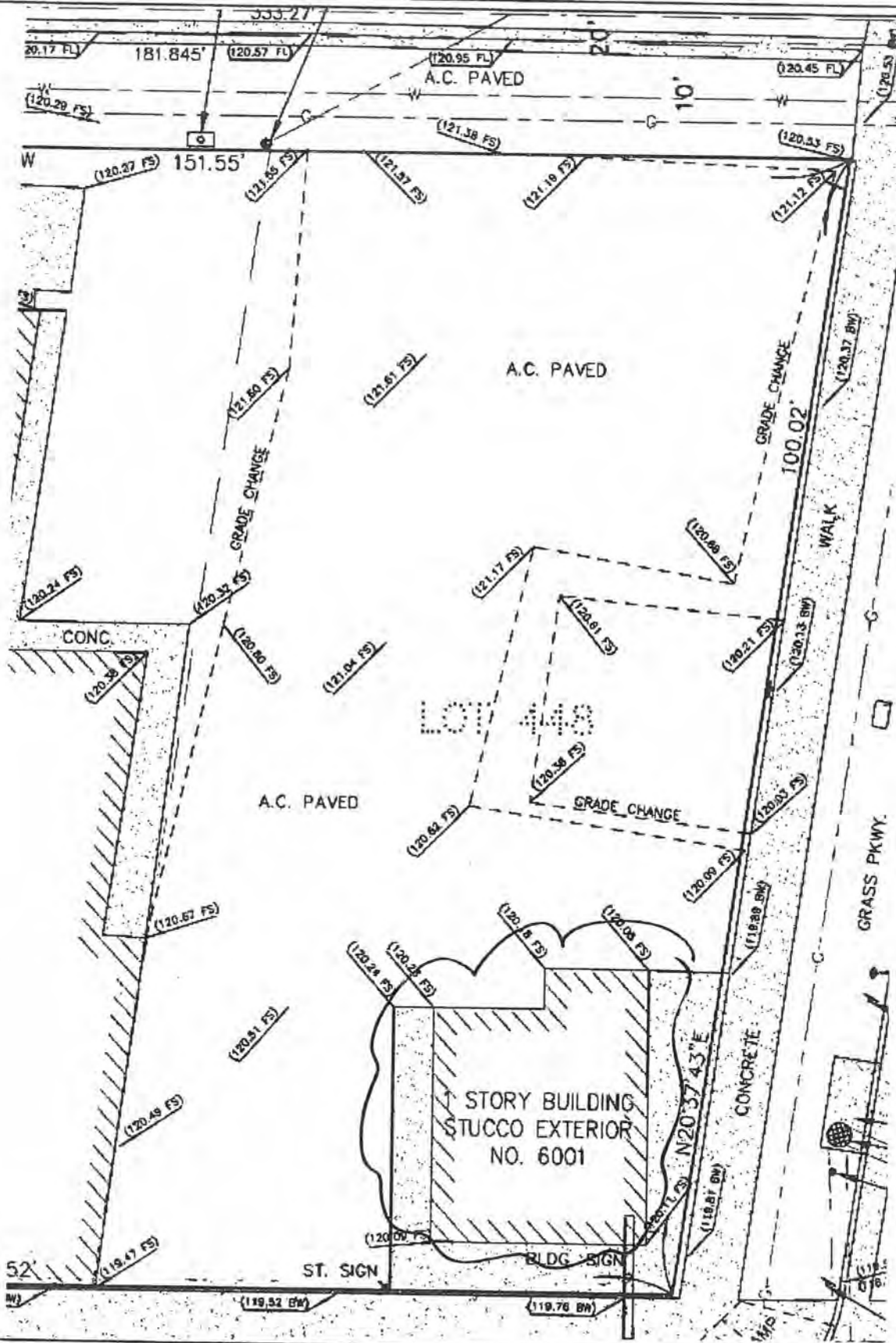
Bldg-Demolition
Commercial
Plan Check

City of Los Angeles - Department of Building and Safety

Plan Check #: B16LA16461
Initiating Office: METRO
Printed on: 10/21/16 14:39:02

PLOT PLAN ATTACHMENT

189729107221501
(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)





April 10, 2017
Document Report

Documents

Document Number(s)

AF 161429998

Record Description

Record ID: 62797736

Doc Type: AFFIDAVIT

Sub Type: LOT TIE

Doc Date: 11/15/2016

Status: ISSUED

Doc Version: None

AKA Address: None

Project Name: None

Disaster ID: None

Subject: None

Product Name: None

Manufacturer's Name: None

Expired Date: None

Receipt Number: None

Case Number: None

Scan Number: 1060403201731123

Dwelling Units: None

Property Address(es)

6011 W PICO BLVD 90035-0000

6007 W PICO BLVD 90035-0000

6001 W PICO BLVD 90035-0000

Legal Description(s)

Tract: TR 7603

Block: Lot: 450 Arb:

Map Reference:M B 82-16/17 Modifier:

Tract: TR 7603

Block: Lot: 449 Arb:

Map Reference:M B 82-16/17 Modifier:

Tract: TR 7603

Block: Lot: 448 Arb:

Map Reference:M B 82-16/17 Modifier:



April 10, 2017
Document Report

**Note: If you have any questions, please visit one of our Records Counter Section open Monday thru Fridays from 7:30 AM to 4:30 PM,
EXCEPT on Wednesdays which opens from 9:00 AM to 4:30 PM.**

**Locations: Metro - 201 N. Figueroa St., 1st Floor Rm. 110, Los Angeles CA 90012
Van Nuys - 6262 Van Nuys Blvd, 2nd Floor Van Nuys CA 91401**

Orange Julius
Historic-Cultural Monument Application

ZIMAS Parcel Report



City of Los Angeles Department of City Planning

4/4/2017

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

6001 W PICO BLVD

ZIP CODES

90035

RECENT ACTIVITY

CHC-2017-1353-HCM

ENV-2017-1354-CE

CASE NUMBERS

CPC-2004-2395-ICO

CPC-1984-156-ZC

CPC-18013

ORD-183497

ORD-177323

ORD-159783

ORD-130411

DIR-2016-1399-DB

ENV-2016-1400-CE

ND-84-380-ZC

Address/Legal Information

PIN Number	129B173 236
Lot/Parcel Area (Calculated)	5,003.9 (sq ft)
Thomas Brothers Grid	PAGE 633 - GRID A4
Assessor Parcel No. (APN)	5087016013
Tract	TR 7603
Map Reference	M B 82-16/17
Block	None
Lot	448
Arb (Lot Cut Reference)	None
Map Sheet	129B173

Jurisdictional Information

Community Plan Area	Wilshire
Area Planning Commission	Central
Neighborhood Council	P.I.C.O.
Council District	CD 5 - Paul Koretz
Census Tract #	2168.00
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	HISTORIC MONUMENT UNDER CONSIDERATION
Zoning	C4-1-O
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use	General Commercial
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
District	None
Subarea	None
CUGU: Clean Up-Green Up	None
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Ellis Act Property	No
Rent Stabilization Ordinance (RSO)	No
CRA - Community Redevelopment Agency	None
Central City Parking	No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5087016013
Ownership (Assessor)	
Owner1	6001 PICO STEARNS LLC C/O C/O MATT NELSON
Address	11913 OCEAN PARK BLVD LOS ANGELES CA 90064
Ownership (Bureau of Engineering, Land Records)	
Owner	6001 PICO STEARNS LLC C/O ROBERT NELSON
Address	442 CAMBRIDGE DR ARCADIA CA 91007
APN Area (Co. Public Works)*	0.112 (ac)
Use Code	2100 - Commercial - Restaurant, Cocktail Lounge - Restaurant, Cocktail Lounge, Tavern - One Story
Assessed Land Val.	\$1,122,000
Assessed Improvement Val.	\$25,500
Last Owner Change	12/15/2015
Last Sale Amount	\$286,002
Tax Rate Area	67
Deed Ref No. (City Clerk)	829256 801694 7-480 32883 1572965 1287889 1284294
Building 1	
Year Built	1963
Building Class	CX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	281.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Additional Information	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Oil Wells	None
Seismic Hazards	

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CASE SUMMARIES

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

Case Number:	CPC-2004-2395-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	ICO TO REGULATE THE ISSUANCE OF PERMITS RELATED TO AUTOMOTIVE-RELATED USES, INCLUDING BUT NOT LIMITED TO AUTOMOBILE, TRAILER SALES, ETC
Case Number:	CPC-1984-156-ZC
Required Action(s):	ZC-ZONE CHANGE
Project Descriptions(s):	ZONE CHANGE FROM C2-1-0 AND C2-1VL-0 TO C4-1-0 AND C4-1VL-0 - BOTH SIDES OF PICO BLVD. BETWEEN BEVERLY GREEN DRIVE AND FAIRFAX AVENUE.
Case Number:	DIR-2016-1399-DB
Required Action(s):	DB-DENSITY BONUS
Project Descriptions(s):	PURSUANT TO THE LOS ANGELES MUNICIPAL CODE (LAMC) SECTION 12.22 A.25 A DENSITY BONUS COMPLIANCE REVIEW TO ALLOW THE CONSTRUCTION OF A 6-STORY, 69-FOOT TALL BUILDING TOTALING 45,144 SQUARE FEET WITH 48 DWELLING UNITS. THE PROJECT WILL RESERVE A MINIMUM OF 11 PERCENT, OR 5 DWELLING UNITS, OF THE 48 TOTAL BASE DWELLING UNITS PERMITTED ON THE SITE FOR LOW INCOME TENANT/OWNERS FOR A PERIOD OF 55 YEARS. THE FOLLOWING DENSITY BONUS INCENTIVES ARE REQUEST: 1. INCREASE OF FAR TO ALLOW 3:1 IN LIEU OF 1.5:1; 2. A 20% DECREASE IN THE REAR YARD SETBACK TO ALLOW A 14'-14" IN LIEU OF 18 FT.

Case Number:	ENV-2016-1400-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	PURSUANT TO THE LOS ANGELES MUNICIPAL CODE (LAMC) SECTION 12.22 A.25 A DENSITY BONUS COMPLIANCE REVIEW TO ALLOW THE CONSTRUCTION OF A 6-STORY, 69-FOOT TALL BUILDING TOTALING 45,144 SQUARE FEET WITH 48 DWELLING UNITS. THE PROJECT WILL RESERVE A MINIMUM OF 11 PERCENT, OR 5 DWELLING UNITS, OF THE 48 TOTAL BASE DWELLING UNITS PERMITTED ON THE SITE FOR LOW INCOME TENANT/OWNERS FOR A PERIOD OF 55 YEARS. THE FOLLOWING DENSITY BONUS INCENTIVES ARE REQUEST: 1. INCREASE OF FAR TO ALLOW 3:1 IN LIEU OF 1.5:1; 2. A 20% DECREASE IN THE REAR YARD SETBACK TO ALLOW A 14'-14" IN LIEU OF 18 FT.

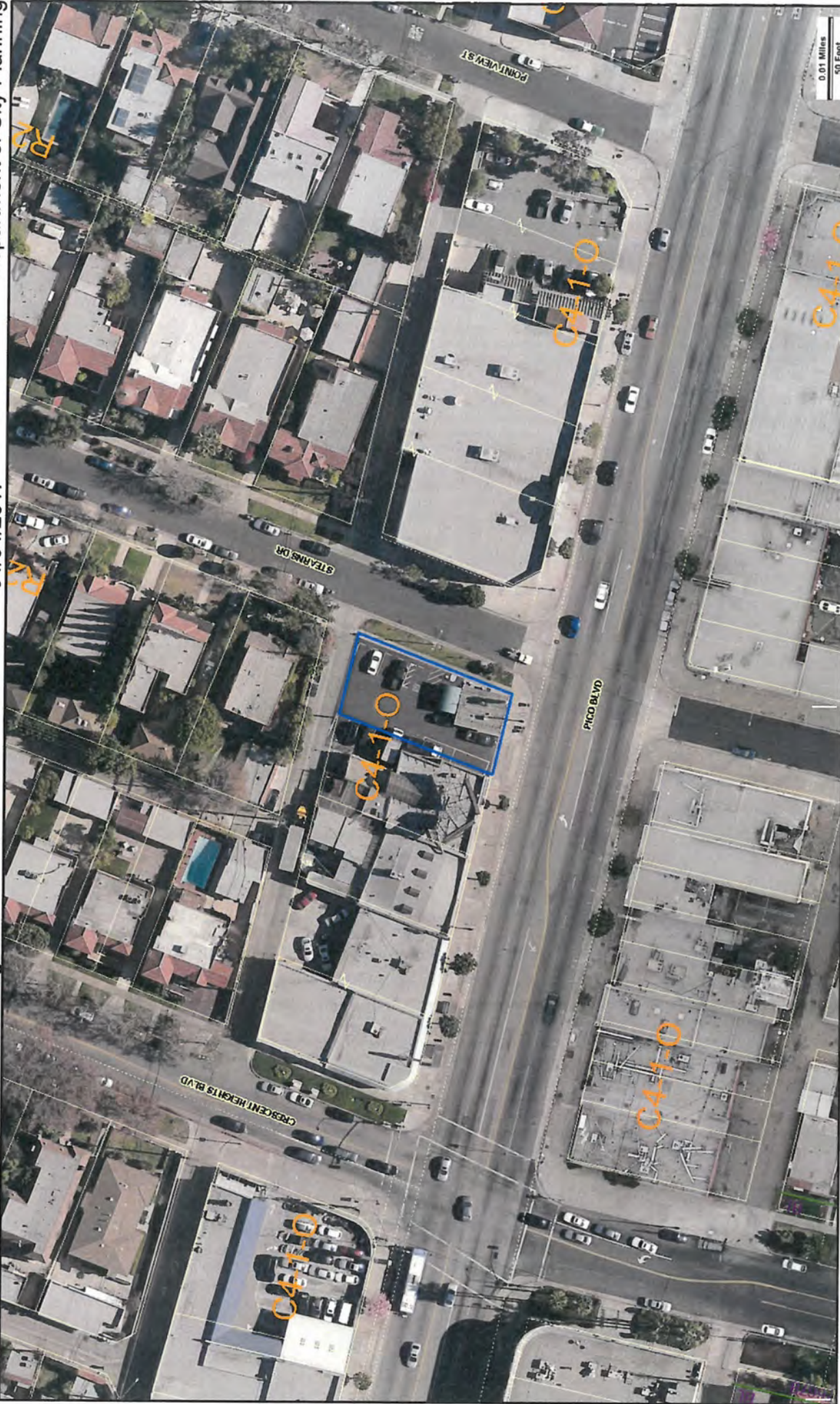
Case Number:	ND-84-380-ZC
Required Action(s):	ZC-ZONE CHANGE
Project Descriptions(s):	Data Not Available

DATA NOT AVAILABLE

CPC-18013
ORD-183497
ORD-177323
ORD-159783
ORD-130411

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.4764512
Nearest Fault (Name)	Newport - Inglewood Fault Zone (Onshore)
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Right Lateral - Strike Slip
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	90.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Promise Zone	No
Renewal Community	No
Revitalization Zone	Central City
State Enterprise Zone	None
Targeted Neighborhood Initiative	None
Public Safety	
Police Information	
Bureau	West
Division / Station	Wilshire
Reporting District	752
Fire Information	
Bureau	South
Batallion	18
District / Fire Station	58
Red Flag Restricted Parking	No

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Address: 6001 W PICO BLVD
 APN: 5087016013
 PIN #: 129B173 236

Tract: TR 7603
 Block: None
 Lot: 448
 Arb: None

Zoning: C4-1-O
 General Plan: General Commercial



ORANGE JULIUS
6001 West Pico Boulevard
CHC-2017-1353-HCM
ENV-2017-1354-CE

Correspondence from Owner's Representative



Cox, Castle & Nicholson LLP
2029 Century Park East, Suite 2100
Los Angeles, California 90067-3284
P: 310.284.2200 F: 310.284.2100

Jason B. Matthews
310.284.2226
jmatthews@coxcastle.com

May 9, 2017

File No. 077627

VIA FEDERAL EXPRESS

Honorable Councilmember Paul Koretz
Fifth Council District
City of Los Angeles
200 North Spring St. #440
Los Angeles, CA 90012

LOS ANGELES
CITY PLANNING
2017 MAY 16 AM 8:37

**Re: LA Burger - 6001 West Pico Blvd. - Council File No. 17-0325;
Notice of Intent to Revoke Demolition Permit No. 16019-10000-04571;
Cultural Heritage Commission Hearing Date: May 18, 2017**

Dear Councilmember Koretz:

Our firm represents Matt Nelson of Ikon, Ltd., the owner of 6001 Pico Stearns LLC and the LA Burger restaurant building, located at 6001 West Pico Boulevard, in the City of Los Angeles. We are in receipt of the Planning Commission’s notice that on March 31, 2017, under Council File No. 17-0325, the City Council voted to initiate consideration of the site as a Historic Cultural Monument.

The LA Burger building is undoubtedly an interesting example of 1960s walk-up style burger stands, but a historic designation jeopardizes the viability of both an approved affordable housing project and the LA Burger restaurant business itself. Mr. Nelson is willing to incorporate any historically significant portions of the building into the new affordable housing project, which is what we see as the best solution for creating 48 new housing units, continuing the former business operator at this site, and preserving the building’s significant elements.

The project has been fully approved, the operator of the former LA Burger has moved out, and such operator has signed a letter of intent to move into the new project. However, the stay on construction resulting from the Council nomination has created a significant hardship for Mr. Nelson and the LA Burger operator. This is an approved, responsible, and respectful small residential infill development with neighborhood support. Mr. Nelson has owned the site for two years, during which time he has engaged the City and the community, and was set to break ground next month. We hope your office is willing to review the project details below and work towards a compromise that honors the characteristics of the LA Burger building while allowing the City to realize the important project benefits that this new construction will bring to the City.

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The Project Provides 48 New Housing Units with No Loss of Existing Housing Units

Mr. Nelson's proposed project is a new construction, podium-style, 48-unit mixed use building ("Project"). The Project contains 43 market-rate apartments, 5 deed-restricted very low income affordable apartments, and 999 square feet of ground floor retail, which the former operator of LA Burger intends to occupy. The existing improvements proposed for demolition are 3,056 square feet of vacant commercial buildings with questionable structural integrity. There is no proposed demolition of existing residences, and none of the commercial buildings are occupied.

The citywide apartment vacancy rate is approximately 2.6%. City residents have suffered double-digit rent increases for several years running. This Project may be small, but streamlining the on-menu density bonus process to allow incremental increases in supply is part of the solution.

The Project Includes Five Very Low Income (VLI) Apartments

Under the Director's Determination approving Density Bonus and Affordable Housing Incentives dated September 30, 2016, the Project includes five (5) apartments deed-restricted to Very Low Income (VLI) residents – i.e., those making less than 50% of Area Median Income. The restricted units include a studio apartment, two (2) one-bedroom apartments, and two (2) two-bedroom apartments. The City Attorney has approved and the Los Angeles Housing Department has recorded an affordable housing covenant against the Property, which lasts for 55 years, ensuring that the Project provides its most tangible community benefit for generations to come.

The Project Was Approved and Vetted By Multiple City Departments

Mr. Nelson has paid the City approximately \$94,000 in required application fees, passed all site plan reviews, and participated in numerous plan check meetings with City Planning Staff, all with the express purpose of conforming to the City's requirements and proactively addressing concerns. The City issued a Demolition Permit for the Project and was only six clearances away from issuance of the final Building Permit. At no point in the two-year process did any private consultant or public official raise any issues regarding or relating to a potential historic status issue. Specific milestones include:

- City Planning issued a CEQA Categorical Exemption on July 25, 2016.
- City Planning issued a Director's Determination approving Density Bonus and Affordable Housing Incentives on September 30, 2016.

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- City Planning processed applications for pre-inspection and demolition in early October 2016 without raising the historic status issue.
- The Project passed a Demolition Pre-Inspection, with an express purpose of identifying potential historic status or other risks of demolition, on October 18, 2016.
- City Planning issued an “Irrevocable Offer to Dedicate” a 15’ x 15’ corner cut that runs underneath LA Burger.
- City Planning issued Demolition Permit No. 16019-10000-04571 on November 16, 2016.
- LAHD recorded a Rental Covenant Agreement against five Very Low Income (VLI) units on April 13, 2017, as Doc No. 20170409387 in the Official Records.

The Property is Environmentally Constrained and Only New Construction Can Remediate the Environmental Issues

Environmental Audit, Inc. prepared a “Soil and Groundwater Investigation” dated February 2, 2015, which makes two important findings regarding the environmental conditions at the Property: (1) the Property is located in a City Methane Zone and (2) residual Tetrachloroethylene (PCE) vapors are rising from the soil. The methane problem in the Wilshire-Fairfax District is well-documented; indeed, your office has taken the lead in calling for better inventory and control on these issues. The PCE vapors are not related to any activities on the Project site; instead, they appear to emanate from a former dry cleaner across the street, with PCE levels worsening deeper underground.

The Project has been designed to fully address these environmental issues for future occupants of the Property by incorporating above-ground parking and implementing dual-purpose Level II methane mitigation measures. The County of Los Angeles Fire Department - Health Hazardous Materials Division has concurred with these proposed environmental remediation measures. Specifically, according to the Fire Department, if the proposed venting vapor barriers are installed, not only will current methane codes be satisfied, but “the residual PCE vapors will not present a significant public health or environmental hazard.”

Failing to address these environmental issues could pose long term issues for anyone seeking to occupy any of the existing structures, including the LA Burger building.

Property Taxes Will Increase Substantially

The projected increase in property tax revenue attributable to all three parcels involved in the Project is approximately tenfold.

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The Project Enjoys Community Support

Mr. Nelson's team engaged the neighborhood in planning and decision-making early on. After meeting with the South Carthay Neighborhood Association and hearing their concerns, Mr. Nelson agreed to several Project modifications in August 2016. Design modifications which accommodated neighbors, and ultimately made a better Project, include repaving the alley, hedge screens, roof deck curfew, and changes to the garage to reduce car headlight glare.

The Project Has an Otherwise Ideal Development Location

Except for the 281 square feet of land covered by the LA Burger building, the Project location is otherwise ideal for fast-tracked and Council-supported development. Recent City Council initiatives implicated by the Project include Transit-Oriented Development (TOD) and channeling new residential projects to commercial-zoned land. The Project has multiple bus stops within 1,500 feet: including Pico WB & Crescent Heights NS in front, Pico EB & Hi Point NS to the East, and Pico EB & Crescent Heights NS to the West. It is also located on land zoned C-2 fronting a Class II Major Highway that has not been developed previously with residential uses, meaning no existing housing stock is threatened.

Mr. Nelson is a Small Business with Limited Ability to Survive Delays

Mr. Nelson is a small business owner with two full-time employees and one other building under construction, also in the Fifth Council District (25 units at Sepulveda & Sardis). The delay he is currently experiencing is not an anticipated entitlement hiccup underwritten in advance by a large developer, but rather a significant financial hardship for a sole proprietor who intentionally focuses on by-right development. The Project's land loan comes due June 30, 2017, and cannot be refinanced into a construction loan without a building permit. Mr. Nelson is at risk of losing the Project, and the vacant LA Burger building suffering the neglect of a foreclosure process, if a compromise cannot be reached.

LA Burger is a Small Business Hoping to Reoccupy the Project

The restaurant in the LA Burger building is owned and operated by Gustavo Munoz. Prior to learning of the potential historic status, Mr. Nelson had given Mr. Munoz notice to vacate, but engaged him in a long-term planning discussion about the future of the site and his business. Mr. Munoz is excited about occupying the ground floor 999 square feet of newly constructed custom restaurant space, on the exact same hard corner of Pico & Stearns where he has worked for over 20 years. Mr. Munoz looks forward to being a future amenity to the 48 families that will be located directly above him, and all parties involved expect even the new Project will still be known as the LA Burger Building, particularly in light of the proposal to incorporate any historically significant elements into the future Project.

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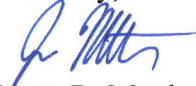
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Conclusion

Mr. Nelson has engaged Pam O'Connor and David Kaplan at Kaplan Chen Kaplan to provide a Historic Preservation Consultant Report, evaluate if some or all of the LA Burger building is historically significant, and recommend solutions that might allow the Project to go forward without material impairment to a historic resource. He has also consulted with Armet Davis Newlove Architects, who originally designed the LA Burger building in 1963 as an Orange Julius. Mr. Nelson is considering preservation alternatives such as incorporating the folded plate roof into the new building's first floor awning and keeping the original walk-up order window. We hope your office is willing to meet to discuss these alternatives and how we can proceed to a building permit as soon as an agreement is reached. In the midst of a full-blown housing affordability crisis coupled with a regulatory environment making larger projects increasingly difficult, by-right new housing construction with no loss of old housing is exactly the type of smart growth that should be encouraged.

Thank you for your time and attention to these important issues. We look forward to working collaboratively with your office to find a solution that brings much needed housing, including affordable housing, to the City, protects a local small business, and preserves any potentially significant historic resources into the new building.

Sincerely,



Jason B. Matthews

cc: Vincent P. Bertoni, Director of Planning
Etta M. Armstrong, Commission Executive Assistant
Shawn Bayliss, Director of Planning & Land Use, Fifth Council District
Faisal Alserri, Planning Deputy, Fifth Council District
Ken Bernstein, Principal Planner
Lambert Giessinger, Architect
Betty Dong, Department of City Planning, GIS Chief
Adrian Scott Fine, LA Conservancy