## WALKER'S CAFE

700 W. Paseo del Mar CHC-2021-10727-HCM ENV-2021-10728-CE

Agenda packet includes:

- 1. Final Determination Staff Recommendation Report
- 2. Commission/ Staff Site Inspection Photos—February 10, 2022
- 3. <u>Categorical Exemption</u>
- 4. Under Consideration Staff Recommendation Report
- 5. <u>Historic-Cultural Monument Application</u>

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

# Los Angeles Department of City Planning RECOMMENDATION REPORT

## **CULTURAL HERITAGE COMMISSION**

HEARING DATE:	March 17, 2022
TIME:	10:00 AM
PLACE:	Teleconference (see
	agenda for login
	information)

**EXPIRATION DATE:** The original expiration date of April 5, 2022 is tolled, and a revised date will be determined pursuant to *the Mayor's March 21*, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders.

The time to act on this item has been tolled for the duration of the local emergency period.

Please note that other State law provisions may also apply.

CASE NO.: CHC-2021-10727-HCM ENV-2021-10728-CE

Location: 700 W. Paseo del Mar Council District: 15 – Buscaino Community Plan Area: San Pedro Land Use Designation: Low II Residential Zoning: R1-1XL Area Planning Commission: Harbor Neighborhood Council: Coastal San Pedro Legal Description: Peck's Ocean View Tract, Block 7, Lot 15

 PROJECT:
 Historic-Cultural Monument Application for<br/>WALKER'S CAFE

 REQUEST:
 Declare the property an Historic-Cultural Monument

OWNER: Richard D. Brummett, Trustee Brummett Trust 4078 Marlette Avenue Yuba City, CA 95993

APPLICANT: Emma Rault P.O. Box 412 San Pedro, CA 90733

# **<u>RECOMMENDATION</u>** That the Cultural Heritage Commission:

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

CHC-2021-10727-HCM 700 W Paseo del Mar Page 2 of 5

VINCENT P. BERTONI, AICP Director of Planning

## [SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Principal City Planner Office of Historic Resources

## [SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect Office of Historic Resources

#### [SIGNED ORIGINAL IN FILE]

Jonathan Hagar, Student Professional Worker Office of Historic Resources

Attachments:

Commission/Staff Site Inspection Photos—February 10, 2022 Historic-Cultural Monument Application

#### [SIGNED ORIGINAL IN FILE]

Shannon Ryan, Senior City Planner Office of Historic Resources

# [SIGNED ORIGINAL IN FILE]

Melissa Jones, City Planning Associate Office of Historic Resources

#### **FINDINGS**

• Walker's Cafe "exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community" as the home of a long-standing restaurant that played an important part in the social life of San Pedro.

## <u>CRITERIA</u>

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon), building or structure of particular historic or cultural significance to the City of Los Angeles if it meets at least one of the following criteria:

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

# **SUMMARY**

Walker's Cafe is a one-story commercial building located on the northeast side of Paseo del Mar, across the street from Point Fermin Park in San Pedro. The subject property was constructed in 1935 in the Spanish Colonial Revival architectural style by contractor George G. Aitkenhead as a store and residence for local businessman Felicien Landier. From 1946 until October 2021, the subject property was occupied by Walker's Café.

The subject property was purchased by husband and wife Raymond J. Walker and Bessie Mae Petersen in 1946; previously called Cuddle Café, the business was rechristened Walker's Cafe, with an expanded dining room in what was previously an attached apartment. The couple operated the restaurant together until Walker's death in 1953, after which Petersen's sister, Christine Price, stepped in to assist. Bessie Petersen established herself as a fixture of community life in San Pedro in the following decades, known for providing meals to anyone regardless of their ability to pay. The business was frequented by a diverse clientele, including dockworkers, military personnel, and bikers. Petersen retired in 1994, and died two years later; her son, Richard Brummett, and his wife, Audrey Brummett, took over the business. The café has also appeared in several films, including *Chinatown* (1974), *Gods and Monsters* (1998), and *Inherent Vice* (2014).

Rectangular in plan, the subject property is of wood-frame construction with stucco cladding and has a flat roof with a partially recessed parapet topped with clay tiles. The primary, southwest-facing elevation is asymmetrical and features a large, fixed window with faux wooden shutters and a metal security screen at the western end, the main entrance consisting of a set of partially-glazed panel doors, and several multi-lite wood-framed fixed windows. A corrugated metal awning spans the width of the façade. There is a painted, corrugated metal sign affixed to the parapet

wall on the primary elevation that reads "Walker's Cafe", and a projecting neon wall sign at the southwestern end of the building that includes the words "open," "Walkers," "burgers," and "cold drinks." The southeast elevation features one fixed wood window that has been boarded up; the northwest elevation has no windows. Interior features include wood wainscoting and arched openings. At the rear of the subject property is an L-shaped shed building of wood-frame construction with corrugated metal cladding and a composition-clad cross-gabled roof.

The subject property has experienced a number of alterations, including changes to the storefront in 1938; the installation of a bathroom, dressing room, and window in 1946; installation of a range roof vent and blower fan in 1952; addition of a rear storage room and installation of an aluminum awning in 1953; removal of an exterior wall and the expansion of the dining area in 1954; and the repair of fire damage in 1991.

In 2012, SurveyLA, the citywide historic resources survey, identified the subject property as individually eligible for listing under the local Historic-Cultural Monument designation program as the long-time location of Walker's Burgers [Walker's Cafe], a restaurant in San Pedro in continuous operation at the subject property since 1946.

## DISCUSSION

Walker's Cafe meets one of the Historic-Cultural Monument criteria: it "exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community" as the home of a long-standing restaurant that played an important part in the social life of San Pedro.

Walker's Cafe operated continuously in San Pedro from 1946 to 2021 under the family of founders Raymond J. Walker and Bessie Mae Petersen; Petersen herself ran the business from its establishment until 1994, when poor health forced her to retire at the age of 82. Petersen was known for her generosity, providing meals to customers regardless of their ability to pay, and giving shelter and work to homeless customers. During its long history, the restaurant attracted a loyal and diverse clientele representing a broad cross-section of San Pedro, drawn to its food, inviting atmosphere, and proximity to Point Fermin Park. The property retains many of its original features, most notably the neon sign and interior arches. Despite its closure, the subject property continues to represent 75 years of Walker's Cafe's role as a local cultural institution and an important part of community life in San Pedro.

While the applicant also argues that the property "is associated with the lives of historic personages important to national, state, city, or local history" for its association with owner and operator Bessie Mae Petersen, staff do not find that Petersen rises to the level of an historic personage. Though a well-known and beloved figure in the San Pedro community, Petersen did not ultimately have a significant impact on local history.

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

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

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

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

Categorical Exemption ENV-2021-10728-CE was prepared on February 11, 2022.

# BACKGROUND

On December 23, 2021, the Director of Planning determined that the application for the proposed designation of the subject property as an Historic-Cultural Monument was complete. On January 20, 2022, the Cultural Heritage Commission voted to take the property under consideration. On February 10, 2022, a subcommittee of the Commission consisting of Commissioners Barron and Kanner conducted a site inspection of the property, accompanied by staff from the Office of Historic Resources. The original expiration date of April 5, 2022, is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders. The time to act on this item has been tolled for the duration of the local emergency period. Please note that other State law provisions may also apply.* 





Commission/Staff Site Inspection Photos—February 10, 2022 Page 1 of 5









Commission/Staff Site Inspection Photos—February 10, 2022 Page 3 of 5





Commission/Staff Site Inspection Photos—February 10, 2022 Page 4 of 5



COUNTY CLERK'S USE	CITY OF LOS A OFFICE OF THE C 200 NORTH SPRING STI LOS ANGELES, CALI CALIFORNIA ENVIRONME NOTICE OF E (PRC Section 21152; CEQA GU	ITY CLERK REET, ROOM 395 FORNIA 90012 NTAL QUALITY A XEMPTI	ON
pursuant to Public Resources Code 21167 (d), the posting of this notice	e Section 21152(b) and CEQA Guidel e starts a 35-day statute of limitations ed above, results in the statute of limi	ines Section 15062. on court challenges	D E. Imperial Highway, Norwalk, CA 90650, Pursuant to Public Resources Code Section s to reliance on an exemption for the project. ded to 180 days.
CHC-2021-10727-HCM			
LEAD CITY AGENCY City of Los Angeles (Depa	rtment of City Planning)		CASE NUMBER ENV-2021-10728-CE
PROJECT TITLE			COUNCIL DISTRICT
Walker's Cafe			15
PROJECT LOCATION (Street Ac 700 West Paseo del Mar, L	Idress and Cross Streets and/or Atta	ched Map)	Map attached.
PROJECT DESCRIPTION:	US Aligeles, CA 30731		Additional page(s) attached.
	as an Historic-Cultural Monument		
NAME OF APPLICANT / OWNER: <b>N/A</b>			
CONTACT PERSON (If different fr Melissa Jones	om Applicant/Owner above)	(AREA CODE) 1 213-847-367	TELEPHONE NUMBER   EXT. 9
EXEMPT STATUS: (Check all bo	xes, and include all exemptions, that	apply and provide r	relevant citations.)
	STATE CEQA STATUTE	& GUIDELINES	
	ON(S)		
Public Resources Code S			
CATEGORICAL EXEMP	TION(S) (State CEQA Guidelines S	Sec. 15301-15333 /	Class 1-Class 33)
CEQA Guideline Section	(s) / Class(es) <u>8 and 31</u>		
□ OTHER BASIS FOR EXE	EMPTION (E.g., CEQA Guidelines S	ection 15061(b)(3)	or (b)(4) or Section 15378(b) )
as authorized by state or local ordin the regulatory process involves pro- rehabilitation, restoration, preserva Standards for the Treatment of H protection of the environment by the and preserve the historic site.	of the State's Guidelines applies to we hance, to assure the maintenance, re ocedures for protection of the enviro ation, or reconstruction of historical re istoric Buildings." Designation of <b>Wa</b> be enactment of project review regula	estoration, enhancen nment." Class 31 a esources in a mann <b>alker's Cafe</b> as an tions based on the s	☐ Additional page(s) attached sts of "actions taken by regulatory agencies, nent, or protection of the environment where pplies "to maintenance, repair, stabilization, er consistent with the Secretary of Interior's Historic-Cultural Monument will assure the Secretary of Interior's Standards to maintain
□ The project is identified in one of		City of Los Angeles C	ion(s) apply to the Project. CEQA Guidelines as cited in the justification. ANNING DEPARTMENT STATING THAT
THE DEPARTMENT HAS FOUND	THE PROJECT TO BE EXEMPT. dentity of the person undertaking the		
CITY STAFF USE ONLY:		· ·	
CITY STAFF NAME AND SIGNAT		-11	STAFF TITLE
Melissa Jones	[SIGNED COPY IN F	'ILEJ	City Planning Associate
ENTITLEMENTS APPROVED N/A			
FEE: N/A	RECEIPT NO. N/A	REC'D. BY (DCP	DSC STAFF NAME)
DISTRIBUTION: County Clerk A			

DISTRIBUTION: County Clerk, Agency Record Rev. 3-27-2019

# Los Angeles Department of City Planning RECOMMENDATION REPORT

## CULTURAL HERITAGE COMMISSION

HEARING DATE:	January 20, 2022
TIME:	10:00 ÅM
PLACE:	Teleconference (see
	agenda for login
	information)

**EXPIRATION DATE:** The original 30-day expiration date of January 22, 2022, per Los Angeles Administrative Code Section 22.171.10(e)1 is tolled, and a revised date will be determined pursuant to the Mayor's March 21, 2020, Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders

The time to act on this item has been tolled for the duration of the local emergency period.

Please note that other State law provisions may also apply.

# PROJECT:Historic-Cultural Monument Application for<br/>WALKER'S CAFEREQUEST:Declare the property an Historic-Cultural MonumentOWNER:Richard D. Brummett, Trustee<br/>Brummett Trust<br/>4078 Marlette Avenue<br/>Yuba City, CA 95993APPLICANT:Emma Rault<br/>P.O. Box 412<br/>San Pedro, CA 90733

#### **<u>RECOMMENDATION</u>** That the Cultural Heritage Commission:

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

# CASE NO.: CHC-2021-10727-HCM ENV-2021-10728-CE

Location: 700 W. Paseo del Mar Council District: 15 – Buscaino Community Plan Area: San Pedro Land Use Designation: Low II Residential Zoning: R1-1XL Area Planning Commission: Harbor Neighborhood Council: Coastal San Pedro Legal Description: Peck's Ocean View Tract, Block 7, Lot 15 CHC-2021-10727-HCM 700 W Paseo del Mar Page 2 of 4

VINCENT P. BERTONI, AICP Director of Planning

# [SIGNED ORIGINAL IN FILE]

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Lambert M. Giessinger, Preservation Architect Office of Historic Resources

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Shannon Ryan, Senior City Planner Office of Historic Resources

# [SIGNED ORIGINAL IN FILE]

Melissa Jones, City Planning Associate Office of Historic Resources

Attachment:

Historic-Cultural Monument Application

#### **SUMMARY**

Walker's Café is a one-story commercial building located on the northeast side of Paseo del Mar and across the street from Point Fermin Park in San Pedro. The property was constructed in 1935 in the Spanish Colonial Revival architectural style by contractor George G. Aitkenhead as a store and residence for local businessman Felicien Landier. From 1946 until October 2021, the subject property was occupied by Walker's Café.

The subject property was purchased by husband and wife Raymond J. Walker and Bessie Mae Petersen in 1946; previously called Cuddle Café, the business was rechristened Walker's Café, with an expanded dining room in what was previously an attached apartment. The couple operated the restaurant together until Walker's death in 1953, after which Petersen's sister, Christine Price, stepped in to assist. Bessie Petersen established herself as a fixture of community life in San Pedro in the following decades, known for providing meals to anyone regardless of their ability to pay. The business was frequented by a diverse clientele, including dockworkers, military personnel, and bikers. Petersen retired in 1994, and died two years later; her son, Richard Brummett, and his wife, Audrey Brummett, took over the business. The café has also appeared in several films, including *Chinatown* (1974), *Gods and Monsters* (1998), and *Inherent Vice* (2014).

Rectangular in plan, the subject property is of wood-frame construction with stucco cladding and has a flat roof with a partially recessed parapet topped with clay tiles. The primary, southwest-facing elevation is asymmetrical and features a large, fixed window with faux wooden shutters and a metal security screen at the western end, the main entrance consisting of a set of partially-glazed panel doors, and several multi-lite wood-framed fixed windows. A corrugated metal awning spans the width of the façade. There is a painted, corrugated metal sign affixed to the parapet wall on the primary elevation that reads "Walker's Cafe", and a projecting neon wall sign at the southwestern end of the building that includes the words "open," "Walkers," "burgers," and "cold drinks." The southeast elevation features one fixed wood window that has been boarded up; the northwest elevation has no windows. Interior features include wood wainscoting and arched openings. At the rear of the subject property is an L-shaped shed building of wood-frame construction with corrugated metal cladding and a composition-clad cross-gabled roof.

The subject property has experienced a number of alterations, including changes to the storefront in 1938; the installation of a bathroom, dressing room, and window in 1946; installation of a range roof vent and blower fan in 1952; addition of a rear storage room and installation of an aluminum awning in 1953; removal of an exterior wall and the expansion of the dining area in 1954; and the repair of fire damage in 1991.

In 2012, SurveyLA, the citywide historic resources survey, identified the subject property as individually eligible for listing under the local Historic-Cultural Monument designation program as the long-time location of Walker's Burgers [Walker's Cafe], a restaurant in San Pedro in continuous operation at the subject property since 1946.

# **CRITERIA**

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon), building or structure of particular historic or cultural significance to the City of Los Angeles if it meets at least one of the following criteria:

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

# **FINDINGS**

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

# BACKGROUND

On December 23, 2021, the Director of Planning determined that the application for the proposed designation of the subject property as Historic-Cultural Monument was complete. The original 30day expiration date of January 22, 2022, per Los Angeles Administrative Code Section 22.171.10(e)1 is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020, Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020, Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders.* The time to act on this item has been tolled for the duration of the local emergency period. Please note that other State law provisions may also apply.

# HISTORIC-CULTURAL MONUMENT NOMINATION FORM



PROPERTY IDENTIFICATION			Vistari	1 name	1
Proposed Monument Name: 700 W. Paseo	del Mar		Current name of	property	[
Other Associated Names: Walker's Cafe					
Street Address: 700 W. Paseo del Mar		Zip	90731	Council Distric	t: 15
Range of Addresses on Property: 700		Cor	mmunity Name: San	Pedro	
Assessor Parcel Number: 7467029016	Tract: Peck's Ocean	View Tract	Block: 7	Lot:	15
Identification cont'd:					
Proposed Monument Property Type: • Building	Structure	Object	Site/Open Sp	pace	Natural Feature
Describe any additional resources located on the	property to be included in	the nomination,	here:		
Cafe building and projecting neon	blade sign				

#### 2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1935 • Factual Estim	ed Threatened? Other:	-
Architect/Designer: unknown	Contractor: George G. Aitkenhead	
Original Use: Commercial	Present Use: Commercial	
Is the Proposed Monument on its Original Site?	Yes No (explain in section 7) Unknown (explain	in section 7)

#### **3. STYLE & MATERIALS**

Architectural Style	Spanish Colonial Revival		Stories: 1	Plan Shape: Rectangular	-
FEATURE	PRIMARY			SECONDARY	
CONSTRUCTION	Type: Wood		Type: Select		
CLADDING	Material: Stucco, textured	-	Material: Select		
ROOF	Type: Flat	-	Type: Select		
NOOF	Material: Rolled asphalt	-	Material: Clay tile	, flat	-
WINDOWS	Type: Fixed	-	Type: Select		-
WINDOWS	Material: Wood	•	Material: Select		
ENTRY	Style: Centered	-	Style: Select		-
DOOR	Type: Double	-	Type: Paneled, g	glazed	-

# HISTORIC-CULTURAL MONUMENT NOMINATION FORM



#### 4. ALTERATION HISTORY

See attachment.	
	and write a brief description of any major alterations or additions. This section may also be completed on a oppies of permits in the nomination packet. Make sure to list any major alterations for which there are no packet. See attachment.

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

	Listed in the California Register of Historical Resources	
	Formally determined eligible for the National and/or California Reg	zisters
	Located in an Historic Preservation Overlay Zone (HPOZ)	Contributing feature Non-contributing feature
-	Determined eligible for national, state, or local landmark status by an historic resources survey(s)	Survey Name(s): SurveyLA

#### 6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

propose	ed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):
~	<ol> <li>Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community.</li> </ol>
~	2. Is associated with the lives of historic personages important to national, state, city, or local history.
	3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

# HISTORIC-CULTURAL MONUMENT NOMINATION FORM



Unknown

No

#### 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: Emma Rault		Company:			
Street Address: PO E	3ox 412	City: San Pe	dro	State	CA
Zip: 90733	Phone Number: 213 322 4973		Email: emmarault@gmail.com		

#### Property Owner

Is the owner in support of the nomination? Yes

Name: Richard D Brummett Trust		Company:	
Street Address: 40	78 Marlette Ave	City: Yuba City	State: CA
Zip: 95993	Phone Number: 530 673 3373	Email:	

#### Nomination Preparer/Applicant's Representative

Name: Emma Rault		Company:			
Street Address: PO	Box 412	City: San P	edro	State	CA
Zip: 90733	Phone Number: 213 322 4973	Phone Number: 213 322 4973 Ema			

# 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
- 2. 🖌 Written Statements A and B
- 3. 🗸 Bibliography
- Two Primary Photos of Exterior/Main Facade (8x10, the main photo of the proposed monument. Also email a digitial copy of the main photo to: planning.ohr@lacity.org)
- . Copies of Primary/Secondary Documentation
- Copies of Building Permits for Major Alterations (include first construction permits)
- 7. 🖌 Additional, Contemporary Photos
- Historical Photos
- 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.

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

Emma Kault

Name:

12/19/2021

Date:

Signature

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

Office of Historic Resources Department of City Planning 221 N. Figueroa St., Ste. 1350 Los Angeles, CA 90012

Phone: 213-874-3679 Website: preservation.lacity.org Applicant: Name: Emma Rault Street Address: PO Box 412 City: San Pedro State: CA Zip: 90733

Phone number: 213-322-4973 Email: emmarault@gmail.com

This application was prepared by Emma Rault with contributions from Sian Winship and input from Lori Balton, Kris Bunting, Kim Cooper, Dydia DeLyser, Kate Eggert, Fort MacArthur Museum (Stephen Nelson), Alan Hess, the Pacific Electric Railway Historical Society (Steve Crise), Paul Greenstein, Keith Nakata, the San Pedro Bay Historical Society (Mona Dallas Reddick and Doug Hansford), the San Pedro Heritage Museum (Angela Romero), Richard Schave, the Southern California Railway Museum (Darrell Calvillo), Donna Washington and Dr. Lorna Zukas.

# 7. WRITTEN STATEMENTS

# 7A. PROPOSED MONUMENT DESCRIPTION

The subject property is located at 700 W. Paseo del Mar<sup>1</sup> in Peck's Ocean View Tract in the San Pedro area of the City of Los Angeles. It consists of a rectangular-shaped lot of .145 acres in a residential neighborhood. Across the street to the south is Point Fermin Park with the Point Fermin Lighthouse.<sup>2</sup> Paseo del Mar terminates into the park five parcels to the east of the subject property.

To the north, the property is adjacent to an alley. To the east and west, it is adjacent to singlefamily residences. The property is comprised of one, one-story rectangular Spanish Colonial Revival-style commercial building located on the property line at the south and west corner of the parcel, and one, one-story, L-shaped garage building, stretching from the east and west property line at the rear of the parcel.

The main pedestrian entrance to the commercial building is located on the south or main façade on Paseo del Mar. The property has a single-car driveway at the southeastern corner of the parcel that is currently enclosed by non-original, wrought-iron fencing.

The subject property is a one-story, 763 square-foot, wood-frame and stucco constructed commercial building, rectangular in plan, with a rolled composition-clad, flat roof with a red clay tile-clad and recessed parapet. The asymmetrical, stucco-clad south/main façade features a pair of centered wood and glass, outswing entry doors.

To the east of the entrance doors are three wooden windows: a pair of two-by-three fixed paned wooden windows and a three-by-three fixed paned wooden window. To the west of the entrance doors are a pair of two two-by-three fixed paned wooden windows and a large, single fixed-pane wooden window with faux wooden shutters added in 1954.<sup>3</sup> A non-original tilt-up, metal security screen covers the single fixed-pane window.

A non-original shed-style, corrugated metal awning runs the length of the main façade, just above the windows at the recessed parapet. A sign, made of corrugated metal, reads "Walker's Café" and is surface-mounted on the parapet wall.

Concrete sidewalk paving exists between the curb and the building. It contains no landscaping.

The stucco-clad west façade contains no windows. A building-mounted horizontal neon blade

<sup>&</sup>lt;sup>1</sup> The address is formerly known as 4349 Pacific Avenue (Sanborn Fire Insurance Map of Los Angeles, 1867–1970, Vol. 19 [1921], Sheet 1984). The street appears to have been renamed to Paseo del Mar in 1925 (as per references in the *San Pedro News–Pilot* and the *San Pedro Daily News*). The building permit for the subject property requests a numbering change from 730 to 700 W. Paseo del Mar (City of Los Angeles, Department of Building and Safety, Building Permit #12608, dated 23 July 1935).

<sup>&</sup>lt;sup>2</sup> The Point Fermin Light Station was added to the National Register of Historic Places and the California Register of Historical Resources in 1972, and was designated a Los Angeles Historic-Cultural Monument on September 29, 2021 (HCM No. 1237).

<sup>&</sup>lt;sup>3</sup> City of Los Angeles, Department of Building and Safety, Building Permit #08999, dated 28 July 1954.

sign is mounted at the southwest corner of the building. From the west façade, it reads "Walkers" in cursive script, with "BURGERS" directly beneath it, and "COLD" and "DRINKS" directly beneath that. "Walkers" is flanked by a neon arrow at the top right corner of the sign that points to the café below, and an arrow on the left.<sup>4</sup> A rectangular bulb sign added to the top of the original neon sign reads "OPEN." The sign is one-directional only, to be read while traveling east on Paseo del Mar.

The stucco-clad east façade contains a single one-over-one fixed-paned wooden window that has been boarded up. An L-shaped pole light is affixed to the east façade that illuminates a wrought-iron metal driveway fence and storage area.

The rear façade of the one-story commercial building is not visible from the public right of way.

The interior of the subject property features an arched counter/kitchen area, an arched window to the right of the counter, linoleum/vinyl asbestos tile floors, and original wooden wainscoting.

At the rear of the property, visible only from the alley running along the north end of the parcel is a one-story, L-shaped, wood frame and corrugated iron clad garage building with a composition-clad cross-gabled roof.

Only the north façade of the garage building is visible from the public right of way (an alley at the rear of the parcel). A series of four wooden doors are visible at the west end of the north façade, along with one salvaged residential door at the eastern end of the façade. Concrete and asphalt paving connects the building with the alley. A large metal, industrial-grade light fixture is affixed beneath the peak of the gabled roof.

Physical inspection of 700 W. Paseo del Mar was confined to observation from the public right of way and photographs available online. The commercial building has been closed to the public since late October 2021. Information on the garage building is also challenged by the inability to physically inspect the property.

# **Character-Defining Features**

- Low, one-story horizontal massing
- Stucco cladding
- Stucco parapet, with flat rolled composition roof and Spanish clay tile detailing
- Double wood and glass outswing entry doors
- Arched openings on the interior
- Linoleum or vinyl asbestos tile flooring
- Building-mounted horizontal neon blade sign

<sup>&</sup>lt;sup>4</sup> Original colors of the neon are unknown, as the sign is currently inoperable. Animation or sequencing of the sign is also currently unknown.

# **Building Chronology/Alteration History**

The construction chronology of 700 W. Paseo del Mar is complicated by a lack of documentation. Aerial photographs, Sanborn Fire Insurance Maps and historic events have been used to supplement existing permits and describe what may have been unpermitted alterations.

Before 1917	Construction of grocery store at 4349 Pacific Ave as evidenced by historic photographs. <sup>5</sup>
10/26/1928	Construction of garage in rear of lot, based on building permit #30005.
Between 1926 and 1929	Addition to south façade of grocery store to sidewalk as shown in aerial photograph(s).
1929–1940	Natural landslide one block east of subject property <sup>6</sup>
1933	Long Beach earthquake
7/23/1935	Construction of 14' x 34' building as a "store and residence," based on building permit #12608.
5/6/1938	Changes to storefront (unspecified). Building permit #13254.
4/10/1946	Installation of WC and lavatory; moving existing lavatory 3" from present location to provide space for partition; construction of dressing room to comply with state ordinance; plastering of all partitions and patchwork; installation of window. Building permit #85455.
10/9/1952	Installation of range vent through roof and installation of blower fan. Building permit #04120.
7/6/1953	Addition of storage room with wood exterior walls and cement floor at rear of building. Building permit #06210.
8/7/1953	Installation of aluminum awning. Building permit #06445.
7/28/1954	Removal of one exterior wall and interior wall by providing post and beam; addition of 3' x 15' space to dining room. Building permit #08999.

<sup>&</sup>lt;sup>5</sup> No building permits are on record for the grocery store. It may be that the original building permit for the store got lost with the annexation of San Pedro into Los Angeles in 1909. <sup>6</sup> The land is still moving today, though at a much slower rate.

# 1/7/1991Repair of stud wall portion of roof sheeting; replacement of<br/>skylight; electric repair; fire repair. Building permit #05126.

The site originally housed a grocery store/soda fountain opened around 1917. In a 1919 aerial photograph (Figure 44), you can clearly see the word "GROCERIES" on the east wall of the building, as well as the stepped parapet roofline on the east and west walls that is also visible in the historical photograph in Figure 48. The shape of the building and its position on the parcel are the same as in the 1921 Sanborn Fire Insurance map (Figure 46); the 1920s photograph in Figure 47 also clearly shows that the building is set back from the sidewalk.

Sometime between 1921 and 1926 there was an addition to the south façade that pushed the building envelope out to the sidewalk, and partially obscured the front façade. This addition is visible in the 1926 and 1929 aerials in Figures 49 and 50. The historical photograph in Figure 47 shows that the building had three arches supported by columns. This old façade was engulfed by the new façade, becoming part of the interior of the building.

The historical record affords no precise documentation of the changes the building endured during the early 1930s. A 1935 building permit (#12608) indicates that a 14' x 34' building was erected on the site. The footprint of this building is substantially smaller than that of the pre-1917 grocery store (see the Sanborn Map in Figure 57 compared with the one in Figure 46 and aerial photographs Figures 44, 49 and 50). What led the owners to reduce the size of the building is unknown; however, the nearby landslide of 1929 (with continual movement for the next decade) and/or damage from the 1933 Long Beach earthquake may explain this phenomenon. Many buildings in Long Beach suffered significant damage in the 6.4 magnitude quake. No demolition permit exists to suggest that the building was officially demolished.

Based upon historic photographs and existing conditions, it appears that the front façade of the grocery store was partially incorporated into the 1935 construction activity. The archway above the bar is from the original exterior façade of the grocery store (see comparison photographs in Figure 51).<sup>7</sup> Additional, unspecified alterations to the storefront were made in 1938 (#13254).

Between 1946 and 1954, the subject property was converted into a fully-fledged café with the installation of a WC and lavatory, a dressing room and a window, along with the plastering of all partitions and patchwork (1946, building permit #85455); the installation of a range vent and blower fan (1952, permit #04120); and a storage room at the rear and an aluminum awning in 1953 (building permits #06210 and #06445). In 1954 an interior wall was removed and the eastern façade was extended forward flush with the sidewalk, adding 3' x 15' to the dining room

<sup>&</sup>lt;sup>7</sup> Sian Winship, email to author, 12 December 2021: "Now that I've seen the two historic photos, it is evident that the broad interior arch is the original exterior facade of the grocery store (see attached photo). It is a strange, flattened arch. Kind of unusual. The additions pushed out and reclaimed several feet of the property between the grocery store and the sidewalk. Note in the trolley car photo how much wider the sidewalk was then vs. now."

(building permit #08999; see drawing on page 104).<sup>8</sup> The small booth to the right of the bar visible in Figure 30 also appears to be an addition, but no permits or other records of this change are extant.

# <u>Neon Sign</u>

The information in this section was graciously provided by Dydia DeLyser and Paul Greenstein. Dydia DeLyser is an Associate Professor of Geography at California State University, Fullerton. An expert on the history of neon signage, she serves on the board of the Museum of Neon Art. Paul Greenstein has been designing, fabricating, installing and restoring neon signs in Los Angeles for over forty years. They are the authors of the book *Neon: A Light History* (San Francisco, Giant Orange Press, 2021).

The way the neon is currently wired is more recent, with small holes for the wires to pass through. This is a mark of poor workmanship that typically happened from the 1960s onwards. However, looking closely, repair marks from where larger holes used to be can still be seen, for example between the B and U (see Figure 65). These larger holes were used for glass insulators called PK housings that connected the neon and the high-tension gas tube oil (GTO) wire located behind the sign. The craftsmanship of these repairs reveals that this is original signage dating back to 1946, when the subject property became Walker's Café.

It also reveals that the sign appears to have been repurposed, since the position of the larger holes bears no relation to the current lettering. At the time it was not uncommon for neon signs to be leased and used by different establishments over time. The fact that the sign is one-sided and the presence of the original arrow on the left also suggest this is a reused sign. It was likely mounted on the front of a building, with the arrow pointing toward the entrance. This adds another layer of archeological significance, making the sign a palimpsest of its various lives.

At the beginning of its current life, the neon had PK housings and used large holes. Later that was changed, when the channels around the words were added (likely sometime in the 1980s; they are first seen in a 1994 photograph), along with the plexiglass covering the tubing. It appears that when the channels were put on, the original insulated PK housings were covered and they made new glass with double-back tubing. Holes were drilled into the sign's face and GTO wire was fed through the holes to the transformer instead of being attached through the original PK housings. This was a common thing to do, as it meant the installer did not need to adhere to precise measurements (i.e. use a paper pattern) for the glass tubing to fit into the insulator.

The arrow on the right is a later addition. (A 1977 photograph of owner Bessie Mae Petersen in front of Walker's Café shows the sign without the arrow; see Figure 59.) The rectangular

<sup>&</sup>lt;sup>8</sup> They "knocked down a partition, expanding the eating area into a room where [the previous proprietor] had lived" and "the front [was] extended forward flush with the sidewalk." (Lanny Williams, "Pt. Fermin cafe has down-home food and atmosphere," *San Pedro News–Pilot*, May 6 1977; Walker's Café, San Pedro, CA, menu, n.d. Accessed via <u>https://foursquare.com/v/walkers-</u> cafe/4b6f4a51f964a52086e92ce3?openPhotoId=524dc9af11d24c19b7220954 on 21 November 2021.)

"OPEN" sign is believed to be a later addition as well.<sup>9</sup>

# **Integrity of Property**

700 W. Paseo del Mar property retains a high degree of integrity. For a property to be eligible for designation, it needs to retain integrity of Location, Design, Setting, Materials, Workmanship, Feeling, and Association.<sup>10</sup> The subject property fulfills all of these criteria.

# 1. Location

The building at 700 W. Paseo del Mar remains in its original location. Therefore it retains integrity of location.

# 2. Design

700 W. Paseo del Mar's design reflects its historic functions as a commercial grocery store and café. The 1917 building was an early example of a vernacular, pared-back Spanish Colonial Revival-style design. Over time, additions (and possibly natural disasters) contributed to its evolution as a vernacular commercial building. Elements of its original Spanish Colonial Revival-style design, including an original archway, are still visible on the interior. 700 W. Paseo del Mar exemplifies the vernacular restaurants of its time that played a significant role in LA's social and commercial history. The original neon sign is an important feature of its design. The interior is a perfect time capsule of a 1940s café, and there have been no significant changes to the exterior since the early days of its life as Walker's Café. Therefore, 700 W. Paseo del Mar retains sufficient elements of its original design to convey its evolution over time and its historic significance.

# 3. Setting

700 W. Paseo del Mar sits at the heart of the Point Fermin neighborhood of San Pedro with several other nearby historic sites in its immediate vicinity (see the map in Figure 1): Point Fermin Park, Point Fermin Lighthouse, Battery Osgood-Farley,<sup>11</sup> and the "Sunken City" landslide area.

700 W. Paseo del Mar has been closely associated with the Point Fermin area for over 80 years. It was one of the first restaurants to serve the area, and is the only one to have remained operational for over 80 years. Therefore, 700 W. Paseo del Mar retains integrity of location.

# 4. Materials

700 W. Paseo del Mar retains elements from both its original pared-back Spanish Colonial Revival design and its evolution as a commercial vernacular building. Spanish clay tile detailing

<sup>&</sup>lt;sup>9</sup> Dydia DeLyser and Paul Greenstein, emails to author, 14–18 December 2021.

<sup>&</sup>lt;sup>10</sup> SurveyLA, Los Angeles Citywide Historic Context Statement. Context: Commercial Development/Neighborhood Commercial Development, p. 112; SurveyLA, Los Angeles Citywide Historic Context Statement. Context: Commercial Development/Commercial Identity, p. 7.

<sup>&</sup>lt;sup>11</sup> Together, Point Fermin Light Station (HCM No. 1237) and Battery Osgood-Farley (HMC No. 515) form the NRHP Point Fermin Historic District.

on the exterior and stucco cladding (both on the exterior and on the archway that now forms part of the interior) are consistent with the original building—and may be original historic fabric.<sup>12</sup>

700 W. Paseo del Mar retains a significant amount of its historic materials from its conversion into a commercial café. On the exterior, it retains its wood-frame windows, wooden doors, and stucco cladding. It also retains its neon sign. On the interior, it retains the original counter area, linoleum/vinyl asbestos tile flooring and wooden wainscoting, as well as the original hand-lettered menu board above the bar, chromium stools and four-door icebox. Therefore, despite some alterations, 700 W. Paseo del Mar, retains sufficient integrity of materials to convey its historic significance.

# 5. Workmanship

Like many commercial vernacular buildings, 700 W. Paseo del Mar was not associated with a significant architect or the subject of fine craftsmanship beyond that supplied by a standard contractor. Although 700 W. Paseo del Mar has undergone several additions over the years, it retains sufficient integrity of workmanship to convey its historic significance.

# 6. Feeling

As a high-integrity 1940s restaurant that has been a living, breathing part of the community for many decades, Walker's Café is on a par with other historic restaurants such as Cole's (LA HCM No. 104) and The Original Pantry Cafe (LA HCM No. 255) in downtown Los Angeles, Tom Bergin's (LA HCM No. 1182) in Wilshire, and Rod's Grill in Arcadia—places that transport present-day patrons to a different time and narrate the story of the earliest days of the city's development and restaurant culture. As a result, 700 W. Paseo del Mar retains sufficient integrity of feeling to convey its historic significance.

# 7. Association

The building's association with the Landier family harks back to the early development of Point Fermin specifically, and San Pedro/Los Angeles more broadly. The building's association with Raymond J. Walker and Bessie Mae Petersen ties into the area's military and blue-collar history as well as patterns of westward migration in the first half of the century, and evokes the story of the postwar development and commercial boom in Los Angeles. Bessie Mae Petersen's role in the San Pedro community over decades further heightens the significance of the subject property. Therefore, 700 W. Paseo del Mar retains sufficient integrity of association to convey its historic significance.

# **Historical Analysis**

In 2012, SurveyLA found Walker's Café eligible for local designation as an individual resource under Criterion A/1/1/1.

<sup>&</sup>lt;sup>12</sup> Entry of the building was not permitted for this application.

# **7B. STATEMENT OF SIGNIFICANCE**

# Periods of significance c.1917–1937, 1946–1994

The first period of significance for 700 W. Paseo del Mar is c. 1917–1937, reflecting its original construction as one of the earliest commercial grocery stores in San Pedro, through its evolution into a café and its sale in 1937 by its original owners.

The second period of significance is 1946–1994, reflecting the year of purchase by Bessie Mae Petersen and Raymond J. Walker after World War II, through Bessie's retirement nearly 50 years later in 1994.

As described in Section 7A, 700 W. Paseo del Mar consists of a commercial café structure on the south property line, and a garage/storage shed adjacent to the north property line. For purposes of this application, the garage/storage shed structure is a non-contributor and the following statements of significance apply directly to the commercial café.

700 W. Paseo del Mar is significant under **Criterion 1** for its association with the social, cultural and commercial history of San Pedro and Los Angeles as a whole. The building and signage at 700 W. Paseo del Mar represent multiple layers of historical and cultural significance, including early commercial development in the Point Fermin neighborhood, patterns of settlement and movement in San Pedro/Los Angeles in the first half of the 20<sup>th</sup> century, and the social fabric and commercial development of San Pedro/Los Angeles in the post-war period.

The subject property is a rare, extant example of early neighborhood commercial development in San Pedro (early grocery store and vernacular café), associated with overlapping transportation histories of Los Angeles (jitneys vs. streetcars, motorcycles), the longest continually operating café in San Pedro, and enshrined in the popular imagination as a location in the iconic Los Angeles film, *Chinatown*.

The property is also significant under **Criterion 2**, as it is associated with the lives of historic personages important to city and local history. Felicien Landier (1879–1951) contributed to San Pedro development through his role in the development of local bus transit. Owner Bessie Mae Petersen (1912–1996)<sup>13</sup> owned and operated Walker's Café for nearly fifty years, and remains an iconic figure in San Pedro.

The subject property meets the registration requirements outlined for:

- SurveyLA's Citywide Historic Context Statement: Commercial Development, 1859– 1980: Commercial Identity (1920–1980), Neighborhood Commercial Development, 1880–1980 (Subtheme: Restaurants, 1880–1980) and Commercial Signs, 1906–1980 (Subtheme: Projecting Blade Signs, 1906–1980)
- SurveyLA's *Citywide Historic Context Statement: Entertainment Industry, 1908–1980:* Filming Locations Associated with the Motion Picture and Television Broadcasting Industries, 1908–1980

<sup>&</sup>lt;sup>13</sup> After Raymond J. Walker's death she remarried Pete Petersen.

# **Historic Context**

The following provides contextual information essential to understanding the significance of 700 W. Paseo del Mar. It includes a brief development history of San Pedro, Point Fermin, the arrival of the streetcar, the Landier family, the landslide that created Sunken City, Bessie Mae Petersen, the social significance of Walker's Café, its place in biker culture, and its place in the popular imagination.

# Historical Background of San Pedro

Located approximately 20 miles south of downtown Los Angeles on the Palos Verdes Peninsula, San Pedro's contours along the east and south are defined by the coastline and harbor. It is the last exit off the Harbor Freeway and the southernmost community in LA. Its topography, geographic isolation and socio-economic history make it unique within the Los Angeles area and Southern California as a whole, in that it is a "neighborhood city" with multi-generational stability, ethnic communities that have remained relatively unchanged since the area's early development, strong working-class solidarity and a fierce pride in heritage and history.<sup>14</sup>

Two events were key in shaping San Pedro's early development: the 1888 establishment of a federal military reservation near the harbor, and the selection of San Pedro in the late 1890s as the site of the official port for the City of Los Angeles. San Pedro was incorporated as a city in 1888 and consolidated with the City of Los Angeles in 1909, following the official completion of the port.<sup>15</sup> The employment opportunities offered by the fishing and canning industries as well as port and military activities drew a range of different immigrant communities to San Pedro in the first half of the 20<sup>th</sup> century, including, in particular, many Italian, Yugoslavian, Serb-Croatian, Scandinavian, Greek and Japanese immigrants and seasonal workers. The post-World War II period brought an influx of new residents from Latin America.<sup>16</sup>

The 1888 military reservation, which included the Mexican-era reservation, 500 Varas Square (the "Middle Reservation"), was renamed Fort MacArthur in 1914. Starting in World War I, the military presence in the area increased to include a satellite of Fort MacArthur near Paseo del Mar (called the "Upper Reservation") and the LA-43L NIKE Missile Site at White Point.<sup>1718</sup> (Nowadays, Fort MacArthur is part of the Los Angeles Air Force Base.)

Prior to 1940, San Pedro was also known as a Navy town. Between 1919 and 1940, it was the home of the US Navy's Battle Force. Sixteen battleships were homeported there at various

<sup>&</sup>lt;sup>14</sup> SurveyLA, *Historic Resources Survey Report – San Pedro Community Plan Area*, pp. 5; "Mapping L.A. > The Harbor > San Pedro," *Los Angeles Times*, <u>http://maps.latimes.com/neighborhoods/neighborhood/san-pedro/</u> (Accessed 10 December 2021); Mary McNamara, "Small Town, and Proud of It," *Los Angeles Times*, 4 July 2001.

<sup>&</sup>lt;sup>15</sup> SurveyLA, Historic Resources Survey Report – San Pedro Community Plan Area, p. 6.

<sup>&</sup>lt;sup>16</sup> Ibid., p. 8.

<sup>&</sup>lt;sup>17</sup> Ibid., p. 6.

<sup>&</sup>lt;sup>18</sup> The "Middle Reservation" is on the National Register of Historic Places, as are Battery Barlow-Saxton and Battery Osgood-Farley.

periods, including all of the battleships that fought in Pearl Harbor.<sup>19</sup> In 1934, a total of 31,286 Navy personnel manned the ships in the San Pedro Bay.<sup>20</sup> In the 1930s, 6<sup>th</sup> Street was full of Navy white hats, and the bars and hotels on Beacon Street were popular among sailors on shore leave.<sup>21</sup> San Pedro's Naval presence moved to Terminal Island during World War II and remained in use until 1997.<sup>22</sup>

During World War II, the port was one of the main employers for the Los Angeles area, with shipyards producing vessels for the war effort, resulting in an increase in the population of San Pedro during and immediately after the war. Postwar residential expansion was accompanied by new infrastructure and commercial buildings. The population continued to grow in the 1950s, partly as a result of the increased importance of Fort MacArthur during the Cold War.<sup>23</sup>

Since its earliest days, San Pedro has been shaped by its relationship to the port. Today it remains a predominantly working-class community with a strong union culture.<sup>24</sup> This continuity is a major factor in the community's social cohesion. A sense of shared history is consistently defined as a key element of San Pedro's identity.<sup>25</sup>

Despite its reputation as a "city of industry," San Pedro has been characterized from the outset by an impressive number of municipal parks. Much of this parkland was donated by leading city philanthropist and developer George Huntington Peck, Jr. The subject property faces onto one of Peck's parks, Point Fermin Park, which he sold to the City of Los Angeles in 1923.<sup>26</sup>

# **Historical Background of Point Fermin**

# Development of Point Fermin as a Seaside Destination and Streetcar Suburb

Point Fermin is a rocky, windswept promontory on the tip of the San Pedro Peninsula, at the southernmost point of Los Angeles, west of the entrance to the Port of Los Angeles. The story of Point Fermin begins with the construction of the Point Fermin Lighthouse in 1874. The Victorian, Stick-style building complex was designed by US Lighthouse Board draftsman Paul J. Pelz and comprised a lighthouse and several ancillary buildings. It is the first lighthouse in the Los Angeles area, one of the first projects of the federal government in the region and one of the

<sup>22</sup> Naval History and Heritage Command, "The Navy at San Pedro," 24 August 2021, <u>https://www.history.navy.mil/browse-by-</u>

<sup>24</sup> Ben Bergman, "Dispatch from a union town: How the ILWU created 'the American dream' in San Pedro," *KPCC*, 20 February 2015,

https://archive.kpcc.org/news/2015/02/20/49950/dispatch-from-a-union-town-how-the-ilwu-created-th/. Accessed 11 December 2021.

<sup>&</sup>lt;sup>19</sup> Naval History and Heritage Command, "Ships Present at Pearl Harbor," 13 November 2020, <u>https://www.history.navy.mil/research/library/online-reading-room/title-list-alphabetically/s/ships-present-at-pearl-harbor.html</u>. Accessed 10 December 2021.

<sup>&</sup>lt;sup>20</sup> Naval History and Heritage Command, "The Navy at San Pedro," 24 August 2021, <u>https://www.history.navy.mil/browse-by-topic/organization-and-administration/historic-bases/san-pedro.html</u>. Accessed 10 December 2021.

<sup>&</sup>lt;sup>21</sup> Personal recollections of Bill Campbell in the "San Pedro Memories" Facebook group, 2 August 2021. Bill Campbell is a 91-year-old San Pedro native and retired Navy veteran who frequently shares memoir fragments on Facebook.

topic/organization-and-administration/historic-bases/san-pedro.html. Accessed 10 December 2021. <sup>23</sup> SurveyLA, *Historic Resources Survey Report – San Pedro Community Plan Area*, p. 8.

<sup>&</sup>lt;sup>25</sup> Kathleen L. McGinn, "History, Structure and Practices: San Pedro Longshoremen in the Face of Change." In Jane E. Dutton and Belle Rose Ragins (eds.), *Exploring Positive Relationships at Work: Building a Theoretical and Research Foundation*. Psychology Press, Hove, East Sussex, UK/New York, NY, 2009.

<sup>&</sup>lt;sup>26</sup> SurveyLA, *Historic Resources Survey Report – San Pedro Community Plan Area*, p. 7.

oldest extant buildings in San Pedro.<sup>27</sup>

Point Fermin remained a desolate, barren place until the early 20<sup>th</sup> century, when developer George Huntington Peck, Jr., a railroad conductor for the Southern Pacific who decided to settle in San Pedro in 1886 and began buying up large amounts of real estate,<sup>28</sup> dedicated land adjoining the lighthouse property to create Point Fermin Park in order to enhance his nearby Peck's Ocean View subdivision. Initially known as Peck's Park, it was the place from which he conducted sales of his nearby properties.<sup>29</sup> Peck planted trees and built a pavilion at the western end of the park (demolished in 1925) that hosted Sunday dances and roller skating and boxing events.<sup>30</sup> In 1913 a bathhouse opened, with stairways leading down to the beach below.<sup>3132</sup>

Before long, the area was seeing a growing stream of visitors;<sup>33</sup> by 1926 "thousands of persons" were flocking to Point Fermin Park every Sunday.<sup>34</sup> Three years earlier, the City of LA had purchased the 9 acres of parkland from Peck. In subsequent years it was expanded to total around 27 acres<sup>35</sup> and took on its present form, with tree-shaded lawns, a picnic area, a bandstand, sheltered pergolas and a promenade along the edge of the palisade.<sup>36</sup> Of the various cafes and restaurants that sprouted up at Point Fermin during this early period, Walker's is the only one to survive.<sup>37</sup>

Following the attack on Pearl Harbor, the Point Fermin lighthouse was blacked out and converted by the Navy into a radar station for Naval communications and surface searching.<sup>38</sup> The nearby Battery Osgood-Farley, about one-half mile inland from the point on the Upper Reservation of Fort MacArthur, was used as a radio station and fire control switchboard room.<sup>39</sup> In July 2021, the National Register of Historic Places recognized Point Fermin's role in the defense of the American coastline by combining these sites into the Point Fermin Historic District.<sup>40</sup>

<sup>31</sup> "The Point Fermin bath house is now open every day..." San Pedro News-Pilot, 2 August 1913.

<sup>&</sup>lt;sup>27</sup> National Register of Historic Places Registration Form, Point Fermin Historic District,

https://ohp.parks.ca.gov/pages/1067/files/01 Point%20Fermin%20Historic%20District%20Dational%20Register%20Nomination%20Form.pdf. Accessed 26 November 2021. <sup>28</sup> Sam Gnerre, "George Peck's Tale of Two Cities," *South Bay History*, 21 July 2009, <u>http://blogs.dailybreeze.com/history/2009/07/21/george-</u>

pecks-tale-of-two-cities/. Accessed 26 November 2021. <sup>29</sup> Joe McKinzie, *San Pedro (Images of America)*. Charleston, SC, Arcadia Press, 2005, p. 102.

<sup>&</sup>lt;sup>30</sup> Ibid., pp. 94 and 102.

<sup>&</sup>lt;sup>32</sup> Joe McKinzie, San Pedro Bay (Images of America). Charleston, SC, Arcadia Press, 2007, p. 14. 33 "Just Mentioning It," San Pedro News-Pilot, 20 May 1924.

<sup>&</sup>lt;sup>34</sup> "Seek Tenders on Two Areas To Be Filled – Playgrounds Body Plan to Complete Jobs by Summer," San Pedro News-Pilot, 19 November 1926.

<sup>&</sup>lt;sup>35</sup> "Griffith Outlines History of Local Point Firmin Park," San Pedro News-Pilot, 24 May 1926.

<sup>&</sup>lt;sup>36</sup> Slobodan Dimitrov, "Point Fermin park picnic area, San Pedro," 2001, Calisphere,

https://calisphere.org/item/edbd465f88833573bd70cd15768022ec/. Accessed 12 December 2021.

<sup>&</sup>lt;sup>37</sup> Now-gone establishments include the Cliff House Café, the Ocean Pier Café, Arcadian Gardens and Point Firmin Park Café. The Point Firmin Park Café building is still extant and houses the offices of the American Cetacean Society.

<sup>&</sup>lt;sup>38</sup> "Lighthouse History." Point Fermin Lighthouse, <u>http://www.pointferminlighthouse.org/history.html</u>. Accessed 21 November 2021 and Stephen Nelson (Director of Fort MacArthur Museum), email to author, 20 November 2021.

<sup>&</sup>lt;sup>39</sup> "Battery Osgood-Farley," Fort MacArthur Museum: Battery Osgood-Farley Historic Site, http://www.ftmac.org/osgood-farley.htm. Accessed on 18 December 2021.

<sup>&</sup>lt;sup>40</sup> National Register of Historic Places Registration Form, Point Fermin Historic District,

https://ohp.parks.ca.gov/pages/1067/files/01 Point%20Fermin%20Historic%20District%20National%20Register%20Nomination%20Form.pdf; "Weekly List of Actions Taken on Properties: 7/16/2021 through 7/23/2021," National Park Service,

https://www.nps.gov/subjects/nationalregister/weekly-list-2021-07-23.htm. Accessed 26 November 2021.

# **Development of the Streetcar**

The Pacific Electric Railway Company built to San Pedro from LA in 1905 through its subsidiary, the Los Angeles Inter-Urban Railway Company (LAIU). (A competing railway line from Los Angeles to San Pedro via Gardena built by the California Pacific Railway Company had opened two years earlier.) Initially, there were three local Pacific Electric trolley lines in San Pedro, one of which ran from 6<sup>th</sup> & Palos Verdes St via 6<sup>th</sup> St down Pacific Avenue to the corner of Pacific & 14<sup>th</sup>.

In 1907, Peck paid for this line to be extended all the way down Pacific Ave to Point Fermin, thus connecting the area with the harbor and business district and making it readily accessible to the public.<sup>41</sup> (At the time, Pacific Avenue was only paved up to 26<sup>th</sup> Street—south of that it was a dirt road.<sup>42</sup>) A 1908 Pacific Electric ad encourages weekend "trolley trippers" to check out Point Fermin, "the only cliff resort on the Southern coast."<sup>43</sup> The line ran until 1 October 1934.<sup>44</sup>

The arrival of the trolley line not only brought visitors—it also facilitated early development of southern San Pedro, transforming what had been a rural outpost into a more developed streetcar suburb. The 1910s saw a growing interest in real estate in the Point Fermin area.<sup>45</sup> Its new residents, in turn, lobbied for amenities, resulting in the arrival of water, gas and sewage systems,<sup>46</sup> fire hydrants,<sup>47</sup> paved roads<sup>48</sup> and mail delivery.<sup>49</sup> By 1924, "the entire Point Firmin section [was] dotted with fine homes, flats and apartments."<sup>50</sup>

# <u>Historical Background on Felicien Landier and the Grocery Store at 4349 Pacific</u> <u>Avenue/700 Paseo del Mar</u>

The story of 700 W. Paseo del Mar begins in the earliest days of the development of Point Fermin.

The Landier family—Felicien Alexander Landier, Alice Landier (née Delormel<sup>51</sup>) and their four children<sup>52</sup>—settled in San Pedro in 1915 after arriving in Los Angeles from New Orleans six

<sup>42</sup> "Street Improvement Is San Pedro's Best Asset," San Pedro News-Pilot, 31 August 1914.

<sup>45</sup> The San Pedro Daily News mentions real estate at Point Fermin being "unusually active" ("Notes From Point Fermin," 25 September 1911), "a revival of interest in property in this section" ("People Flock to Point Firmin," 1 March 1915), "[h]ome-making in the Point Firmin district is looking up" ("Dwellings at Point Firmin Are Projected," 19 June 1916), and a "demand for homes (...) being felt (...) nowhere with more force than in the Point Firmin section" ("Demand for Homes Is Reported as Growing," 20 July 1916.)

46 "Improvement Association Gets Busy," San Pedro Daily News, 4 April 1914.

<sup>49</sup> "Point Firmin Wants Its Mail," San Pedro Daily News, 20 May 1916.

<sup>&</sup>lt;sup>41</sup> Jim Walker and Mac Sebree, Lines of Pacific Electric: Southern & Western Districts (Interurbans Special 60), Autumn 1975, p. 199.

<sup>&</sup>lt;sup>43</sup> "This Is Moving Time," Los Angeles Herald, 6 June 1908.

<sup>&</sup>lt;sup>44</sup> Jim Walker and Mac Sebree, *Lines of Pacific Electric: Southern & Western Districts (Interurbans Special 60)*, Autumn 1975, p. 199.

<sup>&</sup>lt;sup>47</sup> "Point Firmin Gets Fire Protection," San Pedro Daily News, 13 May 1914.

<sup>&</sup>lt;sup>48</sup> "Paving Costs Nine Dollars A Front Foot," *San Pedro Daily News*, 16 May 1916; "South End of Pacific Avenue May Be Paved Before Winter," *San Pedro Daily News*, 1 September 1916.

<sup>&</sup>lt;sup>50</sup> "Point Firmin Park," *San Pedro News–Pilot*, 21 April 1924. A note on naming: "Fermin" is the Spanish spelling, which came to be the preferred form in the 1920s, but many earlier sources use the "Firmin," the English spelling of the same name. (See Joe McKinzie, *San Pedro Bay (Images of America)*. Charleston, SC, Arcadia Press, 2007, p. 13)

<sup>&</sup>lt;sup>51</sup> C.W. Barnum, "Orleans Parish Marriages," LA AHGP, Louisiana History and Genealogy Project: Million Early Marriages in the Southern States, 2014, <u>https://laahgp.genealogyvillage.com/LaMarriages/orleansparishmarriages17.html</u>. Accessed 27 November 2021.
<sup>52</sup> "Felicien Alexander Landier," Ancestry, <u>https://www.ancestry.com/family-tree/person/tree/76199800/person/302126025883/facts</u>. Accessed

<sup>&</sup>lt;sup>52</sup> "Felicien Alexander Landier," *Ancestry*, <u>https://www.ancestry.com/family-tree/person/tree/76199800/person/302126025883/facts</u>. Accessed 27 November 2021.

years earlier. The son of French immigrants, Felicien Landier was a musician and had served as a bugler in the Spanish-American War.<sup>53</sup> In his earliest days in California, Felicien worked as a laundryman, jitney driver and musician. In San Pedro, he established himself in a range of different business ventures: among other things, he operated two bowling alleys and served as an agent for the French ships calling at San Pedro.<sup>54</sup> But above all, it was the Landiers' role in public transit history that made them influential figures in San Pedro and beyond.

Felicien Landier started out by operating a jitney bus line to Point Fermin.<sup>55</sup> In 1919, he established the San Pedro Motor Bus Company, bringing together a group of independent, unregulated drivers into a single organization with established routes and schedules.<sup>56</sup> Felicien worked hard to conquer the local public-transit market: by 1925 he was operating the Gaffey Street, Point Fermin, Barton Hill, La Rambla and White Point lines.<sup>57</sup> Passengers included Fort MacArthur personnel and employees of the tuna canneries on Terminal Island.<sup>58</sup>

Eventually, the San Pedro Motor Bus Company outcompeted the Pacific Electric, which abandoned its local streetcar lines—including the one out to Point Fermin.<sup>5960</sup> The departure of the trolleys was the culmination of years of lobbying on Felicien Landier's part. Through a series of newspaper ads in the 1920s, he encouraged San Pedrans to "fight for our existence and your convenience," "protest against [the] attempt to put more money in P.E.'s pocket" and "protect San Pedro's transportation against destruction."<sup>61</sup>

The business remained profitable through the Great Depression and World War II. Felicien and his sons Felicien Paul (F.P.) and Robert went on to expand their transportation business to other areas, including Watts, Gardena and Torrance. Figure 14 shows a 1940s photo of one of the buses from their Watts line with the "Landier Transit" logo on the side. Robert Landier continued to manage the family business until 1971, when the Southern California Rapid Transit District took over the routes.<sup>62</sup>

Felicien Landier also played a pivotal role in the development of Point Fermin through his civic engagement. As a member of the Point Firmin Improvement Association, he successfully petitioned the City of Los Angeles to purchase the park from Peck, thereby turning it into the amenity that is still available to the public today.<sup>63</sup>

<sup>&</sup>lt;sup>53</sup> Charles P. Hobbs, *The Hidden History of Transportation in Los Angeles*, The History Press, Charleston, SC, 2014.

<sup>&</sup>lt;sup>54</sup> James Lee, "Beacon Flashes," San Pedro News–Pilot, 11 October 1928: "...Felicien Landier probably wins without competition the title of 'San Pedro's jack-of-all-trades."

<sup>&</sup>lt;sup>55</sup> The earliest reference to this service is in an ad in the San Pedro News-Pilot dated 4 May 1916.

<sup>&</sup>lt;sup>56</sup> "Jitney Bus Owner Fights New Permit – New Motor Bus Co. Wants Permit For Palos Verdes and Carolina Streets," *San Pedro News–Pilot*, 3 July 1919; Charles P. Hobbs, *The Hidden History of Transportation in Los Angeles*, The History Press, Charleston, SC, 2014.

<sup>&</sup>lt;sup>57</sup> "Felicien Landier Reappointed As Bus Line Manager," San Pedro News-Pilot, 6 August 1925.

 <sup>&</sup>lt;sup>58</sup> Charles P. Hobbs, *The Hidden History of Transportation in Los Angeles*, The History Press, Charleston, SC, 2014.
 <sup>59</sup> Ibid.

<sup>&</sup>lt;sup>60</sup> "Pacific Ave. Service To Be Debated Here," San Pedro News-Pilot, 5 June 1934.

<sup>&</sup>lt;sup>61</sup> Advertisement, San Pedro Motor Bus Co., San Pedro News–Pilot, 19 February 1923; advertisement, San Pedro Motor Bus Co., San Pedro News–Pilot, 28 November 1921. See Figures 6 and 7.

<sup>&</sup>lt;sup>62</sup> Charles P. Hobbs, The Hidden History of Transportation in Los Angeles, The History Press, Charleston, SC, 2014.

<sup>&</sup>lt;sup>63</sup> "Park Movement Started Last Night," San Pedro Daily News, 20 May 1921; "Pack [sic] Park Drive Gaining Interest," San Pedro Daily News, 25 May 1921; "Park Meeting," San Pedro Daily News, 31 May 1921; "Park Meeting," San Pedro Daily News, 11 June 1921. Peck sold the land to the City of Los Angeles in 1923 (SurveyLA, Historic Resources Survey Report – San Pedro Community Plan Area, p. 7).

The earliest incarnation of the subject property was a grocery store operated by the Landiers. The earliest known record of this business dates back to 1917.<sup>64</sup> Figure 2 shows a picture of Felicien Landier's fleet of jitneys in front of the store, which according to the caption was run by Felicien's wife, Alice.<sup>65</sup> The earliest Sanborn Fire Insurance map available for the area dates back to 1921 and identifies the building, located at what was when still known as 4349 Pacific Ave, as a store.<sup>666768</sup> The garage at the rear of the parcel dates back to 1928.<sup>69</sup> It still contains an inspection pit used by the Landiers to service their vehicles.<sup>70</sup> The grocery store was one of the very first commercial amenities in the area; between their bus service and the streetcar terminus about a block from their house (see the map in Figure 1), the Landiers were ideally positioned to cater to the growing stream of visitors and residents.

In the early 1930s, the Landiers decided to close the grocery store, which by then had become chiefly a soda fountain, and open a café in the same location.<sup>71</sup> They hired contractor George G. Aitkenhead to construct the new building.<sup>72</sup> Aitkenhead was considered a prominent San Pedro contractor at the time; he served for a time as president of the Chamber of Commerce, and as one half of the firm Aitkenhead & Bischke<sup>73</sup> he was responsible for much of early San Pedro's development.<sup>74</sup> Some of his other projects include what is now Century Motorcycles on 1640 S Pacific Ave (then the B.F. Ballinger building, home to the Al Barr, Inc. car dealership), 1803 S Patton Ave (then the home of the Halverson family), and what is now Pronto's Mexican Restaurant on 1432 S Pacific Ave (then the San Pedro branch of the California Automobile Club).<sup>75</sup> The latter two are similar to the subject property in that they are single-story commercial buildings with some Spanish Colonial Revival ornamentation.

A persistent local legend links the subject property to the Pacific Electric trolley line. Many San Pedrans believe the Walker's Café building was originally the turnaround station for the trolley line, the shed in the back was the maintenance building, and tickets were sold out of the arched

<sup>&</sup>lt;sup>64</sup> "For Sale—Miscellaneous," San Pedro News-Pilot, 27 October 1917.

<sup>&</sup>lt;sup>65</sup> "San Pedro centennial." San Pedro News-Pilot, 10 February 1988. The picture is dated to 1916 but is likely later, as the color of the east wall matches that in a 1926 aerial, but differs from that in a 1919 aerial.

<sup>&</sup>lt;sup>66</sup> Sanborn Fire Insurance Map of Los Angeles, 1867–1970, Vol. 19 (1921), Sheet 1984.

<sup>&</sup>lt;sup>67</sup> Prior to the 1929 landslide, Pacific Ave ran straight through San Pedro from north to south, curving westward through the area that is now Sunken City, terminating at Point Fermin. See the map in Figure 43.

<sup>&</sup>lt;sup>68</sup> The Landiers bought the lot from George Peck in 1923; since the store had been in operation for several years at this point and this is the earliest known record of the property changing hands, this suggests they had been renting it previously. (Los Angeles County, CA, Deed Book 2093: 269.)

<sup>&</sup>lt;sup>69</sup> City of Los Angeles, Department of Building and Safety, Building Permit #30005, dated 10/26/1928.

<sup>&</sup>lt;sup>70</sup> Douglas Epperhart, email to author, 16 December 2021: "It would have been May or June 2015. We had an NC election party in the back of Walker's and had to clean it up. At some point, the back building was opened and I took a quick look inside. I recall there being a single inspection point for working on the underside of vehicles."

<sup>&</sup>lt;sup>71</sup> Paul Clinton, "San Pedro woman's childhood memories are link to town's past," *Daily Breeze*, 25 September 2004.

<sup>&</sup>lt;sup>72</sup> City of Los Angeles, Department of Building and Safety, Building Permit #12608, dated 23 July 1935.

<sup>&</sup>lt;sup>73</sup> Advertisement for Aitkenhead & Bischke, *San Pedro News–Pilot*, 23 July 1925.

<sup>&</sup>lt;sup>74</sup> "Aitkenhead Has Built Ships, Houses, Cities," San Pedro News–Pilot, 23 November 1929; "Builders of San Pedro," San Pedro News–Pilot, 27 July 1935.

<sup>&</sup>lt;sup>75</sup> "G. Aitkenhead Is Contractor – Builds Many Fine Residences and Business Blocks Here," *San Pedro News–Pilot*, 24 October 1928; "Oakland Dealer Will Have Fine New Showrooms," *San Pedro News–Pilot*, 20 July 1927; "New Auto Club Home Finished," *San Pedro News–Pilot*, 13 July 1932.

window next to the bar.<sup>76</sup> Research reveals this story is apocryphal.<sup>77</sup> However, it does show that the property is closely associated in collective memory with streetcar development.

In fact, through its association with Felicien Landier, the subject property tells the story of the battle for dominance between the jitneys and the streetcars that played out across Los Angeles during the 1920s. With the arrival of paved roads and widely available automobiles, the streetcars began to wane in popularity and were eventually forced to cease operations.<sup>78</sup>

# Landslide/Sunken City

In 1929 a portion of Paseo del Mar, from just one block east of the subject property to where it connected to Pacific Ave, began to slowly move seaward in a phenomenon geologists call a "slump," spurring the evacuation of this area of exclusive seaside bungalows that George Peck had begun to develop years earlier.<sup>79</sup> The land continued to move through the following decade. Most of the homes were relocated; a 1940 alteration permit for relocation of a dwelling at 565 Paseo del Mar to 728 Paseo del Mar states, "THIS IS EMERGENCY AS THIS BUILDING IS SLOWLY MOVEING TOWARD THE OCEAN."<sup>80</sup> By the 1940s, over six acres had suffered major land movement.<sup>81</sup> The slide displaced houses, commercial buildings, streets and part of Point Fermin Park.<sup>82</sup>

The area is now referred to as "Sunken City." Fragments of roads, sidewalks and housing foundations remain and have been covered in graffiti over time. Though the area has been fenced off since the 1980s due to public safety concerns, it continues to draw visitors from all over the world.

The landslide irrevocably altered the character of the area, effectively changing Paseo del Mar from a continuous street into a cul-de-sac. While there are no known records that explain the Landiers' decision to replace the previous building with the subject property in 1935, it may be that structural integrity issues resulting from the land movement over the 1930s played a role. The March 1933 Long Beach earthquake, which caused significant damage in San Pedro, may

<sup>&</sup>lt;sup>76</sup> Phone conversation with Angela Romero, local historian and founder of the San Pedro Heritage Museum, on 15 November 2021; comment by Eric Apodaca on change.org petition, 23 November 2021, <u>https://www.change.org/p/save-walker-s-cafe/c</u> (Accessed 28 November 2021); Sam Gnerre, "San Pedro's Walker's Cafe continues to thrive after 71 years," *South Bay History*, 7 April 2021,

http://blogs.dailybreeze.com/history/2017/04/07/san-pedros-walkers-cafe-continues-to-thrive-after-71-years/ (Accessed 28 November 2021). <sup>77</sup> First of all, the trolley line had already stopped running by the time the current building was completed. Darrell Calvillo, archivist at the Southern California Railway Museum, believes that since it was a local service, any structure that may have existed would have been similar to a modern bus stop (email to author, 9 November 2021). It also seems highly unlikely given the building's link with the Landiers, whose bus service was in direct competition with the trolley. And most importantly, there are no deeds or other official records that point to any sort of link between the property and the Pacific Electric Railway Company.

<sup>&</sup>lt;sup>78</sup> Phone conversation with Darrell Calvillo, archivist at the Southern California Railway Museum, 16 December 2021.

<sup>&</sup>lt;sup>79</sup> Sam Gnerre, "San Pedro's Sunken City began with shifting earth in 1929," *South Bay History*, 15 September 2018, http://blogs.dailybreeze.com/history/2018/09/15/san-pedros-sunken-city-began-with-shifting-earth-in-1929/; Beatrice Verhoeven, "The Sunken City: San Pedro's Atlantis," *Portraits of LA*, 2014, <u>https://portraitsofla.ascjweb.com/2014/arts-culture/bverhoeven</u>/. Accessed 12 December 2021.

 <sup>&</sup>lt;sup>80</sup> City of Los Angeles, Department of Building and Safety, Building Permit #LA17999, dated 5/8/1940.
 <sup>81</sup> Joe McKinzie, *San Pedro (Images of America)*. Charleston, SC, Arcadia Press, 2005, p. 8.

<sup>&</sup>lt;sup>82</sup> Sam Gnerre, "San Pedro's Sunken City began with shifting earth in 1929," South Bay History, 15 September 2018,

http://blogs.dailybreeze.com/history/2018/09/15/san-pedros-sunken-city-began-with-shifting-earth-in-1929/; "San Pedro Timeline," San Pedro High School: Class of 1973 Reunion, 2018, https://sphs73reunion.org/webpages/sptimeline1897\_1946.html. Accessed 12 December 2021.

have been a factor as well.<sup>83</sup>

# Historical Background on the Development of Walker's Café

The maritime history of San Pedro and Los Angeles, the military history of San Pedro and Los Angeles, and San Pedro's historic role as a seaside destination all come together at Point Fermin. As this section will go on to demonstrate, Walker's Café is inextricably bound up with these histories, and its origin story and clientele exemplify this convergence of different threads of local history.

Bessie Mae Petersen was born Bessie Mae Logan in Pauls Valley, Oklahoma in 1912,<sup>84</sup> one of eleven children.<sup>85</sup> She grew up on a farm, baling hay and chopping and picking cotton until the Logan family headed West during the Depression with only \$60 to their name. <sup>86</sup> She worked as a car hop,<sup>87</sup> in a San Jose fruit cannery and as a maid in a doctor's home. In 1933 she arrived in San Pedro, where by her own account she waited tables all over town.<sup>88</sup>

In 1942 she met Raymond J. Walker, a Chief Signalman in the Navy. Born in 1905 in East St. Louis, Illinois as the son of a US Marine Corps sergeant, Walker enlisted in the Navy as soon as he reached legal age and came to be stationed on the USS Tennessee, homeported in San Pedro. During the war, he was posted at the Harbor Entrance Command Post (HECP) at Fort MacArthur and on Santa Barbara Island.<sup>89</sup> HECP was located at the Upper Reservation (part of the NRHP Point Firmin Historic District) in a tower now gone across from Angel's Gate Park HQ, and was used to clear ships for entering the harbor.<sup>90</sup>

After he retired from the Navy, the couple bought the subject property in 1946 from John Lampo, whom the Landiers had sold it to not long after its construction.<sup>91</sup> At the time it was a bar called Cuddle Café run by James W. Gould. Bessie and Raymond converted the combination storeroom/apartment into a dining room, and Walker's Café was born.

Raymond cooked and Bessie waited tables. The couple worked and sometimes slept at the café, building it up until it became a community mainstay.<sup>92</sup> "We had 50 dollars to buy supplies with before we opened the doors. This place has been put together piece by piece," Petersen said.<sup>93</sup>

<sup>&</sup>lt;sup>83</sup> All of the school buildings in San Pedro were damaged, with classes being held in tents or temporary bungalows in the aftermath. The high school building had to be replaced in its entirety, and the trim and cornice work of many early San Pedro buildings was removed for public safety. (Joe McKinzie, *San Pedro (Images of America)*. Charleston, SC, Arcadia Press, 2005, p. 8)

<sup>&</sup>lt;sup>84</sup> "Petersen, owner of legendary Walker's Cafe, dies," San Pedro News–Pilot, 10 December 1996.

<sup>&</sup>lt;sup>85</sup> Lanny Williams, "Pt. Fermin cafe has down-home food and atmosphere," San Pedro News-Pilot, May 6 1977.

<sup>&</sup>lt;sup>86</sup> "Petersen, owner of legendary Walker's Cafe, dies," San Pedro News-Pilot, 10 December 1996; Caroline Brady, "Check please – Walker's Cafe readies for goodbye toast," Daily Breeze, 4 August 1994.

<sup>&</sup>lt;sup>87</sup> Edvins Beitiks, "Behind the bar waits one tough little old lady." *The San Francisco Examiner*, 24 January 1987.

<sup>&</sup>lt;sup>88</sup> Lanny Williams, "Pt. Fermin cafe has down-home food and atmosphere," San Pedro News-Pilot, May 6 1977.

<sup>89</sup> Official Military Personnel Files, Raymond J. Walker, CSM, US Navy, National Archives and Records Administration at St. Louis.

<sup>&</sup>lt;sup>90</sup> Stephen Nelson (Director of Fort MacArthur Museum), email to author, 12 December 2021.

<sup>&</sup>lt;sup>91</sup> Los Angeles County, CA, Deed Book 22949: 269; Los Angeles County, CA, Deed Book 15108: 104.

 <sup>&</sup>lt;sup>92</sup> Walker's Café. San Pedro, CA. Menu. N.d. Accessed via <u>https://foursquare.com/v/walkers-cafe/4b6f4a51f964a52086e92ce3?openPhotoId=524dc9af11d24c19b7220954</u> on 21 November 2021; Lanny Williams, "Pt. Fermin cafe has down-home food and atmosphere," *San Pedro News–Pilot*, May 6 1977; "Watch Lost," *San Pedro News–Pilot*, 2 October 1939; "Cuddle Café," *San Pedro News–Pilot*, 14 February 1944. "Petersen, owner of legendary Walker's Cafe, dies," *San Pedro News–Pilot*, 10 December 1996.
 <sup>93</sup> Jim McGregor, "Walker's Café more than a place to eat," *San Pedro News–Pilot*, 13 February 1980.

Those fixtures are all still there: from the original menu board, chromium stools and the fourdoor icebox Bessie bought when they first opened to the fragile porcelain figurines that she collected, showcased in custom-made display cabinets.<sup>94</sup>

The business' rise to success evidences the postwar boom in Los Angeles, while its proprietors a Navy veteran and a Dust Bowl migrant—represent changing demographics and patterns of settlement in the first half of the 20<sup>th</sup> century, as well as San Pedro's military and blue-collar history.

In 1953, Raymond Walker died in a car accident.<sup>95</sup> Bessie's sister, Christine P. Price, came down from San Francisco to help her run the café, heading up the kitchen. Walker's became known in particular for its clam chowder, as well as for "Bessie's World Famous BTLA" developed by Petersen's friend Frances Teague and the "Bessie Burger."<sup>96</sup> Walker's was a family business through and through: the soups, cakes, pies and potatoes were made from scratch by their mother, Lena Logan (née Smart), before she became too old.<sup>97</sup>

Bessie Mae Petersen grew to be a pillar of the local community. Various newspaper profiles over the years describe her as the "grande dame of Point Fermin Park," a surrogate grandma and "the most loved person in San Pedro."<sup>98</sup> "Bessie did much good in that community and assisted many people," said Dr. Lorna Zukas, a sociologist who spent a full year in the 1980s studying the anthropological microcosm of Walker's Café as her Master's thesis project.<sup>99</sup>

Zukas chose Walker's Café as the subject of her research to explore her interest in how communities are formed; the project also allowed her to explore her burgeoning interest in feminism. Many decades later, she still vividly recalls Bessie's commitment to making an impact in the community: "Bessie's sister said something (...) to me one day about why Bessie was always willing to help someone. I don't remember her exact words, but it was about 'sometimes people just need a little help to help themselves.""<sup>100</sup>

Petersen was among the many Oklahomans who migrated West during the Great Depression; her own experiences of hardship translated into a generosity that became legendary. "Bessie would never turn anyone away. If they were hungry, she'd feed them. (...) Sometimes they'd peel a potato or two to pay her back, but she never worried about the money," said Petersen's longtime neighbor and friend Inez Peck.<sup>101</sup> When customers got in trouble, Petersen would often put up

<sup>&</sup>lt;sup>94</sup> Paul Clinton, "Colorful patrons have kept Walker's Café at Point Fermin rolling since the 1930s," *Daily Breeze*, 23 April 2005; Charles Hillinger, "It's still 1994 inside Bessie Walker's café," *Los Angeles Times*, 31 May 1978; Josh Grossberg, "Camaraderie a la carte – Walker's old-time café," *Daily Breeze*, 8 April 2002.

<sup>&</sup>lt;sup>95</sup> "Crashes Into Truck, Driver Found Dead," Long Beach Independent, 15 January 1953.

<sup>&</sup>lt;sup>96</sup> Lanny Williams, "Pt. Fermin cafe has down-home food and atmosphere," *San Pedro News–Pilot*, May 6 1977; Paul Clinton, "Colorful patrons have kept Walker's Café at Point Fermin rolling since the 1930s," *Daily Breeze*, 23 April 2005.

<sup>&</sup>lt;sup>97</sup> Lanny Williams, "Pt. Fermin cafe has down-home food and atmosphere," San Pedro News–Pilot, May 6 1977; Lena J. Logan obituary, San Pedro News–Pilot, 25 July 1978.

<sup>&</sup>lt;sup>98</sup> Jim McGregor, "Walker's Café more than a place to eat," *San Pedro News–Pilot*, 13 February 1980; Caroline Brady, "Last call at Walker's – Longtime customers pay tribute," *San Pedro News–Pilot*, 8 August 1994.

<sup>&</sup>lt;sup>99</sup> Dr. Lorna Zukas, email to author, 2 November 2021.

<sup>&</sup>lt;sup>100</sup> Dr. Lorna Zukas, email to author, 19 December 2021.

<sup>&</sup>lt;sup>101</sup> Caroline Brady, "Last call at Walker's – Longtime customers pay tribute," San Pedro News–Pilot, 8 August 1994.

their bail money.<sup>102</sup> The murals of cartoon characters that adorn the inside of the café were painted by a homeless merchant seaman to whom Petersen gave shelter at Walker's for months so he could get back on his feet.<sup>103</sup>

This ethos of charity is reminiscent of another historic LA restaurant: Clifton's Cafeteria. Like Petersen, Clifton's' namesake and founder Clifford Clinton would not let his patrons go hungry: the back of the checks they received were famously printed with the words "Regardless of the amount of this check, our cashier will cheerfully accept whatever you wish to pay—or you may dine free."<sup>104</sup>

Petersen ran Walker's Café for almost fifty years. In 1994, at age 82, she was forced to retire due to health issues. "Bessie can't work anymore," her sister Christine said. "She can't drive, and she has a hard time standing. She's got a bad heart and has had four or five strokes."<sup>105</sup> A massive goodbye party drew hundreds of devoted longtime customers.<sup>106</sup>

Though it briefly looked as though Petersen's retirement marked the end of the Walker's saga, at this event her son, Richard Brummett, announced that he would keep carrying the Walker's torch.<sup>107</sup> In 1996, Bessie Mae Petersen died.<sup>108</sup> Following her death, ownership of the café was formally transferred to Richard Brummett and Audrey Brummett, his wife.<sup>109</sup> Taking over for Bessie Mae Petersen, Richard and Audrey Brummett carried on Walker's proud tradition as a community mainstay, welcoming to all: "Seamen, longshoremen, doctors," Audrey Brummett said in a 2005 article. "They all come in here. I treat them all the same."<sup>110</sup>

## The Social and Commercial Significance of Walker's Café

The extensive media coverage on Walker's Café over the years has consistently remarked upon its importance to the San Pedro community. The café's clientele is a microcosm of San Pedro social and economic life, with merchant marines, longshoremen, stevedores, fishermen and military families stationed at Fort MacArthur.<sup>111</sup> In a 2005 article, a longtime regular remembers soldiers from Fort MacArthur shooing him away from the bar area when he was a child.<sup>112</sup>

At Walker's, all these different subcommunities come together. Its long-standing policy of hospitality and acceptance made it a powerful stabilizing force in San Pedro's social fabric: "At Walker's Cafe, it is a safe bet that when a stranger visits he will have a few friends before he

<sup>104</sup> Robert Petersen, "Clifford Clinton: The Man and His Cafeteria Shaped Food and Politics in L.A.," *KCET*, 14 September 2015,

107 Ibid.

 <sup>&</sup>lt;sup>102</sup> Edvins Beitiks, "Behind the bar waits one tough little old lady," *The San Francisco Examiner*, 24 January 1987; Lorna L. Lueker (married name: Zukas), *Walker's World* [Unpublished Master's thesis]. California State University Dominguez Hills, 1985, p. 70.
 <sup>103</sup> Caroline Brady, "Last call at Walker's – Longtime customers pay tribute." *San Pedro News–Pilot*, 8 August 1994.

https://www.kcet.org/shows/departures/clifford-clinton-the-man-and-his-cafeteria-shaped-food-and-politics-in-l-a (Accessed 10 December 2021). <sup>105</sup> Caroline Brady, "Check please – Walker's Cafe readies for goodbye toast," *Daily Breeze*, 4 August 1994.

<sup>&</sup>lt;sup>106</sup> Caroline Brady, "Last call at Walker's – Longtime customers pay tribute," San Pedro News–Pilot, 8 August 1994.

<sup>&</sup>lt;sup>108</sup> "Petersen, owner of legendary Walker's Cafe, dies," San Pedro News–Pilot, 10 December 1996.

<sup>&</sup>lt;sup>109</sup> Trust Transfer Deed, Los Angeles County, CA, document no. 98 – 584673.

<sup>&</sup>lt;sup>110</sup> Paul Clinton, "Colorful patrons have kept Walker's Café at Point Fermin rolling since the 1930s," Daily Breeze, 23 April 2005.

<sup>&</sup>lt;sup>111</sup> Josh Grossberg, "Camaraderie a la carte – Walker's old-time café," *Daily Breeze*, 8 April 2002.

<sup>&</sup>lt;sup>112</sup> Paul Clinton, "Colorful patrons have kept Walker's Café at Point Fermin rolling since the 1930s," *Daily Breeze*, 23 April 2005.

leaves."<sup>113</sup> Like Clifford Clinton, Petersen was guided by a moral compass that transcended the paradigms of her generation. When Clinton's policy of service to customers of all races led to complaints, he responded, "It is our duty to serve all who enter our doors."<sup>114</sup> In a 1985 interview, Petersen shared a similar work philosophy: "What I do is treat people right no matter what color they are."<sup>115</sup>

Due in part to the spirit of hospitality that has been a part of its origin story from the outset, the café developed a reputation for being "more than a place to eat".<sup>116</sup>

One could say that Walker's Café is used as a personal retreat by the members of the group. The café is seen by its group not as a public café, but rather as a second home or a home base (Cavan, 1970: 212). Mail often comes to the café for various members of this group and on a regular basis for at least two persons. The pay phone out in front of the café is used more for incoming calls than outgoing ones. People will call or come by to leave messages, knowing that sooner or later a particular individual will show up at the café and receive the message. Alan says, "Walker's is a second home for me, I spend more time here than I do at my place.' (...) The people of Walker's World change over the years, but not the sense of community found within. The ecological setting which makes up Walker's World has over the years provided in various ways a harbor or a safe place for all those who have felt the need.<sup>117</sup>

Many people have frequented the café since they were children and gone on to take their own children and grandchildren there.<sup>118</sup> This multigenerational aspect was apparent as early as the 1980s: "The longevity of Walker's has made it an institution for those who are familiar with the café. For those Walkerites who came to the café as children it seems only natural that they continue to hang out there now."<sup>119</sup> The fact that Walker's Café has remained largely unchanged since its earliest days contributes to this sense of continuity.<sup>120</sup>

Walker's is both considered an iconic San Pedro hallmark and a significant site for its association with the Point Fermin neighborhood. For San Pedrans, Walker's is "as indelible a part of the Point Fermin landscape as the landslide or Point Fermin Park."<sup>121</sup>

# Walker's Café and Biker Culture

<sup>&</sup>lt;sup>113</sup> Jim McGregor, "Walker's Café more than a place to eat," San Pedro News–Pilot, 13 February 1980.

 <sup>&</sup>lt;sup>114</sup> Robert Petersen, "Clifford Clinton: The Man and His Cafeteria Shaped Food and Politics in L.A.," *KCET*, 14 September 2015, <u>https://www.kcet.org/shows/departures/clifford-clinton-the-man-and-his-cafeteria-shaped-food-and-politics-in-l-a</u> (Accessed 10 December 2021).
 <sup>115</sup> John Bogert, "Slice of Americana at Walker's Café," *Daily Breeze*, 13 August 1985.

Jim Boger, 'Shee of Americana at warket's Care, 'Daily Dreeze, 15 August 1985.
 <sup>116</sup> Jim McGregor, 'Walker's Café more than a place to eat," San Pedro News–Pilot, 13 February 1980.

<sup>&</sup>lt;sup>117</sup> Lorna L. Lucker (married name: Zukas), *Walker's World* [Unpublished Master's thesis]. California State University Dominguez Hills, 1985, p. 98-99.

 <sup>&</sup>lt;sup>118</sup> Caroline Brady, "Last call at Walker's – Longtime customers pay tribute," *San Pedro News–Pilot*, 8 August 1994; Paul Clinton, "Colorful patrons have kept Walker's Café at Point Fermin rolling since the 1930s," *Daily Breeze*, 23 April 2005.
 <sup>119</sup> Lorna L. Lueker (married name: Zukas), *Walker's World* [Unpublished Master's thesis]. California State University Dominguez Hills, 1985, p.

<sup>&</sup>lt;sup>119</sup> Lorna L. Lueker (married name: Zukas), Walker's World [Unpublished Master's thesis]. California State University Dominguez Hills, 1985, p. 91.

<sup>&</sup>lt;sup>120</sup> John Bogert, "Slice of Americana at Walker's Café," *Daily Breeze*, 13 August 1985; Jennie Douglas, "Good, hearty food at a cozy café," *Daily Breeze*, 17 April 1998.

<sup>&</sup>lt;sup>121</sup> Paul Clinton, "Colorful patrons have kept Walker's Café at Point Fermin rolling since the 1930s," Daily Breeze, 23 April 2005.

Historically, Walker's Café has also been popular with motorcycle riders cruising along the coast, offering them a scenic destination on their long travels.<sup>122</sup> The beginning of Walker's coincided with the rise of biker culture in the American West in the aftermath of World War II. Motorcycle racing had taken off in Los Angeles in the early 20<sup>th</sup> century, with board-track races being held at the Los Angeles Motordrome in Playa del Rey and the Beverly Hills Speedway.<sup>123</sup> But it was after the Second World War that motorcycling became widely popular, and a confluence of factors-climate, topography, infrastructure and sociocultural developmentsmade Los Angeles the heart of the motorcycle scene.<sup>124</sup>

The Dust Bowl migrations of the 1930s (of which Bessie Mae Petersen formed a part) had already made the Los Angeles basin something of a gathering place for the displaced. After the war, traumatized and disenfranchised men returning from the service found freedom in riding and kinship in motorcycle clubs.<sup>125</sup> Motorcycles became synonymous with counterculture, a notion cemented by Hollywood with the iconic 1953 movie The Wild One.<sup>126</sup> As a popular stopover, Walker's Café gained a reputation for being friendly to bikers, similar to other historic roadside establishments such as Cook's Corner in Orange County (a 1946 mess hall-turnedtavern) and Neptune's Net in Malibu (which dates back to 1956).<sup>127</sup> This is yet another way in which Walker's is emblematic of post-war trends in Los Angeles. From the jitneys to the motorcycles, Walker's embodies the ongoing story of motorized mobility in Los Angeles.

# Walker's Café in the Popular Imagination

The subject property's use as a filming location lends an additional dimension to its significance as a physical repository of cultural experiences. According to SurveyLA, filming locations have played an influential role in shaping the public's perception of Southern California and defining Los Angeles' character and identity.<sup>128</sup> The use of real-life environments helped to create a feeling of authenticity on the screen, while Los Angeles' portrayal on the screen spurred migration and boosted the city's economy, population and tourism.<sup>129</sup>

Over the years, the café's authentic period features have made it a popular filming location. Its silver-screen track record includes the classic film Chinatown, which also featured LA icons

<sup>&</sup>lt;sup>122</sup> Lisa Plendl, "Born to be Wild – Legends of hard-core bikers," Daily Breeze, 9 December 1990.

<sup>&</sup>lt;sup>123</sup> Sam Gnerre, "Los Angeles Motordrome," South Bay History, 12 January 2011, http://blogs.dailybreeze.com/history/2011/01/12/los-angelesmotordrome/; "Beverly Hills Speedway," Speedway and Road Race History, n.d., http://www.speedwayandroadracehistory.com/beverly-hillsspeedway.html. Accessed 12 December 2021. <sup>124</sup> Dexter Ford, "Even now, the great escape," *Los Angeles Times*, 21 June 2006.

<sup>125</sup> Brock Yates, Outlaw Machine: Harley-Davidson and the Search for the American Soul, Boston/New York/London: Little, Brown and Company, 1999.

<sup>&</sup>lt;sup>126</sup> Tony Tekaroniake Evans, "How Returning WWII Vets Helped Establish America's Biker Clubs," *History*, 22 July 2021, https://www.history.com/news/motorcycle-gangs-origins-wwii-veterans. Accessed 12 December 2021.

<sup>&</sup>lt;sup>127</sup> Daniel Yi, "A New Look for '30s-Era Bikers Bar?" Los Angeles Times, 14 February 2005; Farley Elliott, "Neptune's Net Is LA's Picture-Perfect Beachside Café," 29 August 2019. Eater. https://la.eater.com/2019/8/29/20837238/neptunes-net-malibu-seafood-restaurant-63-yearsphotos-food-inside-beach. Accessed 12 December 2021. <sup>128</sup> SurveyLA, Los Angeles Citywide Historic Context Statement. Context: Entertainment Industry, 1908–1980. Theme: Filming Locations

Associated with the Motion Picture and Television Broadcasting Industries, 1908–1980, p. 32. <sup>129</sup> Ibid, pp. 2 and 13.

such as the Pacific Dining Car and Echo Park Lake.<sup>130</sup> *Chinatown* won four Golden Globes, including for Best Picture (Drama); it was nominated for eleven Oscars, winning Best Screenplay, while the American Film Institute places it second among its top ten mystery films.<sup>131</sup>

SurveyLA's criteria for significant filming locations include their having been featured in a significant motion picture or television production.<sup>132</sup> Discussing the significance of filming locations in the *Save As* podcast, Jonathan Kaplan suggests the Library of Congress' National Film Registry and the American Film Institute's lists of the 100 greatest American films as possible benchmarks for designation.<sup>133</sup> *Chinatown* is included on both.<sup>134</sup>

Among the defining features for significant filming locations, SurveyLA also lists those resources which "have served as a location for the filming and/or production of multiple motion pictures and/or television shows over time such that the location has become iconic."<sup>135</sup> Walker's Café has featured in dozens of productions over the years. Other significant examples besides *Chinatown* include *Inherent Vice*, *Gods and Monsters* and HBO's *Perry Mason* prequel. Notably, these are all stories that are set in Los Angeles and are considered among the most iconic portrayals of the city on the screen. *TimeOut's* list of the "best Los Angeles movies of all time" lists *Chinatown* as #1 and *Inherent Vice* as #21; the noir LA of Perry Mason, too, is a key part of the city's mythology.<sup>136</sup>

The café's use in these in movies speaks to its ability to convey an aspect of LA's history as an iconic example of a 1930s/1940s vernacular restaurant.

In the *Save As* podcast episode mentioned above, Trudi Sandmeier, director of USC's Heritage Conservation Program, comments on the way the way the lines between fiction and reality are blurred in Los Angeles, where places take on a dual identity as real sites and their fictional counterparts.<sup>137</sup> At Walker's, the two have frequently intersected. "I was living on the point when the cast was eating there during the filming of *Chinatown*," one customer recalls. "It stayed open for the locals to go get something to eat. [Bessie and Christine] were always looking out for

<sup>135</sup> SurveyLA, Los Angeles Citywide Historic Context Statement. Context: Entertainment Industry, 1908–1980. Theme: Filming Locations Associated with the Motion Picture and Television Broadcasting Industries, 1908–1980, p. 31.

<sup>&</sup>lt;sup>130</sup> Adrian Glick Kudler, "The ultimate 'Chinatown' filming location map of Los Angeles," *Curbed*, 18 June 2020, https://la.curbed.com/maps/chinatown-filming-location-map. Accessed 19 December 2021.

<sup>&</sup>lt;sup>131</sup> "*Chinatown* (1974 film)," 14 December 2021, in *Wikipedia*, <u>https://en.wikipedia.org/wiki/Chinatown\_(1974\_film)</u>. Accessed 19 December 2021.

<sup>&</sup>lt;sup>132</sup> SurveyLA, Los Angeles Citywide Historic Context Statement. Context: Entertainment Industry, 1908–1980. Theme: Filming Locations Associated with the Motion Picture and Television Broadcasting Industries, 1908–1980, p. 31.

<sup>&</sup>lt;sup>133</sup> "Fictional History: Recognizing Film and TV Locations." USC Master of Heritage Conservation Program, Save As: NextGen Heritage Conservation, 4 November 2021.

<sup>&</sup>lt;sup>134</sup> "Complete National Film Registry Listing," *Library of Congress*, <u>https://www.loc.gov/programs/national-film-preservation-board/film-registry/complete-national-film-registry-listing/;</u> "AFI's 100 Years... 100 Movies: The 100 Greatest American Movies of All Time," *American Film Institute*, <u>https://www.afi.com/afis-100-years-100-movies</u>. Accessed 15 December 2021.

<sup>&</sup>lt;sup>136</sup> Keith Uhlich et al., "The best Los Angeles movies of all time," *TimeOut*, 8 December 2021, <u>https://www.timeout.com/film/los-angeles-movies-57-films-that-best-capture-la</u>; Whitney Friedlander, "On HBO's *Perry Mason*, Showtime's *Penny Dreadful*, and the Allure of 1930s Los Angeles," *Paste*, 22 June 2020, <u>https://www.pastemagazine.com/tv/hbo-showtime/perry-mason-penny-dreadful-los-angeles-1930s/</u>. Accessed 17 December 2021.

<sup>&</sup>lt;sup>137</sup> "Fictional History: Recognizing Film and TV Locations." USC Master of Heritage Conservation Program, Save As: NextGen Heritage Conservation, 4 November 2021.

the locals. I was in there after my shift at Todd's Shipyard and Jack Nicholson was in the table next to me. He told me they were filming a movie called Chinatown: 'it's going to be really a good one.' He was right!"<sup>138</sup>

A selection of the movies the café has featured in is presented in Appendix 5. Walker's Café has also 'played itself' in paintings, novels and music. A selection of these also appears in Appendix 5.

# **Conclusion**

700 W. Paseo del Mar is a rare and extant example of early commercial development in San Pedro, with its history going back to the very beginnings of the Point Fermin neighborhood. Through its association with Felicien Landier, it tells the story of the battle for dominance between the streetcars and the jitneys in the early 20<sup>th</sup> century. SurveyLA identified no commercial resources from this period in San Pedro. Later, the rise of motorcycle culture following World War II added another dimension to its role in LA transportation history.

Since 1937, 700 W. Paseo del Mar has been a continuously operating café, and as such is a rare extant example of a community-based business in San Pedro. As Walker's Café, it is significant as the location of a long-term business important to the identity of San Pedro, with ties to the area's military and working-class community. Walker's Café is a beloved community gathering place as well as a Los Angeles icon drawing visitors and tourists from far-flung places. Its reach as an icon of Los Angeles extends far beyond the local community as a representation of the city in the classic film *Chinatown*. At the same time, thanks to the legendary warmth and generosity of owner Bessie Mae Petersen, Walker's has been known to generations of San Pedrans as a place to find kinship, connection and a sense of shared history—a still point in a turning world.

SurveyLA identified only approximately a dozen commercial resources in the city of San Pedro. 700 W. Paseo del Mar deserves to keep its rightful place within the San Pedro community for generations to come.

<sup>&</sup>lt;sup>138</sup> Comment by Peter Cardinale in the "Filmed in San Pedro & Wilmington CA" Facebook group, 19 December 2021.

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# **Appendixes**

- 1. Map
- 2. Life of Felicien Landier
- 3. Life of Raymond J. Walker and Bessie Mae Petersen
- 4. Newspaper Coverage of Walker's Café
- 5. Walker's Café in the Popular Imagination
- 6. Grant Deeds
- 7. Copies of Building Permits for Major Alterations
- 8. Additional, Contemporary Photos
- 9. Historical Photos, Aerials and Maps
- 10. ZIMAS Parcel Report
- 11. SurveyLA









Address: Name: Year built: Architectural style: 700 W PASEO DEL MAR Walker's Burgers 1936 Spanish Colonial Revival

#### Context 1:

Context:	Commercial Development, 1850-1980	
Sub context:	No Sub-context	
Theme:	Commercial Identity, 1850-1980	
Sub theme:	No SubTheme	
Property type:	Commercial	
Property sub type:	No Sub-Type	
Criteria:	A/1/1	
Status code:	553	
Reason:	Long time restaurant in San Pedro; in continuous operation as Walker's Burgers since 1942. Includes neon sign. May not meet significance thresholds for National and California Register eligibility.	



Address:555 W SANTA CRUZ STName:1907Architectural style:Victorian, Vernacular Cottage, gable roof

#### Context 1:

Context:	Pre-Consolidation Communities of Los Angeles, 1850-1932
Sub context:	No Sub-context
Theme:	San Pedro, 1850-1909
Sub theme:	Important Events in San Pedro History, 1850-1909
Property type:	Residential
Property sub type:	No Sub-Type
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Rare, intact example of residential development that pre-dates San Pedro's consolidation with the City of Los Angeles in 1909; most examples from this period do not retain integrity.





# APPENDIX 1. MAP



Figure 1

## **APPENDIX 2. LIFE OF FELICIEN LANDIER**



All set to take San Pedrans on the jaunt from Beacon Street to Point Fermin is this fleet of jitneys owned and operated by the Landier family. The firm, L and L Transit, soon became San Pedro Motor Bus, which carried thousands of families about the area. At the right are owner Felicien Landier Sr., in the suit, and his son, Bob, in the stack of tires. At their right standing alongside the vehicle is Felicien Landier Jr., father of Dolly Klett, owner of the 1916 photo. In the background is the family grocery store and cafe, now Walker's Cafe at Point Fermin. Grandmother Alice Landier is shown in one of the jitneys at the left. Note the turkey sitting on hood. Photo courtesy of Kathy Seixas.

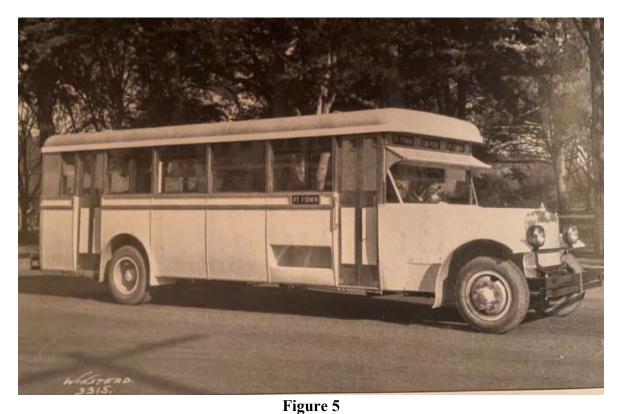
Figure 2 San Pedro News–Pilot, 10 February 1988.

For SaleMisc	ellaneous
FOR SALE-Two ten ply F. Landier, 1	ts 10x12. Ap- Point Fermin
Grocery.	24-3*

Figure 3 San Pedro News–Pilot, 27 October 1917.



**Figure 4** Jitney driver to Point Fermin, ca. late 1910s. Courtesy of Angela Romero.



San Pedro Motor Bus Company bus to Point Fermin, 1920s. Joe McKinzie, San Pedro (Images of America). Charleston, SC, Arcadia Press, 2005, p. 36.



# Figure 59

Bessie Mae Petersen, Lena J. Logan and Christine P. Price in front of Walker's Cafe. San Pedro News–Pilot, 6 May 1977.



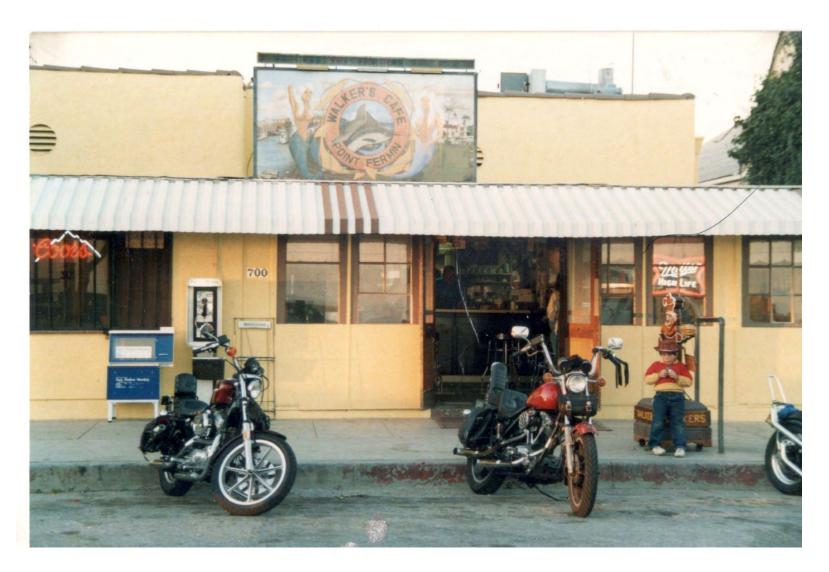
**Figure 60** Bessie Mae Petersen and Christine P. Price inside Walker's Café. *San Pedro News–Pilot*, 6 May 1977.



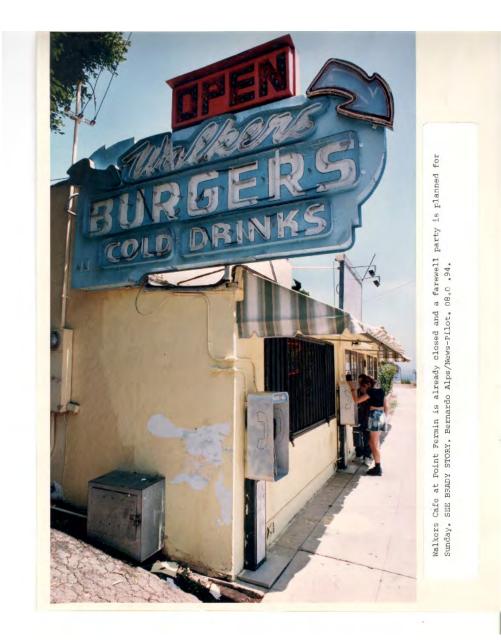
**Figure 61** Walker's Café, 1970s. San Pedro Bay Historical Society, San Pedro, CA.



**Figure 62** View of Walker's Café and Paseo del Mar looking west, 1980s. *Daily Breeze*.



**Figure 63** Walker's Café, 1980s. San Pedro Bay Historical Society, San Pedro, CA.



**Figure 64** 1994. San Pedro Bay Historical Society, San Pedro, CA.



Figure 65

Photo by Joey Zanotti via Flickr, 2012. Circled in red: larger holes from the sign's previous use. Circled in blue: double-back tubing.

# **Residents of Point Fermin Barton Hill and Gaffey District**

Do you know there is a movement on foot to abolish your motor-bus-transportation system?

We know you are not in favor of this, and that you would be opposed to going back and relying upon street car service.

We aim to keep pace with your transportation needs.

Register your protests today.

Sign the card our driver will hand you, or get one at our terminal.

-Hearing on this matter will be held by the Railroad Commission at its offices-8th Floor Pacific Finance Building, Los Angeles at 10 o'clock Tuesday morning.

You are invited to be present and help protect San Pedro's transportation against destruction. Bus will leave 5th and Front promptly at 9 o'clock.

Do It Today



**Figure 6** San Pedro News–Pilot, 28 November 1921.

\*

# **APPENDIX 8. ADDIITONAL, CONTEMPORARY PHOTOS**



Figure 21. Daily Breeze.



Figure 22. Keith Nakata.



Figure 23. Keith Nakata.



Figure 24. Scott Trimble.



Figure 25. Joey Zanotti via Flickr.



Figure 26. Barbara Miller.



Figure 27. Scott Trimble.



Figure 28. Scott Trimble.



Figure 29. James M via the Walker's Café Yelp page.



Figure 30. Scott Trimble.



Figure 31. Scott Trimble



Figure 32. Joan S via the Walker's Café Yelp page.

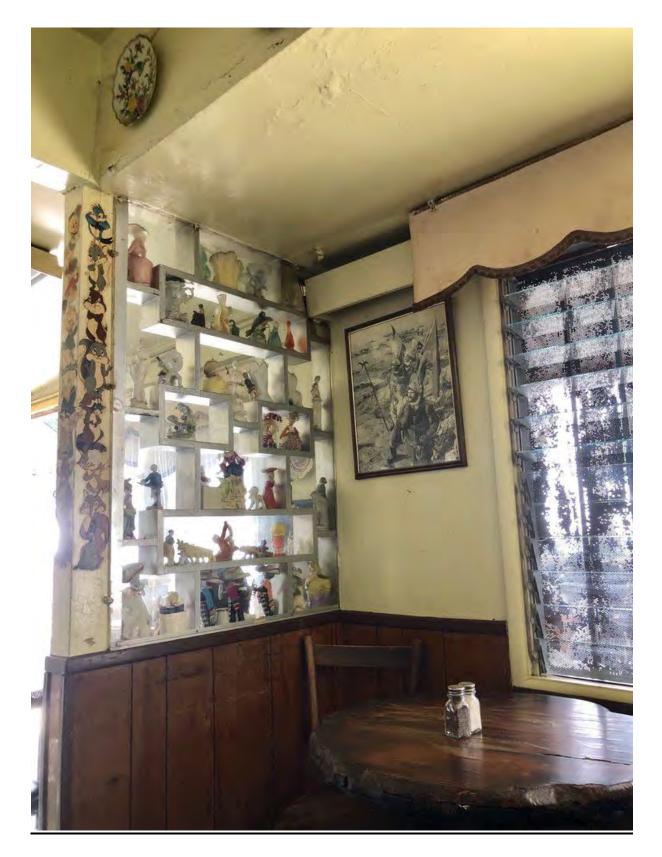


Figure 33. Alyssa F via the Walker's Café Yelp page.



Figure 34. Scott Trimble.

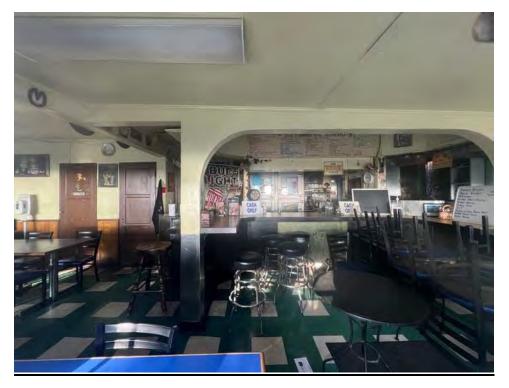


Figure 35. Keith Nakata.

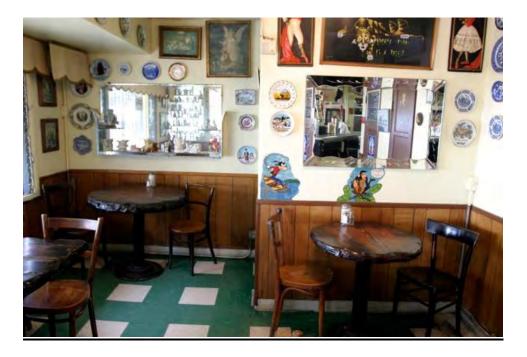


Figure 36. Unknown photographer, via Kris Bunting.



Figure 37. Kris B via the Walker's Café Yelp page.



Figure 38. Scott Trimble.

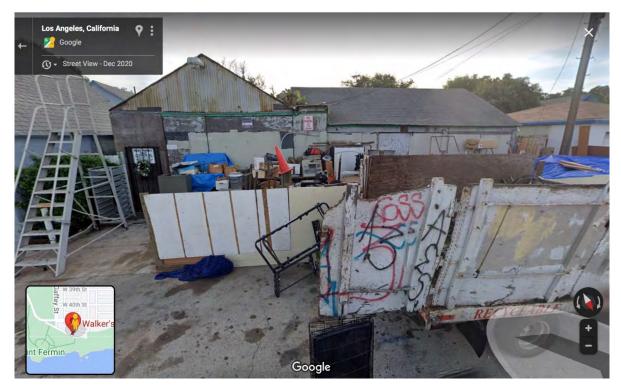


Figure 39. Garage/storage building. Google Street View, December 2020.



Figure 40. View from Walker's Café. Scott Trimble.



Figure 41. Sunken City. Photo via Daily Mail.

## **APPENDIX 9. HISTORICAL PHOTOS, AERIALS AND MAPS**

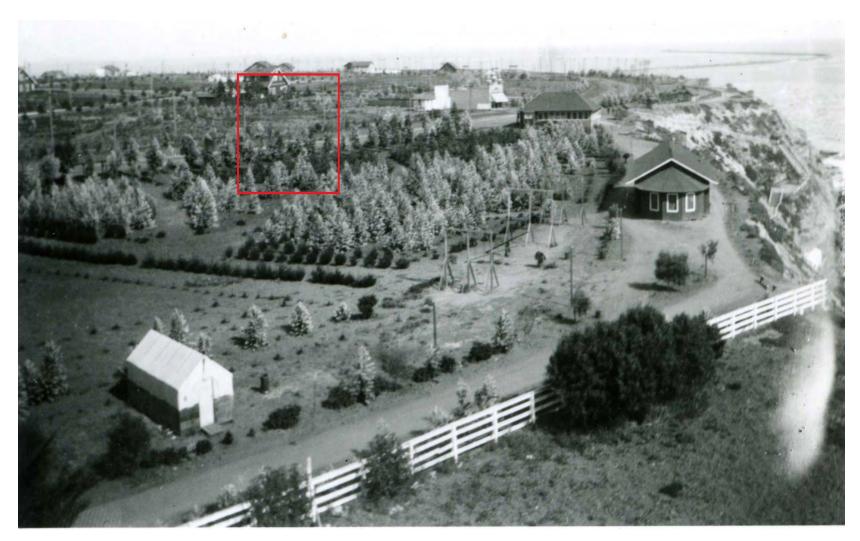
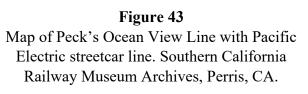


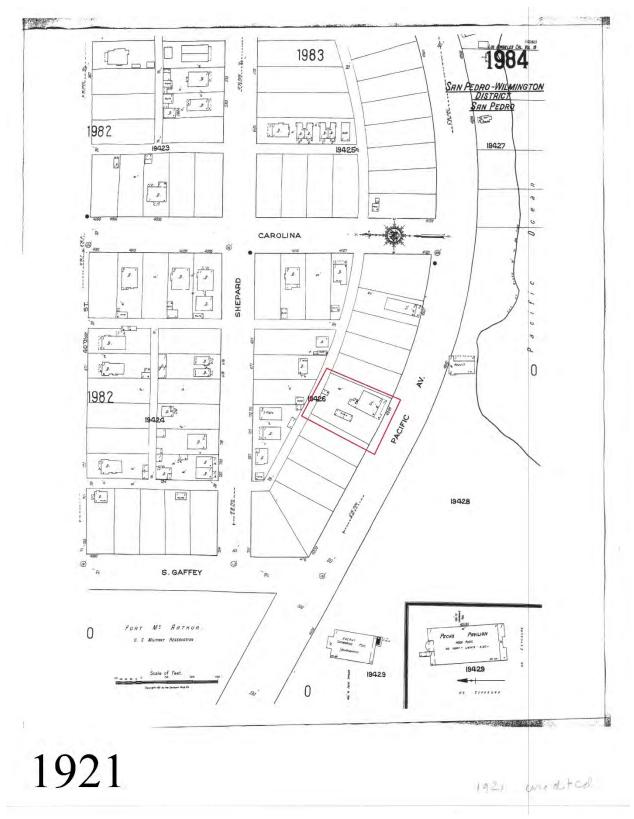
Figure 42

"Peck's Park" looking northeast from Point Fermin Lighthouse, early 1910s. The white building to the right of the still-empty parcel is the Point Firmin Hotel in what is now the Sunken City area, also visible in Figure 49. Photo courtesy of Angela Romero.

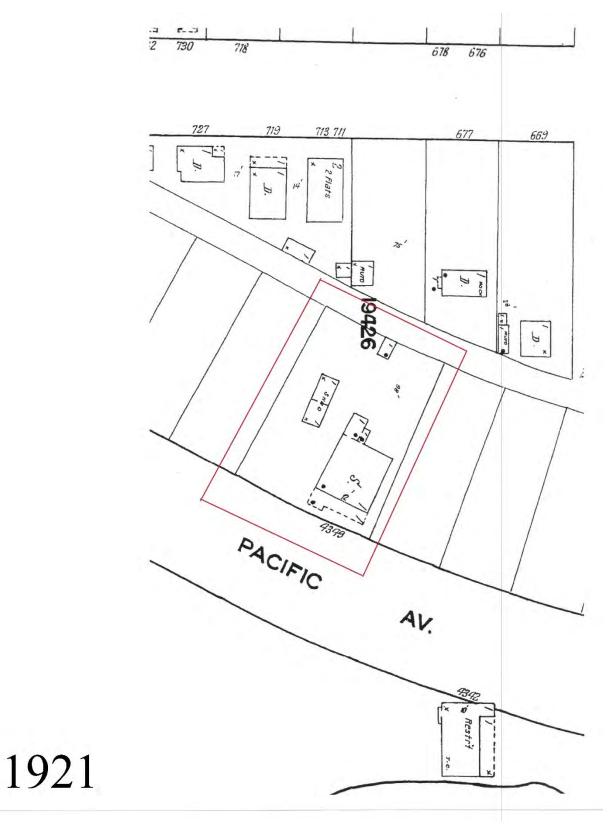














Pacific Electric streetcar going past the Landier family's grocery store at 4349 Pacific Ave, 1920s. *Daily Breeze*, <u>http://blogs.dailybreeze.com/history/2017/04/07/san-pedros-walkers-cafe-continues-to-thrive-after-71-years/</u>. Accessed 10 December 2021.

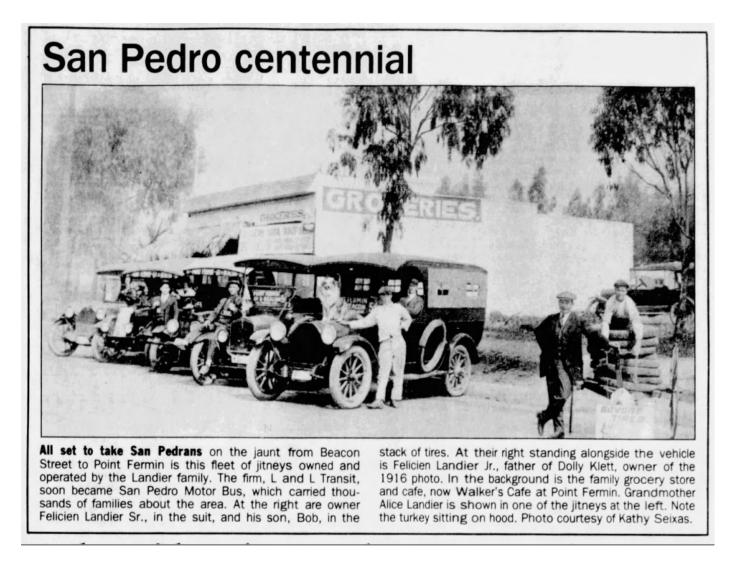


Figure 48 San Pedro News–Pilot, 10 February 1988.







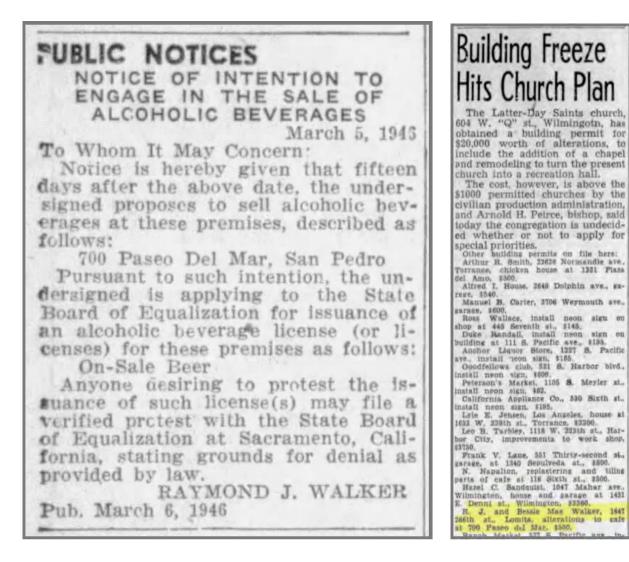
**Figure 51** The arch from the original grocery store façade inside the 1935 café building.

## FOR SALE—Small cafe opposite Point Fermin park. Open between 12 p. m. 2 a. m., 700 Paseo Del Mar.

**Figure 52** San Pedro News–Pilot, 2 April 1937.

OND DOI ANNIDON				****	
Cuddle Cafe Pt. Fermin		Paseo	Del	Mar Harbor	7525
Contract 14		Acres 10			

Figure 53 San Pedro News–Pilot, 14 February 1944.



**Figure 54** San Pedro News–Pilot, 6 March 1946.

**Figure 55** San Pedro News–Pilot, 16 April 1946.

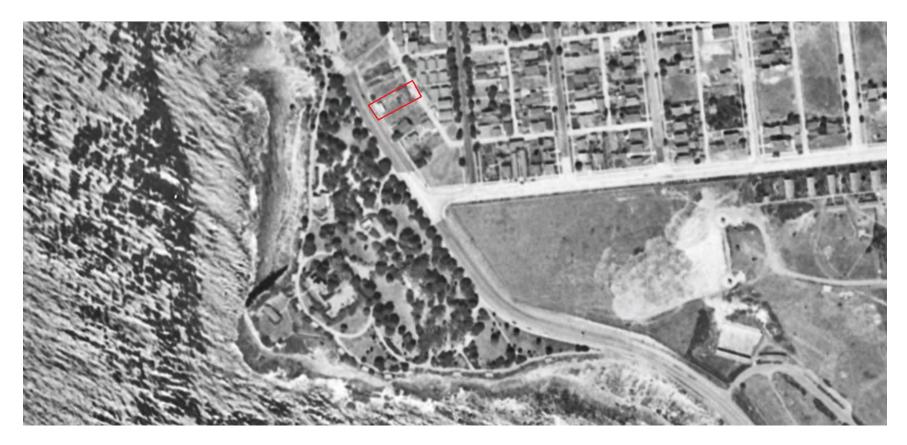
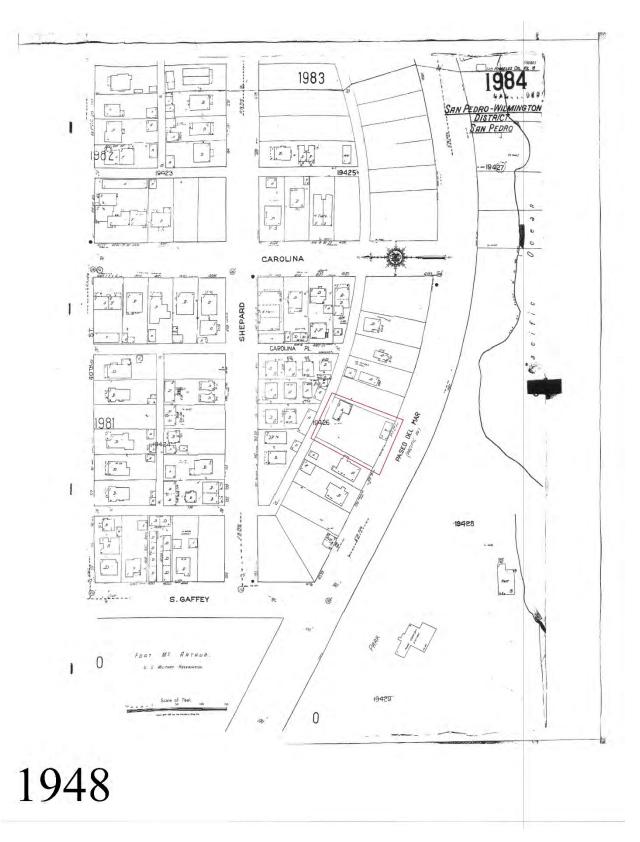
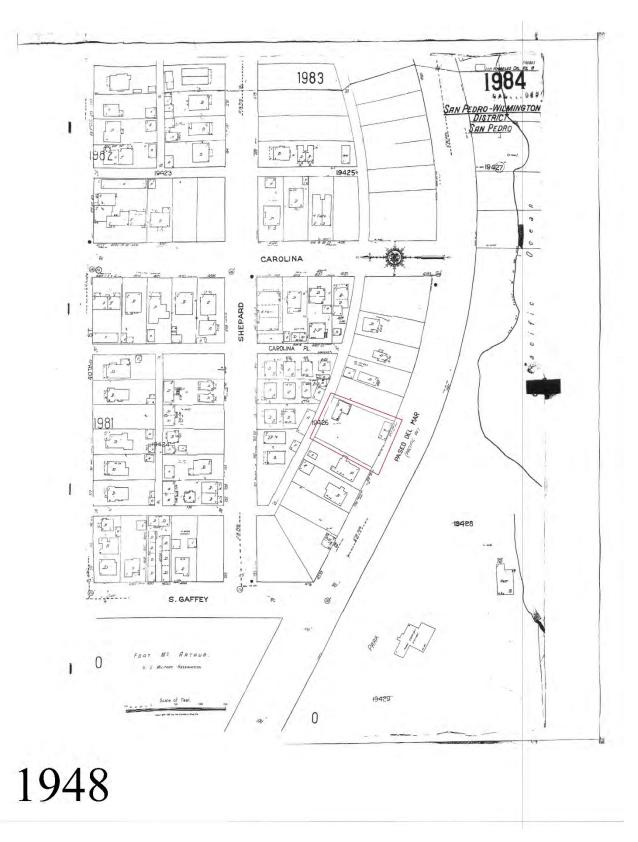


Figure 56 Aerial photograph of the Point Fermin area, 1947. 1:24,000. Roll 12. 3. Flight C-11351. UC Santa Barbara, <u>https://mil.library.ucsb.edu/ap\_images/</u>. Accessed 10 December 2021.







# Citizens---

THE PACIFIC ELECTRIC RAILWAY COMPANY IS AFTER THE MOTOR BUSSES AGAIN.

THE PACIFIC ELECTRIC IS OFFERING TO DOUBLE TRACK SIXTH STREET, BUT ONLY IF THE POINT FERMIN BUSSES ARE ABOLISHED.

# Do You Want This?

THE BOARD OF PUBLIC UTILITIES IS HOLD-ING A MEETING ON TUESDAY, FEBRUARY 20th, 1923, AT 1 P. M., AT THE CITY HALL, IN SAN PEDRO, AT WHICH TIME WE MUST FIGHT FOR OUR EXISTENCE AND YOUR CONVENIENCE.

IF YOU RIDE THE BUSSES AND WANT TO KEEP ON DOING SO, COME TO THE CITY HALL AT 1 O'CLOCK NEXT TUESDAY.

PROTEST AGAINST THIS ATTEMPT TO PUT MORE MONEY IN THE P. E.'S POCKET, AT YOUR EXPENSE.

Come to the Meeting Tuesday, 1 p. m.

San Pedro Motor Bus Co. By F. LANDIER, Manager.

Figure 7 San Pedro News–Pilot, 19 February 1923.



Felician Landier has been reappointed as manager and secretary for five bus line companies now operating in San Pedro. Formal announcement of his appointment was made on Wednesday of this week.

Bus lines now operating under the management of Landier include the Gaffey street, Point Firmin, Barton Hill, La Rambla and White Point lines.

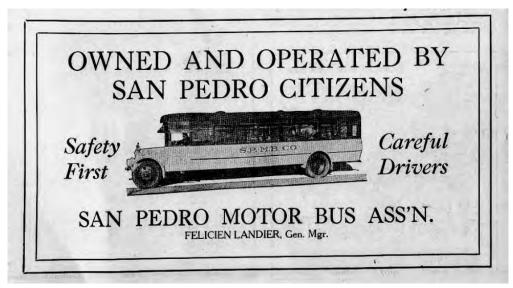
APPROVED Utilities Board Sanctions Entry Into New Territory by San Pedro Company Extension of the San Pedro Motor Bus Company's La Rambla line in San Pedro was approved yesterday by the Board of Public Utilitles and Transportation. Felician Landier, operator of the line, explained it is his desire to improve the service in the district desig-nated as territory to be developed. The extension is to be from the present terminus to the intersec-tion of Bandini and Sepulveda streets, to operate on Sepulveda to Patton street, southerly on the latter to Santa Cruz street, easterly on Santa Cruz to Hanford street, northerly on Hanford to Sepulveda and Bandini, there tying in with the present operation of the La Rambla bus line.

**EXTENSION** 

**OF BUS LINE** 

Applications by the San Pedro Motor Bus Company to extend the present Gaffey-street and Almastreet bus line was denied, pending another survey at a later date.

Figure 8Figure 9San Pedro News–Pilot, 6 August 1925.Los Angeles Times, 27 December 1929.



**Figure 10** San Pedro News–Pilot, 29 July 1933.

**Figure 11** (r.) San Pedro News–Pilot, 10 November 1934.

## Felician Landier, Sr., Returns From France

Felician Landier sr., pioneer bus owner and operator, and original owner of the Point Fermin bus line, has returned to San Pedro and is residing at 4127 S. Carolina st.

Landier, a resident here since 1914, went to France two years ago because of his health. He returned to the United States three weeks ago, and only recently arrived here. He has recovered his health and plans to re-establish his local business connections.

Figure 12 San Pedro News–Pilot, 28 June 1938.

THIRTY YEARS AGO TODAY Felician Landier, pioneer Point Fermin jitney operator, has started operation of a 17-passenger bus in San Pedro.

**Figure 13** San Pedro News–Pilot, 22 September 1947.



Manager, San Pedro Motor Bus Co.

Manager of the San Pedro Motor Bus Co. since it was organized in 1915, Mr. Landier has seen it grow from a small concern operating Ford touring cars to the present system using 35 large motor busses. He has been a resident of Los Angeles and San Pedro for the past 26 years, and now makes his home at 4026 S. Gaffev street. He is a member of the Masonic order, the San Pedro Chamber of Commerce, and J. Franklin Bell camp, United Spanish War Veterans, of which he has served several terms as commander. San Pedro Motor Bus Co. serves all San Pedro, and has about 50 employes. All drivers are experienced men with long records with the company. Many of them are San Pedro property owners. The firm pioneered bus service to the La Rambla, Barton Hill and Gaffey st. areas, and recently were given the exclusive right to serve Point Fermin along Pacific ave. by withdrawal of the Pacific Electric street car line formerly operated there.





**Figure 14** Landier Transit bus to Watts, 1940s. Charles P. Hobbs, *The Hidden History of Transportation in Los Angeles*, The History Press, Charleston, SC, 2014.



Figure 15 Landier Transit Co. token. *eBay*, <u>https://www.ebay.com/itm/224306132879?hash=item3439aff78f:g:XJ4AAOSwFe1f9PZ-</u>. Accessed 19 December 2021.

## APPENDIX 3. LIFE OF RAYMOND J. WALKER AND BESSIE MAE PETERSEN



**Figure 16** Official Military Personnel Files, Raymond J. Walker, CSM, US Navy, National Archives and Records Administration at St. Louis.

ND11/MR/P16 (Serial Q-11197 Cs) COMMANDANT'S OFFICE ELEVENTH NAVAL DISTRICT SAN DIEGO, CALIFORNIA

February 28, 1942.

From:

To:

Subject

Commandant, ELEVENTH Naval District. WALKER, Raymond Joseph, 324-93-95, SMlc, USN (Ret.) 1042 West. 10th St., San Pedro, California. Active duty with full pay and allowances - chargeable against appropriation, "Pay, Subsistence and Transportation of Naval Personnel."

References:

(a) Executive Order of September 8, 1939.

(b) Naval Appropriation Act for current fiscal year.

(c) BuNav Restricted ltr Nav-61 MFC MR (104) of 1-23-42.

Enclosure: (A) Waiver re pension or disability allowance.

1. In accordance with the references, you will proceed and report to the Medical Officer at Receiving Station, Terminal Island, Calif., immediately,

for physical examination. You are hereby ordered to active duty for this purpose and will be considered in an active duty status during the time required for physical examination and for travel necessary for compliance with these orders.

2. If found not physically qualified, you will immediately return to your home and upon arrival consider yourself released from active duty. In this event, the examining medical officer will advise the Commandant (by despatch - by letter) stating the defects, together with his recommendation.

3. If found physically qualified, you will immediately return to your home and upon arrival consider yourself released from active duty until such time as it is necessary for you to proceed and report to the Commanding Officer, Receiving Station,

Terminal Island, Calif., on March 7, 1942,

for active duty.

4. You are authorized to travel via privately owned automobile subject to reimbursement by the Government in accordance with U. S. Navy Travel Instructions.

5.

If you require government transportation and subsistence, apply to

forwarding to that office the original and two certified copies of your orders.

R. S. HOLMES

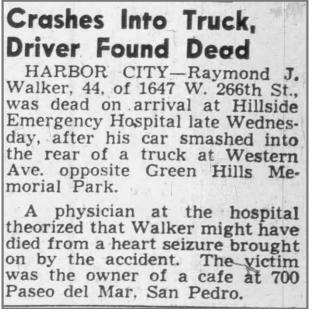
Copies to: C. O., Rec.Sta., Term. Island.

C. O., \_\_\_\_\_\_\_ for Disb. Off. Carrying Accts.)



Figure 18 & 19

Bessie Mae Petersen. Yelp page for Walker's Café, <u>https://www.yelp.com/biz/walkers-cafe-san-pedro</u>. Accessed 10 December 2021.



**Figure 20** Long Beach Independent, 15 January 1953. Pt. Fermin cafe has down-home food and atmosphere

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But part of the mellowness is the proprie-tor's attitude toward her customers. She's quick to laugh and kid them a little (a sign

warde ť -13 12 Baller

Staff photes Burgers, cold drinks and down-home hospitality are the fare at Bessie Walker's cafe across from Point Fermin Park, Walker's mother, Lena Logan, center, used to help with the cooking; now much of it is done by a sister, Christine Price, at right. In top picture, Walker and Price find a rare moment to relax in the nostaloic cafe.

BRING MOTHER!

Son NO. WESTERN AVE., SAN PEDRO THINK

NEW OWNERS, NEW MANAGEMENT

MOTHER'S DAY FREE CIFT FOR MON. 11.30 TO 3 P.M.

TRY IT AND

DINNERS Sun, - Than Sun, - Than The sun Detricultur appendix detarist appendix detar

Sun - Thur

SUNDAY CHAMPACAE BRUNCH 11:30 to 3 33:30 per perett 32:51 for address under 12 years A gran address A Anton address A Anton address A Anton A Anton Anton Anton A Anton Anton

nostalgic cafe

C. WC.

shoulder: Soon, even newcomers are kidding her right back. "Here, Til tip you a nickel," tosses a customer. "Big deal" wange right back. On a recent afternoon, a group booking as it would be more at home on Wikhare Boulevard ontierred at a table in the corr-teringer for a decade scooted up to the usuale doors un a startbaard. At another table was is group of young mer and women in two paths. "Waldplathe a meno." Walker greeted some new arrivals.

"would also a mena." Wanter greeted some new varrivals. "Hey, Bessie Mae." called one of the regulars. They gets of riendly with her that there's a plastic sign saying "No-one be-hind the counter – Employees only – This means with –

<text><text><text><text><text><text>

Works, and work. "That was during the depression days. Wy dady was a good provider, though, and we never did go hungry." She married at 18, had a son, and was divorced two years later. "I've had there hutsnabs— the good une's dead," the says, referring to Ray Walker. Her son, now 45, lives in Sac-



ramento; she has two grandchildren. Walker came out to San Jose and wurked in a fruit camery, then as a maid in a doctor's home.

In the trans control of the indication in the indication is obscient's home: She arrived in San Pedro in 1983, got a job as a waitres, and 1"be been working ever aince, with almost no vacations." She waited tables in cafes on Beacon Street, Sixth Street and all over San Pedro. It was a mistake when they "roka away Beacon Street." Walker sugs: "It was a real fourist trap—people came in see it because they were curious. In those days, you never got ribbed and taken like you do nowadays. No one got hut." She met her "hushand Walker" in 1942 when ahe was working in a cafe. Originally

she met her "husband Walker" in 1942 when ahe was working in a cafe. Originally from St. Louis, Mr. Walker had been in the Navy since he was 16, "in and out of the harbor. He was stationed in the Point Fer-min Lighthouse for a while, and on San

building. Before they bought it, the cafe was called "The Colddles" and was run by 'old man Goald" who rented it for EES a month. Walker says. She and her husband kmckled down a partition, expanding the eating area into a room where the old man had load

<text><text><text><text><text><text><text>

years. Somesimes I not it and somesimes I don't. "All there is to this place is just work, work, work, work.

sore, work, work, Sometimes I get mad at her (Christine) and fire her, and then J hire her book again, laughe Walker, bui she credits her isster and an old friend. Frances Tengue, with the success of their lood service. Price developed their fish sandwich, and Tengue the BTLA – a basen, lettuce and ionnaio sandwich with generous siliens of avocado.

Other specialties of the house are a hear

Other specialities of the house are a hear by clam chewaier and, in season, streawher, y tarts which they make up freed. Walker's mother, who is now 80, lives which her in the Harbor City house also haids the songe, classes and pers and postals available the songe, classes and pers and postals available the songe, classes and pers and postals available can't die it any more." Walker is especially provid of the fact fing postales, and pers and traven mens and there is no wante in the load operation. "And my offers's attl and y 15 certs, ba-built it goes over 85 a passing, 1'no going to charge 30 certs." Hyou ask here how much the grosses anti-plyou ask here how much the grosses anti-between men and the baselkeeper, and the sone."

edes bu plenty of money to retire

A spring ball to benefit the San Pedro and Pennan-la Hospital's parking and construction project in planned for May 18 at the Beverly Wilshire Hotel.

Dress is black lie option-al, and entertainment will be by the George Anderson hig band and the Royal Scottish Country Dancers

Information and reserva-tions can be obtained by calling Gladys Croll at the beentied hospital.

The dance is sponsored by the San Pedro and Peninsula Rospital Founda-tion. Dr. George Murphy is the chairman

**ROOM ADDITIONS** KITCHENS AS LOW AS 12.95 PER SQ. FT. R. W. HORTON INC. 435 WEH 328-9200 INITIAL OPENING FACTORY OUTLET SECONDS · HANDTHROWN STONEWARE PLANTERS

· MACRAME POT HANGERS SAVE 50% to 75% A satisfally known misulacturer will sell factory set isoliad time only all this address:

24448 Howthorne Blvd., Terrante (Walteria) OPEN FRI., SAT. & SUN. 9 TO 5

Saturdays If weekday hours pose a problem, plan to stop by on Saturdays when we're open from 9 am to L pm, lis a perfect day to com-plete your transactions and linger awhile over a cup or two of coffee and energy and the coffee and





x





200

Fn., May 6, 1977 A3 NEWS-PILOT

## REFRESHMENTS

WALKER'S CAFE – 700 Paseo del Mar, San Pedro, 548-9273. Open 7 a.m.-6 p.m. daily. The 1920s-style cafe, featured in the film "Chinatown," has been dishing out steamy clam chowder (85 cents), roast beef sandwiches (\$1.65) and cold beer (\$1.65 for a pitcher) for longer than a half-century.



Clipped By: emmarault Mon, Nov 1, 2021

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**Newspapers**™



## Faulty Exits Cited in Fatal DC-10 Crash

Flames, Failure of Some Chutes Delayed **Evacuation**, Panel Told

### BY CATHLEEN DECKER

<text><text><text><text><text>

Three of the four emergency exits on the plane's left side could not be used because of the intense flames shooting up outside the plane, chief rash investigator Rudolf Kapustin aid.

id. The jourth chute-at the front of

said. The jourth chute—at the front of the plane and not surrounded by fames—was open hut did not inflate, Kapustin said. The chutes are sup-posed to inflate when emergency is a superior of a plane are opened. On the right side of the plane, one chute was used by only a few passen-gers before it fell to the ground, in-flated but disconnected from the door, the investigator said. Another chute, when inflated, fonted upward until fored down by thrue passengers who climbed au thut is the adjuent wing. That slide was soon burned by advancing fames, and the two victims were found dead at its base. The third chute on the right side was used by 20 persons before it, itoo, cupit fire. Rapustin said. The fourth chute was used by 30 to 40 persons result of exposure to intense heat, the urstigator said.

esuit of exposure to intense heat, the ivestigator said. "Easentially, all slides became unu-able before evacuation was com-Please Turn to Page 8, Col. 1



Alker behind the counter of Wolker's Cafe in San Pedro where she has been in charge for 34 years Times place by Christiener Hard THE SAME SPOT

## Panel to Restudy Plan to Send 79 Officers to Parley

## BY NIESON HIMMEL

The Los Angeles Police Commis-sion said Tuesday it wants to take a "second look" at a plan to send 79 po-lice officers to a state convention of the American Legion in San Mateo next month.

the American Legion in Sain states exit month. According to the city's administra-tive code, officers (and any other city employes) attending a veterans' con-vention must be paid ther full salary while attending—and Commissioner phanes Fisk, a former deputy police chief, estimated that this could cost pio 810,000. Such a plan, Fisk said, "shows a to-jal lack of consideration for the peo-ple of this city" and the expenditums support for Proposition 13."

The table of sum was see very local table of the sector of the local table of the sector of the local table of table

could be done. The matter was set over to June 13 for further discussion

**RUNNING FOR STATE SENATE** Schmitz, Out but Not Down, Wants Back In

BY BUD LEMBRE

Drawl JLESMARL Translations SANTA ANA—The instructor callis the roll, stitup in relaxed fashion on the corner of a table at the front of the lecture hall. We banters casily with the students and they iaight at his guick humor. The 69 students in Political Science (01 at Santa Ana College are all well aware that their instructor, John G. Schmitz, still only 47, in on the politi-cal domeback trail. After serving 56 years in the Cali-forma Senate. 20: in Congress, losting is acal, running as the American Pariy candidate for President in 1977; and Jeang another congressional bid in 1570, Schmitz is back where he started.

In 1976, Schmitts is back where he narted. He is running for the state Senate the 38th Destrict, to moceed Sen. Denna Carpenter IB-Irvine), who is returing. Chances are he will win in the 38th, which stretches along the Change County and San Diege County coast from Seal Beach to Oceanside. Schmitt is heavily favored to win the Republican momination at the public next Tuesday against five other candidates and face a bright, fast-nalizing Democratic assemblyman, Ron Cordova, in the fail. However, in Political Science 101 at Sama Ana College, there is only bried formition of the unstructor renertry use the real world of politics. Schmitz togalans that the next clam period will be devoted to review, fol-



CANDIDATE-John Schmitz, running for state Senate, lecrunning for state Senate, rec-tures to his political science class at Santa Ana College.

lowed by the examination on Toes-tag. To control of the second of the s

## IT'S STILL 1944 INSIDE BESSIE WALKER'S CAFE BY CHARLES HILLINGER

Time little wire Holes. Waiker's Cafe in San Pedro is a step back into the 1940s. Il looks and ounds the same today as it did when Beasic Waiker opened it in 1944 on Pasco del Mar atross the street from Point Fermin Park. The same odi pikebor still plays the Andrews Sistern "Rum and Coca Cola," Tommy Dorney's "Stardust," Cuy Lombardo's "Always," Artie Shaw's "Begin the Beguine" and "Dancing in the Dark," The four-door teckus bought when Beasie first opened is still in use. No wonder movienakers borowed Beasie's place for "Chandown," "The Biack Dahlia" and other films. No props were necessary. Even the food smarks of a boyone era. Beasie serves nothing from the can and nothing fast-frozen and reheated in microwave overs. Everything is home-cooked, including the french fries, which are peeled, cut, aliced and cocked while the customer watches. cooked, including the french frees, which are peeted, cut, sliced and cooked while the cutomer watches. Tacky souvering plates, gifts from customers returning from vacations in the Grand Canyon, Yellowstoor National Park and other populari tourist spots, adorn the walk. And there's Bessie, a 66-year-old widow, who's still in the cale from 7 a.m. unii she closes at 7 pm, avere days a week. "I can't help it." she said. "Tim married to the place."

## **Riles Stakes His Record** on School Reform Program

## BY JACK McCURDY

Reports from ECE schools show a great increase in the number of parends serving as voluniteer aided in cleasrooms, harply reducing pupil-adult ratios in many schools. Visits to aschools turn up parents existatic over how ECE has rejuvenal-their schools and how much more eager their children feel about school. Next month, the premiere effort of Wilson Riles and the state of Califor-nia to reform public education will mark its fifth year in the state's

About 3340 million has been spent on the Early Childhood Education (ECE) program in an attempt to re-vitatize elementary schools, starting in kindergarten through third grade. Por the forseable future, the ener-gies of teachers, principals, other

This is the second of two articles on Wilson Riles, state superintendent of public instruction, and his attempts to reform California's educational systems

educators and parents will be concen-trated on this program in the primary

frates on one progrades And riding on the outcome will be the record and reputation of Riles as state superintendent of public in-struction, the sponsor and driving force behind ECE. How has ECE fared thus far?

How has ECE first hus far? In terms of improving test scores in basic subjects like reading and nath-ematics, the results are unclear. In the Los Angeles city schools, it seems to have had ittle if any impact. The results are the same for Oakland. In the suburban San Juan district outside Sacramento, test scores ap-part to have gone up in ECE schools. In San Diego, studies showed they went down. Statewide, results, at the same match the same match. Statewide results and the same match went down. Et ele assets which high-achieving pupils seem to drop wells.

## STORE ACCUSED **OF SEXUAL BIAS** IN PAYCHECKS

IN PAYCHECKS In the saleswork at the Nahas Department store in Yan Naya have male counterparts doing the same varies of the same varies of the same varies of the same the same sales of the same same same same and the same same same same same same the same same same same same same the same same same same same same the same same

1

No Unlawful Act Found in Trapp's Antibusing Talk BY DOYLE MeMANUS

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ty's dog licensing ordinance is uncon-stitutional. However, enforcement of the ordi-nance will probably continue pending further court action. Judge Mario P. Gonzalez dismissed a citation against day-owner Rebecca Hernandez for falling to get a hiennese for her dog. The lower court ruling, which will likely be appealed, said County Ordi-mance 4758. Section 403, denies equal protection of the law guaranteed by the U.S. Constitution because most other pet owners are not required to purchase license. Cats are also licensed under county ordinance but the cost is goly 72:50 for a lifetime. Dog licenses are 315 per year.

**Bill Would Benefit 7 Teachers** Postscript: Fired In Loyalty Oath Dispute

John Beecher

Prime Detecher Ar and to clear the full committee before it run be connad-eved by the 8b' member Assembly. Therefore believe the bill mary pass since the As-melly adopted a bill ask year reinstating Beecher to his point at San Frinceins State. It also adopted and the software since the expressed the hope that Beecher and his colleaguese would be compare. Levents' bill cognality would have grantent 81.8 million to the teachers and their families. But polit-al resulties and williognese to compromise payed and resulties and williognese to the Bways and Means autocommittee. Beecher in longing for some linancial vindication means mean the state. As a time when mean meri age are retired, he shad. Then auth working my but of the survive. By George Inause

By George Ramos

At one San Fernando Valley school, a teacher said: "I used to be a parent, with kids in this school. We parents had a hard time getting in the front door here. Now, they are welcome and they are here all the time."

han anything else. ECE is a lease Turn to Page 4, Col. 1

What is ECE?

<text><text><text><text><text><text><text><text><text><text>

The state Assembly is considering AB 3026, au-thored by Assemblyman Mel Levine (D-West Los Angeles), that would give ache of the saven 850,000 in back pay and benefits for salaries lost because of the disminasi. The bill has cleared the Assembly kilocation Committee and a subcommittee of the Assembly's powerful Ways and Moans Committee. The bill has

## Election on Farrell Recall Seems Assured

**Opposition Gathers** Enough Signatures to Force Council Action

## BY ERWIN BAKER

Time Ball Write An election to recall Los Angeles City Councilman Robert C. Parrell appeared to be assured Tureslay. City Cierk Rec E. Layton maid that more than enough valid signatures have been collected in the council-man's South Los Angeles district to force an election in August. Layton sight be world assert.

man's South Los Angeles district to force an electron in August Layton asid he would preent a certified list of aignatures to the City Council today, and that the council has no option but to schedule an elec-tion within 75 to 90 days. Layton asid he would recommend-that it be held Aug. L5, but the coun-cil will set the actual date. The picked up immediate support from Mayor Bradley, for whom Far-council, conceded that 'we got a campaign, apparently.' He picked up immediate support from Mayor Bradley, for whom Far-fell worked as an administrative assistant in 1973. At a City Hall news conference, Bradley said he believes Farrell has 'done a good join hinh district 'and 'I am prepared to say that to anybody and everybody.'' Layton said he would submit 3,195 'alid signatures of registered voters in the district to the council today. 'That is 274 more than reguired, he noted.

This is 274 more than required, he noted. The recall group, Concerned Cit-terns of the 80 hbarrier, finde petitions with 5398 signatures in early May. But. Layton raid that once the counting reached the "plateau" ne-cessary to call an election, the signa-ture checking was dropped. Nominating petitions for candidates who wish to oppose Parrell will be available in his office tday. Layton said But he said they will not be handed out until the council acts on the voter certification. June 14 is the dealtime for fings the petitions with the elerk's office, he said. Layton said he expected the recall election would cost about \$53500, less

JUDGE VOIDS DOG

LICENSING LAW;

An East Los Angeles Municipa Court judge has ruled that the coun by's dog licensing ordinance is uncon ritutional

APPEAL LIKELY

Please Turn to Page 3, Col. 1

News-Pilot Wed., Feb. 13, 1980 A3



Staff photos by Randy Mudrick Bessie Walker stands outside her cafe near Point Fermin Park in San Pedro contemplating how to handle a four-legged customer. Below, Walker serves a pitcher of beer to a few of her customers, who range from blkers to bankers, from welders to widows. Right, she shares a laugh with one of her regular customers, blker Ken Delancey.



TRW promotes San Pedro resident

CHANNEL

ANIMAL HOSPITAL



## Walker's Cafe more than a place to eat

By Jim McGregor Staff writer At times its hard to think of Bessie Walker' place as a cale. Of course, all the indicators are there. Menus, dishes, silverware, lots of food, beer and coffee. There is a sign over the form door and the all-important cash register in the corner. But Walker's Cafe on Point Fermin in Sar Pedro is different: It's as if Walker had a larger-than-oyemal kitches and Friends dropp et by ail day to eat and chat. The building itself is nothing seecial, but th

The building itself is nothing spe

helter-skelter decorations lend a nebulou: charm to the cafe.

Lifeless colors predominate and the scat-tered fixtures seem to be in keeping with the standard fare of a 1930s-vintage coffee shop.

st-trap plates donated by cu hang I

Non-characters filling in the gaps. A Victorian lady on a chamber pot and a Miss luly foldout from the early 1960s hang on spooline walls, surveying the collection of tharacters who pass in front of them. In the middle of this controlled chaos stand-besite Walls.

Bessie Walker And she is why Walker's cafe is a

For 34 years she has been the cook and raitress, the bookkeeper and bottlewasher. Her clientele range from bikers to bankers, rom welders to widows. And they all seem to

each othe de bet tha At Walker's Cafe, it is a s

It is just that kind of place

er. She rules her domain with a sharp tongu and an iron hand. "She don't take nothing from nobdy," said one customer. And she is constantly in motion. Circulating among her "dimuly," she staps a head here throws a smale there — all the while chattering taking orders, giving orders, and most of al keeping everything and everyone in line. Walker left Oklahoma and her 10 hordher and sisters in 1983, first moving to San Jose where she worked in a cannery for a short time Then she moved of San Pedro, storting out as:

Then she moved to San Pedro, starting out as a waitress on "good ol" Beacon Street."

waitress on "good of' Beacon Street." In 1946, Walker and her husband, Ray bought the building, built in 1880. The tackled the task of transforming the C ("a dirty, beer join") into a full-fieldge "We had \$50 dollars to buy supplic wards and the store of the store

ore we opened the "This place has been piece. I just added this

Walker's





## News-Pilot

Wed., Feb. 13, 1980 A4

## Walker's

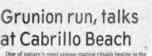
Vicial Context Section 2012 Co

This draws a hearty laugh from other customers, but Sterbakken timidity turns and scans the room to make new Walker strin listening. The not just a stop-off place to get drunk, but a good funce for anybody to have a bowie of soung and visit)," said buck flautista, 29, a fisherman who grew up near the cale and itas been austomer for many years. "But, she should put some clams in the clam chowder," is added with a laugh. Marge Collins, who says she's a 35-year-old with a 42-our-old son, has been eating ainnost all of her mesis at the cale since her busband died a few years ago. She is a member of the morning growd that chile-thats way the early hours of the day with Walker. "Every day walker's is a finny story." We said. "De heard people say they don't want to miss a day because they might miss something. "If the a serial Beasie's a really neat person. She treats everybody the same, from little kids to movie tars."

treats everytoory the same, from inthe idea to movie stars." If it popular among the regulars to drop the names of the sovie stars who have visited the cafe. Many television and movie sequences are illined at Point Permin Park and the stars usually cross the street to have incorh with Waiker. She has entertained and fed the likes of Robert Coronal and Raymond Barr, to addition to the heartthrob of heartthrobs, Eric Estrada. Andy Griffith totips by occasionally with his lather to sit at the counter and eat to dops perhaps because the place reminds him of Mayberry. Walker and her sater, Christine Price, have heen the instinutays of the cafe since Raymond dide in a car locident in 1983 At times, however, it is difficult to tell the employees from the cultomers. When a beer keg is empty or the trish cans are full, one of the regulars will automatically plich in and help Waker.

Walker

Walker: On a recent Saiturday, she was short one waitress and the place was packed. But everything was going smooth-ly because two flabermen were emptying the trash and a private detective named Rabib was washing the dishes. From an Oklahomi Airm house with 11 kids, Walker has gooe to an ucean-front cafe with thousands of friends. And the word is that Walker's will continue to be a cosy place dishing up extro helpings of friendship. "Everybody keeps asking methen'l'i retire and J gost. asy Tm not ready yet," said the grande danie of Point Careto



One of nature's most unique mating rituals begins in the dead of night. With clockswerk regularity, a small fish known as the graviton wriggles up on California beaches to spawn and then returns to the ocean. Harbor Area residents can get a close look at the ritual seginang new month at Cabrillo Beach to San Pedro, The first in a series of gravino talks sponsored by the Cabrillo Marine Museum will be on March 3 and 4 at 9 pm. The gravino begin their run at approximately 10:30 each night.

each night. "Spawning occurs around the time of the highest high issociate director of the rouseum." Said John Olgun issociate director of the rouseum. "If the granion eggs are to survive, they must be laid of he night of the highest iddes. If the fertilized eggs survivy comding surf and predatory shorebirds, they hatch i hoat 10 days." The granion tails are free and are canducted right of is based. The audience is encouraged to bring flashlight m blanktes is at ar.

and blankets to sit on

(6)

3-IN-ONE

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of Americana at Walker's Cafe - Daily Breeze (Torrance, CA) - August 13, 1985 - page Bl August 13, 1985 | Daily Breeze (Torrance, CA) | John Bogert | COLUMN | Page B1

The old folks are queuing at the horseshoe-shaped counter, ordering from the posted menu. Breakfast, lunch and dinner, it's all there, wholesome and good, although I suspect there isn't much difference among the three.

There's an old glass-doored refrigerator behind the counter containing many invitingly cold bottles of beer.

There are tables resting on pedestals rusted from the fog blowing in the open front doors off Point Fermin.

And there are ceramic knickknacks of the kind very popular with my Aunt Mary: mother birds feeding their young, crescent moons, praying hands and dozens of commemorative plates.

There is even a framed Playboy centerfold featuring a decidedly 1960ish blonde with an inch of dark roots showing at the base of her scalp.

This is Walker's Cafe on Paseo del Mar in San Pedro, a yellow stucco throwback directly across from one of the county's least-known parks and prettiest lighthouses.

This also is America as it was before we segregated ourselves into gay, straight, yuppie, sports, smoking, non-smoking or specific-minority-group eating and drinking establishments. It is America as grandpa knew it.

The people who frequent this little establishment, begun by Bessie and Ray Walker 43 years ago, will tell you that the food is fantastic and the people real.

I'll go along with both of those. There are days in this tiny structure when every customer seems to have a tattoo. Other times it looks like a sound stage. About six times a year movie crews come in, move Bessie and her sister, Christine Price, aside, and shoot some television travesty that's supposed to be taking place about 40 years ago.

They leave autographed pictures behind. Bessie, dressed this day in a black pantsuit, will tell you she has a stack of those. She also has lots of IOUs from folks who couldn't pay.

It's like that commercial in which the guy says, "Parts is parts." To Bessie and Christine, people is people; neither takes guff from anyone or from each other. Heck, they've been involved in one long argument since they left Oklahoma with their parents during the 1920s.

Here it was, early Monday morning, and already Christine has tossed out a tramp and fired a waitress. Now she's sitting at a table smiling and going at it with her sister.

"I came down from San Francisco to help Bessie 23 years ago when her husband died," Christine

said, lighting an unfiltered Camel.

"It wasn't that long ago," Bessie replied, fingering the kind of outsized necklace one normally sees worn with ball gowns. "Anyway, I'm the boss."

Don't doubt that. On many an occasion since the days when her seaman husband turned this walkup beer stand into a cafe, she has had to deal with drunken sailors, soldiers, stevedores and bikers.

"I've had them all through here," she says. "They come in waves. I have a younger crowd now, but it doesn't matter. Someone steps out of line, I give them the look and they shut up. If they don't, I walk over and tell them that they could be out of here faster than they came in."

They've never had to call the cops on the amazing mixture of humans that daily present themselves for food and drink. Some days they stand 18 deep at the door waiting to be served by the two women, who work most of the 7 a.m. to 9 p.m. shifts, seven days a week.

It seems that nothing can kill the place. It was thriving when the street cars passed and it's still prospering decades after three blocks of their cliffside street fell into the sea.

A child walks up to show Bessie his new shoes.

"Don't get them dirty," she warns before turning back to the subject at hand. "People wonder why we don't expand or go modern. This place is out of control as it is, and besides, modernization would spoil it.

"Then they ask me why I don't retire. Why? I like working, I like the people. Heck, I started working when I was 18 and never stopped yet."

Bessie has a work philosophy. When she parks her yellow Cadillac at the curb, she becomes a sort of restaurant populist.

"People tell me this is like a pub, but I haven't ever seen a pub so I don't know. What I do is treat people right no matter what color they are. Everybody's got feelings. I treat folks well and they come back."

She also has a life philosophy.

"Life is life. You can make it good or bad, who's going to cry with you?"

One regular said the food here carries a certain warmth missing in chain restaurants.

Certainly, when the two women stop arguing long enough to pose for a picture, they put arms tightly around each other.

There's no fooling at Walker's Cafe.

## come before us.

"You're still here, Bessie?" the oldtime sailors ask as they step into this time warp.

"Yeah, I'm still here," she replies, saying a lot more than even she probably knows.

## CITATION (MLA STYLE)

Bogert, John. "A slice of Americana at Walker's Cafe." *Daily Breeze (Torrance, CA)*, sec. LOCAL, 13 Aug. 1985, p. B1. *NewsBank: America's News*, infoweb.newsbank.com/apps/news/document-view? p=NewsBank&docref=news/1134393FD77105B8. Accessed 15 Dec. 2021.

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emmarault Mon, Nov 1, 2021

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## TRIP -From C-1

them and the wind was strong enough to close up the Tshirt places ("Four for \$10") that clut-tered the boardwalk.

tered the boardwalk. Two men were playing chess across the top of a trash barrel and a sallboat moved in front of the sunset, skidding over the aluminum water.

ŝi,

\$1.00 - Jikabos money at Walker's

week I looked around and counted eight plates gone off the wall." Walker's hasn't changed that much from the days when Petersen first opened the doors. Ceramic par-

rots and bustled girls share space with a print of two children walk-ing across a broken bridge with an angel over their shoulder.

There are pictures of half-nude Indian maidens in night's blue light, a photo of a long-legged Miss July behind the counter, and hand

paintings of cartoon characters done by a man who slept at Walk-er's for months to stay off the

"If anybody's hungry, Fli feed em," said Petersen. "Kack when the streetcars used to come out here the word went around with the burns that Bessie'll feed ya. The way I figured it was some day I might get hungry, too, who knows?"

Petersen, one of 11 children

streets.

to \$1.25 -- Beer bought for Deman Total: 542 65. Transday total: 540 20. Wednesday total: 550 05 Wednesday total: 550 05 Monday total: 51207. Total for trip so far: 5269 22.

water. Leaving Venice, the drive past. Marina Del Rey and the twin ugli-ness of Torrance and Hawthorne brought nothing but a blank look. It wasn't until you turned right at Western Avenue that things changed from flat fronts and plas-tic signs to black night and baseball fields overlooking the water. When you came to Point Fermin and found Walker's Cafe still open, it was a fittle like coming home.

it was a fittle like coming h You dropped in a quarter to play "I Drink Alone" and "Tombstone Shadow" as Bessie Petersen walked

Shadow" as Bessie Petersen walked over to sit down. Petersen, 75, has worked the counter behind Walker's since Jan-uary of 1948, when she bought the place with her husband. He was killed in a car erash in 1953, and she's been in charge ever since. Walker's has gone through a lot of changes, said Petersen — from a quiet cafe fronthus a family nask to

quiet cafe fronting a family park to a biker joint where the police came up on weekends to shake people down it was featured in the movie "Chinatown" — the water run-off scene with Jack Nicholson driving

wene with Jack Nicholson driving up in the dead of night — and half a dozen other films. But Walker's is mainly a neigh-borhood bar for people who don't have much of a neighborhood to "I got merchant seamen come in

here, giving me presents, stuff to hang on the walls," said Petersen. "And I got customers who steal stuff as soon as they see it, One

from an Oklahoma family that moved west during the depression, Shoestring update You went slower to the Rose Bowl Fidley, hoping to find somebody passing off a tildwit win the chasin, Fat chance There were at least two dozen spools waking outside the gates, holding up signs mater read. "Need ticket" or lawing, "Any-body got an extra ticket?" Nobody got a minime. remembers working for \$3 a week as a waitress in 1933-34. "I've been at it since I was 16," she said. "Always working — as a waitress, a car hop, then at this place. I never had any-thing given to me."

own to your last day before the Super it tooks like you're winning the daily but lowing this way. You should come or \$500, easy, for this motels, and and wets, but the cost of that licket if you. Petersen sat at one of the tables wearing a yellow necklace and ear-rings, the light of the Budweiser ay keiyaa. Friday's totala: 53.65 — Double Pathaurge ans tree at a Fathaurge Driverin across from the antatara Motol 530.00 — Room at the Manifastan 530.00 — Room at the Manifastan 530.00 — Room at the Sandoward and the Sandowar sign shining in her glasses. She talked about the changes in Point Fermin and at Walker's — the way bikers had come to make the place

a rendezvous.

"Tve had a lot of jerk custom-ers," she said. "Tve bailed 'em out of jail, loaned 'em money, let them run up a tab... sometimes I think I need a man to beat hell out of some of these arms." of these guys."

She watches over her place, said Petersen, pointing out that come Super Bowl Sunday there won't be any TV showing the game because "TV brings in the deadbeats.

"A couple of Sundays ago a cus-tomer brought in a little portable, set it on that table right there, and a bunch of freeloaders were hanging around, just watching the game, she said. "Now there's this week end, this big football game, whatev week er it is

"I told them, you're not going to bring a TV in here. You try and bring one in here on Sunday and I'll kick my foot right through it. I mean it.

Sometimes she thinks of selling Walker's, said Peterson, but "I know I'm not going to do it. I've got to have something to keep me go-

b) have solutions to keep us going." Petersen took a sip of her coke, then looked over at the counter where one of the customer's young-sters was leaning over to put a hand into a jar of pickled eggs. "Huhah. Don't do that, Wil-ters 'she used 'are III on over there."

tiam," she said, "or I'll go over there and pop you one."



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**Newspapers**<sup>™</sup>

## Wild

## FROM PAGE B1

FROM PAGE B1 during one encounter between club members and police. When be reported the incident the next day, the officer was wiftly fired. The mosa Beach officials clamped down further with eads for it was a little more difficut. The most-controversial law, passed in the late 1960a, made thiding a most-controversial law, the late 1960a made t

## Law enforcement

Law enforcement Eventually, police enforce-ment took its toll, and the good times ended for the local Hell's Angels chapter. The club closed its Hermosa chap-ter after its local president and treasure were convicted of aroad robbery. Eventually, many of the hikers joined society's main-stream

have subset somet a man-etram. About two years ago, Moore bumped into a former Hell's Angel in a local courtroom. The one-time biker was now a well-dressed juror who had turned his life in a new direc-tion.

Turnes out it was just a "Turns out it was just a "oter in his life," "He owns a shop-ping ces at now. All these guys aren't all bad."

### Stereotypes linger

store aren't all bad."
Store aren't all bad."
Storeotypes linger
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Storeotypes linger
Storeotypes and the storeotypes all storeotypes about their behavior of the Verture Heil's Angels storeotype about their behavior of the prevail.
"When people call to ask about our illestyle, they don't bak about our illestyle, they don't bak about motorycles or the type of motorycles we rido, which are the first questions the store of the same sto

lowed to make a judgment above to make a judgment thave watched some gauge transform. "Biker gange have changed weight antisscial urgani-actions to more-aophaticated, organized crime," said Mike yought, a Les Angeles Police ought, a l

### Officers attracted

Officers attracted Tronically, the so-called bik-er lifesty's extracted some po-lice officers who were drawn in by the club's ense of freedom and brotherhood. Some sven traded their badges to rides with hard-core biker groups. Torrance police say they be a good officer to a once-vell-known club. The spent his weekends and days off riding with the Cho-san Peer, "Sgt. Ron Traber aid. But he always looked pool in uniform and we never heard anything off-color about

homey taverns.

him or his performance as an officer. He did a good joh." The back-and-forth life-style continued for a few years until the officer desided to life of a full-time biker. "He just had a significantly different lifestyle. He liked the motorcycle gangs and aura around them." Traber said. "He dido't do anything illegal as far as we know." Torrance biker haunts in-cluded the Key Largo bar at Prairie and Artesia, Traber scid. Officers busted hikers for drug peddling and other seci-ous crimes.

Even then there were hu

Morous moments, police say. Like the time officers ar-rested a cyclist on a mide-meanor traffic warrant. In an attempt to slither out of it, the biker gave them his brother's identification card to convince them be want's who obey thought he was. "It turned out his brother was wanted on a number of eleony charges in Georgia. So then he tried to convince us he want his brother." Traber re-called. "Eventually, I think Georgia did extradits him on the falory charges." In general, though, police developed understanding with the clube to help keep

disturbances down "In spite of the fact they looked pretty grubhy and had segnificantly different life-style, if you could develop a rapport with the leaders, you could get them to comply with law enforcement," Traber said. "There were also times when that wasn't possible."

### Not all Samaritans

Trouble in Hawthorne's troubles with the Vagos ure well document-ed. For years, the high-profile group had run-ine for every-thing from theft and assolit to wire-tapping and racketeering. Redondo Beach Sgt. Mike Msinert said he remembers occasions when club members weren't such good Samaritans. "In one incidant we went to El Segundo to trade some sto-len property for drugs and they offered to sell me some

"It was a real vivid, real active time," Police Chief Ste-phen Port said. "It would be

dynamite," he said. "I saw a number of sticks and we end-ed up arresting several people and calling the bomb squad." In north Redondo, biker-gang haunts included the for-mer Circus Circus Aar on Avi-stion near Ford Avenue, Mei-nert said.

Trouble in Hawthorne

Hog heaven

nothing for 40 of them to take over a bar and force the nor-mal customers out. We made a lot of arrests for that." In 1983, police officers said-ed 43 homes searching for a Vagos member believed in-volved in a barroom knife fight. But in the process they rounted a number of innocent people, some with no connec-tion to the club, from their homes.

people, some vith no connection to the club, from their homes. The American Civil Liber-ties Union, which defended he Yagos in court, said the saids were part of an ongoing sitempt by Hawthorne offi-cials to "punish" members and di their town of the club. In april, the city paid \$1.9 mil-lion to settle a related lawnit. "We got the money and we're enjoying it," said Terry the Tramp, whose El Monts home was one of the club. In other and the money and we're enjoying it," said Terry the Tramp, whose El Monts home was one of the settle home was one of the club. The theorem is got an-other 2 million to throw away and with a come in and to it again, we'll enjoy that, too." Tert, however, said the op-ensition proved fruitful, even hough the department has to changed its methods. The Yagos motorcycle club hat's no scrett, "Port said af-fer the settlement." And we und a lot of stolen motorcy-cles, co.

Vagos leader killed

raids." Vagos leader killed During the club's heyday in Lawndale and Lennox. Vagos leader LA. Eddie was shot down at the Golden Candle bar, a former hangout near Rescrams Avenue and Haw-thorne Boulevard. A groop of about 20 Vagos who witnessed the attack told polies he was killed by an armed robber, officers said. When it was time for the funeral, Vagos members re-portedly wanted the Sheriff's Department included in the ceremonies. "It was rumored at that time that (one high-ranking vagos member) wanted to scatter his abee on the lawn of Lennox station because he'd been arrested by Lennox deputies so many times," re-juied sheriff's Sgt. Don Neu-reither said. However, Terry the Tramp sever in fact taken to Forest Lawn. Club members later participated in a memorial die through the area. Most Vagos have moved out of the Hawthorne area. but new club chapter recent-by speed the Vagos.

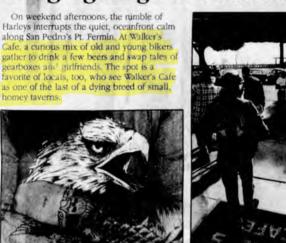
Westside drew bikers

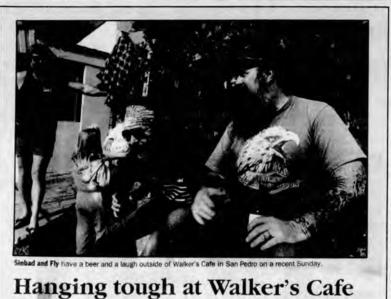
Westside drew bikers Like the South Bay, the free-spirited ambience of Ven-ters and Stanta Monica drew bikers in droves. "It was a popular place im-droves of the second state of the second state of the second of the second state of the second of the second state of the second that time for people with anti-ucal philosophies." The lather-riad contingen-tion of the second state of the second that the second state of the second that time for people with anti-scale philosophies." The lather-riad contingen-tion of the second state of the second the second state of the second the second state of the second to different gamp, special where an second with the second state of the second state of the second state of the second to different gamp, special where the second state of the second to the second state of the second state of the second to the second state of the second state of the second to the second state of the second state

yoing to commit that night," be aid. Though most bikers have moved away, police were hav-ing trouble with the Heathens club in that area until 1988. But though they no longer live here, hikers occasionally return to some of their old haunts. Scores of riders make a weekly run to San Pedro to spend the atternoon at Walk-er's Cafe overlooking the coan. For years, the little res-taurant has been a big draw for club that often trek from the valley.

the valley. Some say it's the hospitality it he longitume owners afford to all customers, no matter women who run the place don't take any guff, according to Reni Mauritaen, who cooks and waits tables. "Peciple have a tendency to think these guys are real rough, but I get more respect from them than any-one else," she said.

Generations: A biker, above, strolls past the bicycle of one of the many children who accompany their parents to Walker's Cafe. Tattoos: The an belong to Fly, upper left, one of the longtime patrons of the bikers' San Pedro hangout. Harley Davidson Harley Daviasen spoken here: On weekends, motorcycle entnusiasts, left, gather from all parts to have a friendly beer and talk bikes. Photos and text by Brad Graverson



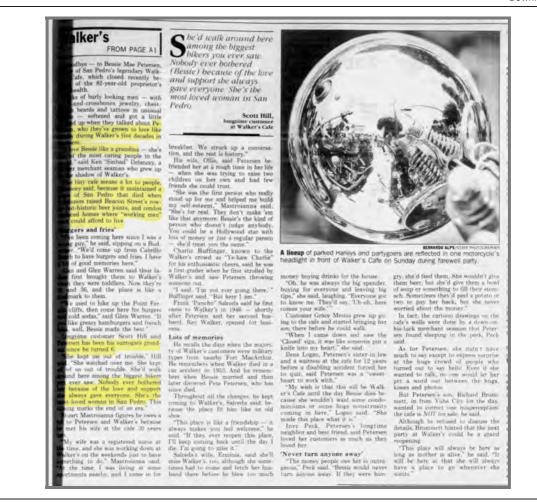






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# Petersen, owner of legendary Walker's Cafe, dies

#### From staff reports

Services were Monday for Bessie Mae Petersen, owner of San Pedro's legendary Walker's Cafe, who died Dec. 5, 1996. She was 84

Petersen was a constant figure at the Point Fermin cafe since the mid-1940s, serving up burgers and fries, her special chili and ice-cold beer to wash it down.

Petersen was equally comfortable with movie stars and Harley Davidson motorcycle riders. She never blinked an eye when leather-clad, tattooed blikers roared into the parking lot, their long hair flowing behind them, tattoos emblazoned across their arms and chests.

"She kept all of us out of trouble," long

time customer Scott Hill said in a 1994 interview. "She'd walk around here among the biggest bikers you ever saw. Nobody ever bothered her because of the love and support she always gave evshe always gave eteryone. She's the

most-loved woman in San Pedro." Bessie Mae Petersen

Inez Peck, Petersen's longtime neighbor and best friend, said the cartoon drawings on the cafe's walls were done by a downon-his-luck merchant seaman who Petersen found sleeping in the park. Petersen was born June 18, 1912, in Pauls Valley, Okla. During the Depression, her father loaded up the family car and set out for the West with only \$60 in his pocket

Petersen worked in an Arizona restaurant and a San Jose cannery before settling in San Pedro, where she waited tables in almost every cafe in town before opening her own place with her husband, Ray Walker, in 1946.

Walker was in the Navy at the time, stationed across the street at Point Fermin when he discovered an opportunity to expand what was then a hole in the wall tayern.

The couple worked - and sometimes slept - at the tiny cafe, building it up

until if became a local mainstay, especially for military families stationed at nearby Fort MacArthur, When Walker died unex pectedly in 1958, Potersen carried on, teaching herself how to run the business. Petersen later married, then divorced. Pete Petersen, who has since died.

Over the years, the cafe was immortalized in several movies, most notably "Chinatown." and television shows. Dozens of stars crossed the cafe's doorway, including Jack Nicholson, Dolly Parton, Raymond Burr, Lucille Ball and Andy Williams.

Petersen is survived by her son, Richard Brummett, who lives in Yuba City.

Services were arranged by Green Hills Mortuary and Memorial Park in Rancho Palos Verdes.

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Good, hearty food at a cozy cafe - Daily Breeze (Torrance, CA) - April 17, 1998 - page K38 April 17, 1998 | Daily Breeze (Torrance, CA) | JENNIE DOUGLAS | REVIEW | Page K38

### Good, hearty food at a cozy cafe

Walker's Cafe in San Pedro is one of the last of an endangered species. It's that special type of restaurant I am always seeking, but rarely find. They just don't seem to make them like Walker's anymore.

Founded during the 1940s by Bessie Walker (still the manager, waitress and bouncer) and her late husband, Ray, it's a place that has changed little over the years. The sign over the door is faded and worn, but the shapely mermaids are still discernible. And it's the mermaids that are featured on the restaurant's colorful T-shirts.

There's a counter with chromium stools, and tables made of shiny hatch covers, but the main attraction is the collection of kitsch, probably the most complete in the country. Bessie will take your order. After all these years she doesn't need to write anything down, but she does have to consult with the cook. The cook does not wear a Walker's T-shirt. Her shirt reads: "Sunset Grill, Honolulu, Hawaii."

The food here is extraordinarily good and cheap, and favorites often disappear early. The evening we visited the beef stew with sourdough bread, \$3.50, was sold out, and we got the last bowl of chili and beans, \$2.50.

All of the food is prepared to order on the premises, and it actually tastes homemade. They're not using any shortcuts or mixes here. Everything has been made from scratch, including the New England clam chowder and the old-fashioned, hand-peeled French fries.

It makes a remarkable difference. Wait until you taste those French fries -- you'll understand exactly what I mean. The menu, mainly omelets and sandwiches, is not extensive, but they've taken the time to do their best, and I doubt that their cooking methods have changed much during the last 50 years.

The lima bean soup with sourdough bread, \$3, is a hearty, hefty meal all by itself. I imagine that the last task of the night before locking up is to put the dried limas to soak. This is a glorious soup, packed with large, plump, pale limas, onions, celery and pieces of ham -- real ham.

I discovered a long time ago that the safest thing to order in an unfamiliar restaurant is plain, old American chili and beans. At Walker's the chili and beans is made with two sturdy beans, pinto and kidney, lots of crumbly hamburger and a healthy amount of a spirited chili powder.

My husband's meatloaf sandwich, \$4, was a dandy. The meatloaf, moist and juicy, was not at all dry, a common failing, and there was lettuce and tomato plus a lavish application of mayo. They're not skimping on anything. With the sandwich was a generous helping of potato salad, so good that at the first bite, I instinctively looked for the hard-cooked egg. It wasn't there, but the salad was

nicely made with celery, pickle and purple onion, garnished with paprika.

I unwittingly hit the jackpot when I ordered the BLTA, \$4, and it was obvious that Bessie approved of my choice. They've only been making this one for the last 10 years, but it's a confirmed favorite along with the popular Bessieburger, \$4. It was a perfect sandwich. The lettuce was fresh and crisp, but not as crisp as the crunchy bacon, and I don't know when I've tasted a creamier avocado. You need two hands to control this thick sandwich.

There surely aren't many other restaurants like this one, and it would never do to start a chain. That would defeat the entire purpose. Walker's Cafe is unique, a charming bit of genuine Americana, and one of the few we have left.

REVIEW Walker's Cafe, 700 Paseo del Mar (end of Gaffey Avenue, across from Point Fermin lighthouse), San Pedro, 833-3623. American. Lunch and dinner, Tuesday through Sunday. Beer. Street parking. No credit cards.

# CITATION (MLA STYLE)

DOUGLAS, JENNIE. "Good, hearty food at a cozy cafe." *Daily Breeze (Torrance, CA)*, sec. ENTERTAINMENT, 17 Apr. 1998, p. K38. *NewsBank: America's News*, infoweb.newsbank.com/apps/news/document-view? p=NewsBank&docref=news/1125B43429393900. Accessed 15 Dec. 2021.

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Camaraderie a la carte - Walker's old-time cafe - Daily Breeze (Torrance, CA) - April 8, 2002 - page Al April 8, 2002 | Daily Breeze (Torrance, CA) | Josh Grossberg | NEWS | Page A1

Camaraderie a la carte Walker's old-time cafe serves more than food

He never should have crossed Bessie Mae Petersen.

As legend has it, Bessie Mae warned the leather-clad biker not to lean back in his chair. She was well into her 80s at the time and a foot shorter than him, but she wasn't about to let anybody damage the furniture.

When he failed to heed her warning, she kicked the chair out from under him, picked him up by the ear and, ignoring his pleas for forgiveness, threw him onto the sidewalk.

Down at Walker's Cafe on Paseo del Mar in San Pedro, it didn't matter who you were or what you looked like, good behavior was mandatory.

Even now, long after Petersen shuffled off this mortal coil and left the care of the place to her son, Richard Brummett, after more than 50 years of serving burgers and cold beers to some of the toughest-looking hombres to ride a motorcycle, the patrons at Walker's are still as polite as tuxedoed guests at a debutante ball.

From the many black-and-white pictures of Petersen scattered around the walls and on the paper menus of the tiny cafe, it seems that Bessie Mae's spirit still lingers and keeps a watchful eye on her guests.

There's Indian John -- a mute biker named for his Indian motorcycle -- wearing dirty jeans, a black leather vest and an unkempt beard long enough to hide the scar across his neck. The first time he meets you, he shakes your hand. The second time, he holds the door open for you like an old friend.

And Taco Steve, who helps peel potatoes when the kitchen starts to run low on french fries.

And Harry O, who helps make sure there aren't any cigarette butts on the sidewalk out front.

Here at the southernmost restaurant at the southernmost tip of Los Angeles, these guys know they've got something good and they don't want to lose it.

Outside the tiny stucco structure with its frayed awning is a peeling wooden sign with a pair of scantily dressed mermaids, dolphin and swordfish. It's not much to look at, but for many, it's home.

"It's biker haven and brotherly love," Indian John wrote on a small piece of paper. "It's a room with a view."

## A vast vista

And quite a view it is. Walker's offers a panorama of a park, an ocean, and on a clear day, a commanding view of Santa Catalina Island. And given its location at the eastern hook of the Palos Verdes Peninsula, diners are given something rare on the West Coast: A view of the sun rising over the ocean.

"It's the best place in the entire world to work," said manager and cook Carol Tedrow, who prepares meals in a kitchen barely wide enough for one person on a stove no bigger than the kind of space-saving appliance you'd expect to find in a bachelor apartment.

There are only a few tables in the small restaurant, but most people seem to prefer hanging out on the sidewalk where they can smoke and maybe hide a bottle of beer in their pocket. The greenand-white linoleum floor is faded with age and the walls are covered with pictures, gewgaws and commemorative plates. An ancient refrigerator with glass doors lines the back wall.

Built in 1915, the restaurant was originally a turnaround station at the last stop for Los Angeles' fabled Red Cars. An arched window, where patrons once bought tickets, now offers a view of the restaurant's tiny kitchen. The mechanic sheds are still out back, but now they're used for storage. Sometimes they lock the gates and throw a private party back there.

"Every day I meet someone who says they ate here when they were kids," Tedrow said. "A lot of people grew up here."

And it was Bessie Mae Petersen who fed and sometimes disciplined most of them. Petersen worked in nearly every cafe in San Pedro before opening her own restaurant with her husband, Ray Walker, in 1946.

Walker, Petersen's second husband, was in the Navy at the time, stationed across the street at Point Fermin when he discovered an opportunity to expand what was then a hole-in-the-wall tavern named Cuddles.

The couple worked -- and often slept -- at the tiny cafe, building it up until it became a local mainstay, especially for military families stationed at nearby Fort MacArthur. When Walker died in 1958, Petersen carried on, teaching herself how to run the business. She later married and outlived her next husband, Pete Petersen.

"She was a lady who was ahead of her time," Tedrow said. "She wore husbands out."

Over the years, the cafe was immortalized in several movies, most notably "Chinatown." Dozens of stars crossed the cafe's doorway, including Jack Nicholson, Dolly Parton and Lucille Ball.

If the rows of motorcycles out front give an idea of what kind of people eat at Walker's, that's not the whole story. Yes, it's been a popular hangout for bikers, merchant marines, longshoremen, stevedores and pile drivers for decades, but it's also a favorite pit stop for aerospace engineers and families as well. "The food is good and the people are great," said San Pedro resident Norman Wilde. "Everybody knows everybody else."

Regulars like to show the snapshots they took of the nuns who stopped by one day. Appreciating the humor of standing together in their respective uniforms -- black leather chaps and black cloth habits -- they all have big grins on their faces.

A meeting place

The food may be good, but it's the people that keep bringing the customers back for more. They greet each other with an affectionate "bro" and hug each other without embarrassment.

"It's like coming to grandma's house," said Sinbad, a retired merchant seaman. "I spent 30 years traveling the West and this is my favorite place. We got a core group of regular people, but we've also been getting a lot of yuppies these last couple of years."

These guys aren't angels. They annoy the neighbors with their noise and they've seemed to reach a kind of uneasy detente with police. When they drive by, they do it slowly while officer and biker exchange untrusting stares. And they've certainly had their scrapes with the law. And when they did, Bessie Mae would often show up at jail with bail money, just as she would feed any hungry soul who wandered into the place.

"I once had a, uh, little altercation at Shipwreck Joe's," said longtime patron Harry Ebers of a fight he once got into at a local strip club. "And she was there to help."

But over the years, things have mellowed. Gray hair and grandchildren will do that to a fellow.

"It used to be a rowdy crew," said Dave Will, a retired aerospace engineer from Rancho Palos Verdes.

"I remember people changing their baby's diapers on the tables," Ebers said. "Now those kids are coming with kids of their own."

And the bane of Harley riders everywhere -- Japanese motorcycles -- are now hardly even noticed.

"Used to be in the old days, they wouldn't dare to park here," Ebers said.

But even in the old days, they took care not to break the shelf by the front door of the fragile figurines that Bessie Mae collected over the years -- things like little dandy French boys holding hankies and women waving fans.

If anybody should happen to have too many beers or get a little too boisterous, they'll get a little talking to. They also keep an eye on the park across the street for any troublemakers.

"This is the safest place in town," said Steve Hernandez, who came so often, he started dating Tedrow. Now they're living together.

To say Walker's isn't a gang hangout isn't exactly true. Although members of some notorious gangs stop by from time to time, the place has a crew of its own. Longtime patrons are given a little rubber chicken to put on their motorcycle.

"There's no place like this" Will said. "Where else can you go with a view like this, have a beer and talk to people with the same interests?"

# CITATION (MLA STYLE)

Grossberg, Josh. "Camaraderie a la carte - Walker's old-time cafe serves more than food." *Daily Breeze (Torrance, CA)*, sec. NEWS, 8 Apr. 2002, p. A1. *NewsBank: America's News*, infoweb.newsbank.com/apps/news/document-view?p=NewsBank&docref=news/1124134B777D5E38. Accessed 15 Dec. 2021.

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# Colorful patrons have kept Walker's Cafe at Point Fermin rolling since the 1930s

Story by Paul Clinton, MORE SAN PEDRO | Photos by Sean Hiller, MORE SAN PEDRO . Daily Breeze ; Torrance, Calif. [Torrance, Calif]. 23 Apr 2005: A18.

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# ABSTRACT (ABSTRACT)

[Audrey Brummett] and Richard Walker, as wife and husband, have run the roadside cafe since 1996, taking over for Walker's mother Bessie Mae Petersen after her death.

Proprietors of Walker's Cafe have poured beer and grilled burgers since the 1930s. The Point Fermin cafe, near the southern tip of Gaffey Street, draws easy riders from across the country. They often motor in on Harleys on weekend afternoons, parking their bikes in a line in front of the cafe, which overlooks Sunken City.

Walker's lost one of its oldest customers earlier in the month, when Jim "Fly" Fleischbacker moved back to Minnesota. Fleischbacker drank Budweisers and told naughty limericks at Walker's for more than 35 years.

# FULL TEXT

At Walker's Cafe, San Pedro's iconic biker bar, everybody is welcome, and no one is safe.

Whether she's balancing a long-filtered cigarette on her lip or sipping coffee from a blue espresso cup, Audrey Brummett carries on the cafe's long-standing, and democratic tradition of tossing off friendly zingers at customers.

Doesn't matter if they're wearing a leather jacket or a tie. Brummett lets it fly.

"Seamen, longshoreman, doctors," Brummett says, listing her targets. "They all come in here. I treat them all the same."

A nearby archway features a rectangular, brown sign that fits the take-no-guff mind-set: "In this joint, the customer is always wrong."

Yet the cafe also radiates the kind of cozy Americana that's mostly vanished from Los Angeles.

Brummett and Richard Walker, as wife and husband, have run the roadside cafe since 1996, taking over for Walker's mother Bessie Mae Petersen after her death.

Proprietors of Walker's Cafe have poured beer and grilled burgers since the 1930s. The Point Fermin cafe, near the southern tip of Gaffey Street, draws easy riders from across the country. They often motor in on Harleys on weekend afternoons, parking their bikes in a line in front of the cafe, which overlooks Sunken City.



### The cafe has become as indelible a part of the Point Fermin landscape as the landslide or Point Fermin Park.

"It's a novel place to go," said Vicki McIntire, an activist who lives near the cafe. "It's all part of the Point Fermin ambiance. It needs to stay there."

Petersen no longer runs the cafe, but her presence can't be missed, especially with two black-and-white photographs hanging above the bar -- in one, she straddles a Harley hog surrounded by leather-jacketed bikers.

Customers refer to Petersen reverently. Her friendly, iron- willed ways kept them coming back, even if she's no longer there to greet them.

"The beer used to be a dollar and a quarter," said Robert "Row" Brown. "Then Richard came along."

Now, it's \$2 for a bottle and still one of the best bargains in town.

The cafe's throw-back atmosphere makes walking inside feel like taking steps back to an earlier, more down-home time.

You can still order many of the menu items available when the Walkers opened their cafe in the early 1940s.

Various hamburgers and sandwiches appear in neatly painted red and green lettering on the original menu board that still hangs above the bar. The "Bessie Burger," a double cheeseburger and fries, is still the most popular item.

Prices have risen.

"You used to be able to get a beer and a hamburger for 25 cents," Richard Walker said. "Now, it's \$5.40. The beer is extra."

Walker pulls the chilled bottles out of an old glass-doored refrigerator, its white paint chipped around the edges from frequent use.

Knotted-wood tables dot the cafe; their tops lacquered to guard against the salty air and fog that blows through the open doors from the nearby coastline.

Ceramic knickknacks and commemorative plates from around the world hang on the walls.

A San Pedro artist once drew the familiar cartoon characters painted on the inside walls.

At Walker's, characters also walk through the swinging front porch doors. They're often remembered by their colorful nicknames.

Remember "Yellow Man," who dressed in one color? How about "Scooter," the boy who lived in a car? Or "The Nuclear Whino," who said he had an engineering degree and wore suits.

"He dressed up every day," Brummett said. "Come in here and drink his wine."

Walker's lost one of its oldest customers earlier in the month, when Jim "Fly" Fleischbacker moved back to



Minnesota. Fleischbacker drank Budweisers and told naughty limericks at Walker's for more than 35 years.

Before he left, a woman, who declined to give her name told on him: "Fly always offered to take your picture."

"Nude portraits are my specialty," Fleischbacker shot back. "Polaroids. I'm an amateur photographer."

The portly, bearded Fleischbacker drank sodas at his going-away party. Fleischbacker remembers Bessie fondly.

"She was a crusty, old gal," Fleischbacker said. "If you were in here causing trouble, she had a bat and would hit you in the head."

Things haven't changed much since then.

Every so often, neighbors complain about revving motorcycles and the occasional bar brawl.

"I lead a quiet life and try to keep the trouble down," Richard said.

Walker's sits near the Point Fermin cliffs, a familiar landmark linking generations of motorcycle-loving riders from near and far.

Brown remembers buying ice cream cones in the 1960s. Soldiers from Fort MacArthur would shoo him away from the bar area.

"I've been coming here since I was 9, 10 years old," Brown said. "It's the kind of place that when you die, you ask them to drop your ashes out there."CYCLEOF LIFESATURDAY, APRIL 23, 20055118more52moreSATURDAY, APRIL 23, 2005FROM THE COVER

## DETAILS

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#### OP-ED

# Goodbye to all that

# Let us now praise funky beach motels.

#### **By Denise Hamilton**

HE FIRST TIME I stepped into San Clemente's Beachcomber Motel, the hairs on my neck ros with deja vu. The low-shing Spanish building, the tiny ms with Venetian blinds and picture days the bit hearts with a barran rooms with Venetian blinds and picture windows, the kitchenetie with its lemon-chilfon tile, the black night and ensahing surf — I feit transported into a \$860s noir movie about a dame who holes up with the rgangster lover in a sleepy beach town after a big heist. The fact that I had two todders, a re-spectable husband and a minivan only made the fantasy more delicious. The price was right too — Just north of \$300 for a room for four perched on a cilif overlooking the Pacific. Years later, the Beachcomber still stands.

Years later, the Beachcomber still stands,

but it's been upgraded to an inn with king-sized beds, flat-screen TVs and studios that run \$335 on high-

and studies that run \$335 on high-summer Saturday nights. I'm happy if's still Bourishing along our Golden Coast, where so many rustle beach spots have failen victum to luxa-ry redevelopment. And I don't begrudge its owners for raising prices to what the market will bear. But I mourn the passing of an era when people without a lot of money could seemen the beat of their safets and still for the second escape the heat of their valleys and suburbs and spend a few nights living like kings at the beach.

The coast used to be dot

The coast used to be do establishments that defined a taste of ocean-front living without rock star front living without rock star policituresque and egailtatrian our shorres become each time a bornes shores become each time a homey fish joint or bungalow motel

2º

gives way to a hulking have hotel and fancy staurant. I'm not the only resta

feeling eleginc. Natives and longtime locals get a pen-sive gleam reminiscing about summer ach spots now relegated to memory and

faded Polaroids. Then they lower their voices and tick off their faves that remain, like Walker's Cafe, a scruffy biker baron the cliffs of Point Fermin Park in San Pedro that offers unparalleled views to Catalina Island.

unparallelied views to Catalina Island. But the Universal CityWalk-ification of the coastline rolls on. On road trips up the Central Coast, we always used to stop at a no-frills fish shack in Avia Bench called Pete's Pierside Cafe. We adults are plate after plate of velvety sisshirin then proceable semand? the fiber to host Point that probably came off the fishing boats that morning, while the kids gobbled tacos and marveled at the sea lions lounging on the marveled at the sea lions loanging on the pier's lower deck, so closey our could see seawater quivering on their whiskers. A few weeks ago, as my husband pulled up to the pier, he saw only a pile of rubble. It was the familiar sad refrain: In late 2003, Peter shost its leases and so, alter 3 dyears, another coastal institution was no more. Sometimes I wish there was a state agen-cy devoted to buying these landmarks and losein them running.

keeping them running.

keeping them running. Instead, Larry Ellison of Ornicle paid \$20 million for the homey Casa Malliou Inn, shut it down last year and plans to reopen it as a high-end Japanese-style hotel. David Geffen — notorious for locking the public out of raccess to the public beach that fronts his mansion — bought the Malliou Beach Inn down the road and renovated it into a luxe hotel that outprices most Ange-lenos. lenos

I suppose the way these guys figure it, if the proles want ocean views, let them stay at campsites and RV parks that thankfully survive. And we do!

survive. And we do' Still, we lose more than real estate when these places get form down or priced out of the reach of regular people. We lose part of our collective soul, the unpretentious faild-back beach culture that weaves through the myths and stories we tell ourselves — the Endless Summer where we can messy burn-tos at beach hutsin filp-flops and T-shirts and pronvate trapsis and thocatic boards. and prop wet towels and boogie boards against the weathered wood verandas before rinsing off under rickety outdoor showers

rinsing off under rickely outdoor showers and cracking a beer. These vanquished landmarks were rustic and weathered like driftwood, and so were the people who run them. They were the epitome of democracy because you didn't need a gold eard, designer dothes or fancy thends to get in the door. They were the essence of the Southerm California dream. We should all humest their reasons We should all lament their passing.

DENISE HAMILTON is an L.A. native, Fulbright scholar, former L.A. Times reporter and award-winning crime novelist. www.denisehamilton.com

# A bookstore to remember.

#### By John McCormick

FANYONE HAD TOLD ME before I moved to Los Angeles that it was city of great bookstores, I would have said they were nuts. I grew up haunt-ing the bookstores along Telegraph e in Berkeley, Moe's, Cody's, Shake Avenu

Avenue in Berkeley, Moe's, Coty's, Shake-speare & Company, all within spitting dis-tance of one another. I thought the only true advantages of living in Los Angeles were the abundance of parking spaces and the 24-hour grocery stores. Bookstores? Cronn. But that was then. Now I know better. I started to wise up on my morning commute from Mid-Wilshire to Beverly Hills in the 1980s. There was a small used bookstore on 3rd Street called Pik-A-Book. The propri-etor. Harry Blerman. booksth books from 3rd Street called Pik-A-Book. The propri-etor, Harry Blerman, bought books from estates. You'd open a book and find Charles Laughton's bookplate in it. What's more, Blerman was an early riser, so he'd have the store open at 8 a.m. Pik-A-Book was a light into the idiosyn-cratic world of used bookstores, which, upon hurther investigation, I discovered proliferated in Los Angeles. But like most things hore Name Interport sume cost.

proliferated in Los Angeles. But like most things here, these literary arts were scat-tered hither and yon. You had to search them out during trips to Long Beach, North Hollywood and all points in between. There was an untold wealth of great independent bookstores in the city, providing you knew where to look. The one commonality among these bookstores seemed to be that they were owned and operated by militant noncon-formists. Smokers. Cat owners. Curnud-goons. Every strips of eccentricity. And they

geons. Every stripe of eccentricity. And their domains ran the gamut from fastidious collections of glass-cased first editions to questionably perfumed, ill-lighted room io id

questionably perfumed, ill-lighted rooms of disarray. Regardless of the environs, browsing in these places was nothing less than an ad-venture. Red, the proprietor of Baroque Books in Hollywood, once asked me whether I was going to buy anything. When I said, 'I don't know', he told me, 'Then get out.' 'left, but the eviction didn't stop me Town solver hack from going back.

As a business, the book trade s precarious at best, especially the used-book business. It hinges on the idea that people want to own a book and then have time to read it. Today these ideas seem quaint. It's ading less but that

not that people are reading less but that reading seems more "information"-driven. Tweets, Brunils, Online ratings: Also, the way we buy books is different. It's so convenent to buy online. Even with the cost of multing, books are cheap on the Internet, and you can find everything. And with e-books your entire library can be available on a single device.

My problem with buying online or down g an e-book is that I miss the chance db loading an e-book is that 1 miss the enhance discoverise one makes in a brick-and-mor-tur bookstore. Yes, we are constantly re-minded while shopping online that people who bought Joseph Mitchell's "Up in the Old Hotel" might also enjoy A.J. Liebühng's "The Sweet Science." Helphil. We can even read first chapters of books on our e-read-ers.

But wh at about the experi But what about the experience of looking in a bookstore for Checkhow stories and finding that some prior patron has left Don Carpenter's 'Hard Rain Failing' open on a sheif? You sikmit it, 2920 to 1960. Street kids in Portland. Pool hustlers. San Quen-tin, An ex-con in San Prancisco. Do gifts like that happen online as well? So I'm sorry to report that Brand Book-shop in Glendale, opposite the Alex Theatre on Brand Boulevard, is clossing its doors this fail after 39 years in business. Its proprietor.

an Include Doubrate Schemen in Schemen Instantion State Jacome Joseph, and his adopted son. Noriaki Nakano, created one of the true genes of the Los Angeles bookstore scene. Huge (100,000 books), clean, well-ordered, open 12 hours

Huge (100,000 books), clear, well-ordered, open 12 hour a day, staffed by bibliophik classical music playing on the sound system, Brand Bookshop was the Los A production the Los Angeles used bookstore at its best. It had an usually deep collection. At one time it had the largest selection of books on bull selection of books on bull-fighting I'd ever seen. But that said, Joseph is in his 80s, has had health problems and can no longer commute from his home in Mt. Washington, and so, by the end of Septem-ber, the store will be no more. And Los Apoeles will lose more And Los Angeles will lose another great independent bookstore. Will Brand Bookshop be missed? Sorely. Is the independent bookstore in Los Angeles finally going the way of all fiesh? Not so first. There's something very heart-ening about walking into the Last Book-store, a converted bank at 8th and Spring streets downtown. It's crammed with both old and new books. Shelves upon shelves of volumes, commingled with chairs and couches where one can sprawl and read unperturbed until closing. And it gets bet-ter. On the second floor, there is a labyrinth of titles on every subject imaginable, and their unifying principle is that they each cost \$1\$. I've found Robert Benchley up there, as well as Penelope Fitzgerald and Lion Fluchtwanger. Divine revelations com and do happen there. On a recent visit, Tasked the clerk. "How are you doing?" And he said, "Do you mean me or the booksche?" That's a good sign: The split of the indie bookseller is still allive

DA O

VACANCY

6.20

The spirit of the indie bookseller is still alive and biting in Los Angeles.



Sorely. Is the independent bookstore in Los

JOHN McCormick is a Los Angeles writer



SAN PEDRO - Walker's Cafecontinues to thrive - Daily Breeze (Torrance, CA) - April 9, 2017 - page 3 April 9, 2017 | Daily Breeze (Torrance, CA) | Article | Page 3

Blog: SOUTH BAY HISTORY

The skinny: Walker's Cafe and Grill once housed a turnaround station at the end of the Pacific Avenue Red Car line. It was converted into a tavern, which Ray Walker and his wife, Bessie Mae Petersen, bought and turned into Walker's in 1946. The modest diner was a hit and has served local residents, sailors, dockworkers and bikers for 71 years.

blogs.dailybreeze.com/history

### CITATION (MLA STYLE)

"SAN PEDRO Walker's Cafecontinues to thrive after 71 years." *Daily Breeze (Torrance, CA)*, sec. News, 9 Apr. 2017, p. 3. *NewsBank: America's News*, infoweb.newsbank.com/apps/news/document-view? p=NewsBank&docref=news/163A7F85E5896000. Accessed 15 Dec. 2021.

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# **APPENDIX 5. WALKER'S CAFÉ IN THE POPULAR IMAGINATION**

### **Selected Movies and TV Shows**

### Movies

Biker Boyz (2003) Chinatown (1974) Deported (2020) Gods and Monsters (1998) Inherent Vice (2014) Lovesick (2014) Who Is the Black Dahlia? (1975)

### **TV Shows**

Animal Kingdom (2016) Buffy the Vampire Slayer (1997) Dynasty (2017) Criminal Minds (2005) Mad Men (2007) Melrose Place (1992) Perry Mason (2020) TJ Hooker (1982)



*Chinatown*. Directed by Roman Polanski, performances by Jack Nicholson and Faye Dunaway, Paramount Pictures, 1974.



*Chinatown*. Directed by Roman Polanski, performances by Jack Nicholson and Faye Dunaway, Paramount Pictures, 1974.



*Gods and Monsters*. Directed by Bill Condon, performances by Ian McKellen, Brendan Fraser, Lynn Redgrave and Lolita Davidovich. Lions Gate Films, 1998.



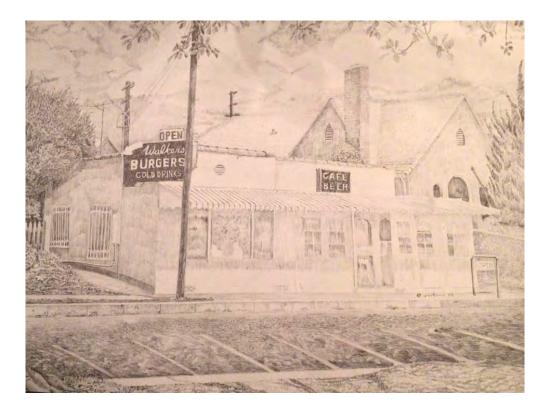
Rolin Jones and Ron Fitzgerald, creators. Perry Mason. HBO, 2020.



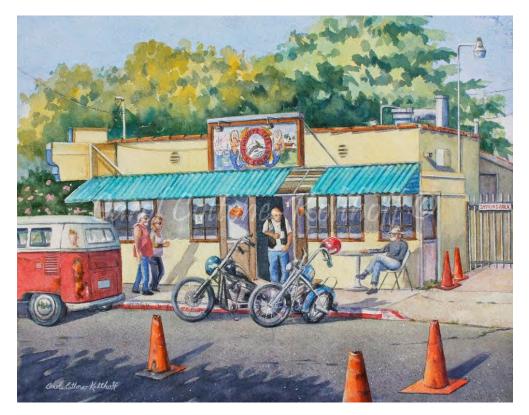
Inherent Vice. Directed by Paul Thomas Anderson, performances by Joaquin Phoenix, Josh Brolin and Owen Wilson. Warner Bros. Pictures, 2014.



Tom Phillips, *Walker's Café*. n.d. Oil on canvas. *eBay*, <u>https://www.ebay.com/itm/174417647245</u>. Accessed 10 December 2021.



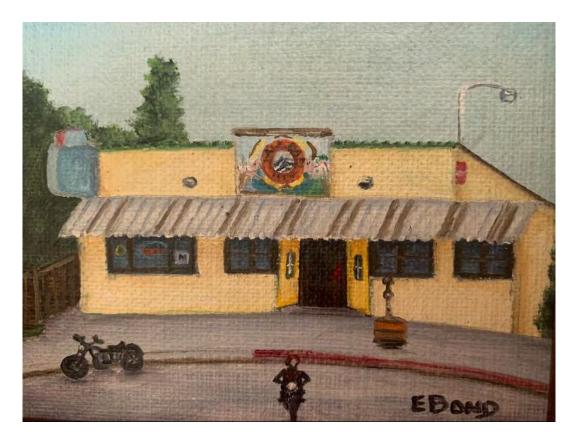
Albert Mulvey, *Walker's Café*. 1977. Lithograph. Private collection, shared in "Filmed in San Pedro & Wilmington CA" Facebook group.



Carol Cottone-Kolthoff, Walker's Café, n.d. Watercolor. *Art of Carol Cottone-Kolthoff*, <u>https://www.cottoneart.com/</u>. Accessed 10 December 2021.



Tuco Hernandez. Walker's Café. n.d. Pencil drawing. Private collection, shared on Facebook.



E. Bond, Walker's Café. n.d. Oil on canvas. Private collection of Angela Romero.

She took the casserole from me. Her hands grazed mine. Orly lifted the foil from the dish and sniffed. The smell of tuna and onions rose between us. Something – potato chips, maybe – formed a jagged crust.

'Thank you for this.' She pinched the foil back in place. 'But one of my clients told me about a bar with a famous burger. I've kind of got my heart set on it tonight. You hungry?'

I knew what she was talking about, and I thought it was incredible that of all the places to eat around here, she wanted to go there. It was so late I'd been thinking I'd make a meal of hunger and let hunger put me to sleep, but instead I said, 'I'm starving.'

My parents weren't the kind of people who'd go to what they called 'the biker bar' by the park near the port. My interests, my friends, had taken me to different parts of town: large houses with no parents at home, busy beaches up and down the coast, and later, other large houses on other hills in a part of town that promised transcendence, but I hadn't been there. It was really more a café with a liquor licence on a street that was supposed to lead to a development of ocean-front homes that never got

{49}

built. When they started laying the foundation nearly a century ago, the cliffs slid. Now what was left were broken concrete slabs bright with graffiti. There were lots of places to be alone, to build a fire and drink and hide. Once I'd seen a raccoon watching a cat looking at a blood moon while the buoys moaned.

Orly ordered the burger, a thin patty with American cheese. I liked how she ordered, no special requests, but she asked what made it famous and listened intently as the waitress explained. I ordered toast. Even though I was hungry, being here with her made me feel unable to eat. She had soda, I had a decaf coffee. She caught sight of something out the window and smiled. 'He'll only stay a minute,' she told me.

Saskia Vogel, Permission. 2019. Toronto, Ontario: Coachhouse Books. Pp. 49-50.

Sunday afternoon and I ain't got nowhere to go So I think I'll just pick up my blues guitar And play just a little more now sit underneath the shade of a big tree right across from the café with sweet ole Bessie Mae handing me my beers just about every day I got it made in the shade and it happens just about every day With my blues guitar in my hand underneath the sun Till the stars come up in the morning I've got it made now, got it made in the shade, alright yeah I got a sweet old lady, she's the apple of my eye *I never ever have to worry, about some other guy* She's got a red dress on and high heels too She'll turn around and boogaloo for you *Every time she turns around baby* She makes a livin' mess right outta you I got it made in the shade and it happens just about every day with my blues guitar in my hands with a drink underneath the stars till the sun comes up in the mornin' I got it made now, I got it made in the shade, alright yeah I got it made now, I got it made in the shade, alright now, that's right Now little Bessie Mae, now she's about 80 years old with a black dress on and white pearls around her neck, now you know she got her hair done up right at the salon today If she sees you standin' there man Guaranteed to take of you ok I got it made now in the shade and it happens just about every day with my blues guitar in my hands, with a drink underneath the stars till the star in the mornin' come around now I got it made now hum I got it made in the shade alright now *Hum hum, that's right now, whew-whew* I got it made now With my number one fan man made in the shade, that's right you know what I'm talking about I got it made in the shade, hum hum Got it made in the shade now

Shane O'Brien, "Made in the Shade," 2000. https://www.soundclick.com/music/songInfo.cfm?songID=9503818 Accessed 10 December 2021. (609) as per map recorded in Book 15 page 16h of Maps in the office of the Constructor of said County. Applect to: Taxes for 1923-24. Conditions, restrictions and reservations of record. To have and to hold to the said grantes her heirs or assigns forever. witness our hands this 28th day of March 1923.

#### Harvey J. Forbes. Lucile E. Forbes.

125

State of California, County of Los Angeles) ss. On this 30th day of March 1925, before me, W.J.Church a Notary Public in and for said County, personally appeared Harvey J.Forbes and Lucile E.Forbes, known to me to be the persons whose sames are subscribed to the mithin instrument, and acknowledged that they executed the same. Mitness my hand and official seal. (Notarial Seal) W.J.Church, Notary Public

Los Angeles Cauty, California. My Com.Exp. 9-13 1924. #701 Copy of original recorded at request of Title Guarantee & Tr.Co. Apr 2, 1925 at 8:30 A.M. Copyist #47.Compared. C.L.Logan, County Recorder, by Deputy.

#### U.S.I.R.S. 50 Cancelled.

2092

#### Grant Deed

R.A.Gaushi, a single man, of the County of Los Angeles, State of California, in consideration of Ten (\$10.00) Dollars to him in hand paid, receipt of which is hereby acknowledged, does hereby grant to Lyle D.Ripley, a single man, of the County of Los Angeles, State of California, the real property in the City of Manhattan Beach, County of Los Angeles, State of California, described as follows: Lot Twenty-three (23), Block Ninety Two (92), of the Redondo Villa Tract "B", as per map thereof recorded in Book 11, Page 110 of Maps, in the office of the County Recorder of maid County, free and clear of encumbrances, except; Taxes for the fiecal year 1923-24 and Conditions, Restrictions and Reservations of record affecting maid tract.

To have and to hold to said grantee his heirs or assigns forever.

witness my hand this 29th day of March 1923.

#### R.A. Genebl.

State of California, County of Los Angeles)ss. On this 29th day of March 1923, before me, George Hodel a Notary Public in and for said County, personally appeared R.A. Ganahl known to me to be the person whole name is subscribed to the foregoing instrument and acknowledged to

me that he executed the same. Witness my hand and official seal. (Notarial Seal) George Hodel. Notary Public in and for the County of Los Angeles, State of California. #682 Conv of original recorded at request of With Countries . To Co in California

#682 Copy of original recorded at request of Title Guarantee & Tr.Co. Apr 21,1923 at 8:30 A.M. Copyist #47.Compared. C.L.Logan, County Recorder, by

Grant Deed

#### U.S.I.R.S. \$3.50 Cancelled

### Geo.H.Peck, a single man, of Los Angeles County, California, in consideration of ten .(\$10.00) and no/100 Dollars, to him in hand paid, the receipt of which is hereby acknowledged does hereby grant to Felicien Landier, all that real property situate in the City of and County of Los Angeles, State of California, described as follows: Lot Fifteen (15), in Block Seven (7), of Peck's Ocean View Tract, as per map recorded in Book 11, Pages 162-163, Records of Los Angeles County. Grantee hereby agrees that if a dwelling shall be erected on any lot hereinbefore described anch dwelling shall cost not less than \$1500.00. To have and to hold to the said grantee his heirs or assigns forever. Witness my hand this 31st day of Jannary 1925. Geo.H.Peck.

State of California, County of Los Angeles) ss. On this lith day of February 1923, before me, s Notary Public in and for said County, personally appeared, Geo.H.Peck, known to me to be the person whose mame is subscribed to the within instrument, and acknowledged that he executed the same. Witness my hand and official seal. (Notarial Seal) Blanche Barney, Netary Public

Los Anceles County, California. Heyo Copy of original recorded at request of Title Guarantee & Tr.Co. Apr 2, 1923 at 5: 30 A.Z. Copyist Hy Compared. C.L.Logan, County Recorder, by (213, 114. aley D sutr.

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Until Trustor id pre Br p protection nt as Benefit try in it reto. Any funds retained and not to app as proceeds of such sale, and if Trustor is then so held. The entering unon or a £ 85

ed. Each such appo

to any and all obligations see ed by this Deed is he

The processing set were as its increasible by Trastor. This Deed applies to, immers to the benefit of, and binds all parties herefu, the diary shull tracked out only the conjunal Benefitiany hereinder, but also any fain never the tratter so requires, the mascaline gender includes the feminine and/or ter heit ure own iny st Trastee accepts this Trust when this Deed, doily executed and acknowledged, is made a public recerd as provided by law. Trastee is not ob-tereto of pending sale under any other Deed of Trust or of any acton or proceeding in which Trustor, Beneficiary or Trustee shall be a page

any party h 17. This Deed of Trust shall be construed according to the laws of the State of California.

This dead of trust and note secured hereby are executed to secure the payment of part of the purchase price of the property herein described.

C THE UNDERSIGNED TRUSTOR REQUESTS that a copy of any notice of identit and of any notice of alle berounder be mailed to him at the mailing ad-resonance his signature benets. Failure to insert such address shall be denned a waiver of any request heremotic for a copy of such notices.

Mailing Address for Notices: Street and Number, City and State, 12024 Laurel Lane,North Hollywood;Calif. Signature of Trustor: Leo L.Gardner.

State of California, County of Los Angeles./ss. On this 24th day of June, 1937, before me, Rose F.Hollander, a Notary Public in and for said County, personally appeared Leo.L. Gardner, known to me to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same. Witness my name and official seal. Rose F.Hollander, Notary Public (Notarial Seal)

in an foreaid County and State. My consission expires May 1,1940.

Indexed as trust deed and assignment of rent.

#152. Cop Copyist #15 \$5.20-44-B. Copy of original recorded at request of Title Ins.s Tr.Co.Jul.10,1987,8:30 A.A. #153. Compared. G.L.Logan,County Recorder, by Curner (1) Deputy. M-B.

Grant Deed. In Consideration of \$10.00, receipt of which is meknywledg-U.S.I.R.S.\$2.00 cancelled.

ed, Alice Landier, also known as Alice Mary Landier, a married woman, whose persenent address is 4014 Gaffey Street, San Pedro, California, does hereby grant to John Lampo and Lucia Lampo, husband and wife as joint tenants, whose permanent address is 342 North Mesa Street, San Pedro, California, the real property in the City of San Pedro, County of Los Angeles, State of California, described as:

Lot 15, block 7 of Peck's Ocean View Tract as recorded in Book 11, Pages 1520063 of Maps, in the office of the County Recorder of Los Angeles County.

Subject to all essenents, rights, rights of say, conditions and restrictions of record and subject to 1937-38 tates and assessments.

Dated this 30th day of June, 1937.

Alice Landier.

State of California, County of Los Angeles.)ss. On this 30th day of June,1237, befors me, R.G.Dupuy, a Notary Public in and for said County, personally appeared Alice Landier, also known as Alice Mary Landier, known to me to be the person whose name is subscribed to the foregoing instrument, and schooledged that she executed the same.

Witness my han: and official seal. (Notarial Seal) R.G.Dupuy, Notary Public . in and for said County and State. My commission expires July 17,1939. #184. Copy of original recorded at request of Title Ins.a Tr.Co.Jul.10,1937,8:30 A.M. Copyist #153. Compared. C.L. Mogan, County Recorder, by Office and the puty. \$1.00-3-W. #184. O. (Fensen (54)

-000-

#### 22949 369

#### U.S.I.R.S. \$3.85 Cancelled

#### JOINT TENANCY DEEL

IN CONSIDERATION of \$10.00, receipt of which is hereby schnowledged, Williem L. Lavis and Anna Mary Davis, also known as Anna M. Davis, husband and wife, do hereby GRANT TO Arthur J. Rosamond and Bertie Rosamond, husband and wife, AS JOINT TENANTS, all that real property in the County of Los Angeles, State of California, described as: The East onehalf of Lot 46 of Willowbrook Tract, as per map recorded in Book 6, rage 38 of Maps, in the office of the County Recorder of said County. Subject to an encumtrance now of record which the Grantees herein assume and agree to pay. Dated this 4th day of March, 1946.

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#### STATE OF ILLINOIS GABIPORNEA, COUNTY OF Macoupin )SS.

On this 26th day of March, 1946, before ma, Lucile J. Murphy, a Notary Public in and for said County, personally appeared William L. Davis, husband of Anna W. Davis, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.

(Seal)

(Seal)

Lucile J. Murphy Notary Fublic

in and for said County and State.

STATE OF CALIFORNIA, COUNTY of Los Angeles) SS.

ON THIS 9th day of April, A.D., 1946, before me, C. A. Swope, a Notary Fublic in and for said County and State, personally appeared Anna Mary Davi:, known to me (er-preved-be me-on-bhe-sebh-sef), to be the person whose name is subscribed to the within Instrument, and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have bereanto set my hand and affixed my official seal the day and year in this certificate first above written.

C A Swope Notary Public in and for

said County and State.

#892. Recorded at request of TITLE INSURANCE & TRUST CO., Apr 11 1946, 8:00 A.N. Copyist #146. Compared. Mause B. Eestty, County Recorder By G. Gruce (CA) Deputy \$1.10-4-8

#### U.S.I.R.S. \$11.00 Cancelled

IN CONSIDERATION of \$10.00, receipt of which is acknowledged, John Lempe and Lucis Lempe, husband and wife, do hereby grant to Raymond J. Walker and Bessie Mae Talker, husband and wife, as joint tenants, the real property in the City of Les Anceles, County of Les Angeles, State of California, described as: Lots Fifteen (15) and Sixteen (15) in Eleck Seven (7) of peck's Ocean View Tract, as per Map recorded in Book 11, Fages 162-165 of Maps, in the Office of the County Eccorder of said County. Subjet to: Taxes for the fiscal year 1946-47. Conditions, restrictions, reservations, covenants, easements, rights of way, now on record, if any.

CRANT DRED

Dated this 28th day of February, 1946.

John Lampo Lucia Lampo

STATE OF CALIFORNIA, COUNTY OF Los Angeles) SS.

On this 28th day of February, 1946, before me, H. D. Grove, a Notary Public in and for said County, personally appeared John Lampo and Lucia Lampo known to me to be the persona whose names are subscribed to the foregoing instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

(Seal) E. D. Grove Notary Public in and for said County and State.

#50. Recorded at request of TITLE INSURANCE & TRUST CO., Apr 11 1946, 8:00 A.N. Copyist #146. Compered. Mame E. Beatty, County Recorder By Gymme (62) Deputy \$1.00-3-%.

FOR A VALUABLE CONSIDERATION and WITHOUT RECOURSE OR WARRANTY, EXTRESS OR INFLIED, the undersigned hereby assigns to GAIL L. GILFATRICK, single woman the mortgage of chattels executed by WILLIAM DOUTRE recorded January 20th 1937, in Book 14715 Page 123 of Official Hertgage Records, in the office of the Recorder of Los Angeles County, California, together with the Note secured thereby. Dated March 29th 1946

CALIFORNIA BANK, a corporation by H E Eudsor Vice President.

JEG

AND WHEN RECORDED MAIL TO	D. C. ALLEN			98- 5	AC
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There is no Documentary transfer to Trustees of a revocable trust. T					sale,
Transfer to a trust where the thisto Change of trustee holding title: Transfer from trust to trustor or fru receipt of which is acknowledged. Other:	istor's spouse where prior trans		'roin reappraisal and	for a valuable consider	aticut,
RICHARD DANIEL BRUMME hereby GRANT(S) 10 RICHARD D. BRUMMETT and a under Declaration of Trust Establis	AUDREY M. BRUMMETT	, Trustees of the Richar	d D. and Audrey M	4. Brummett Revoer	ble Trus
the following described real property in County of Los Angeles State of California: Lots Fifteen (15) and Sixteen (16) of Maps, in the Office of the Cou	) in Block Seven (7) of Peck		s per Map recorded	l in Book 11, Pages	162-163
Commonly known as 700 Paseo I					-
Dated February 27, 1998		- Rahard	Danie	Buins	net
STATE OF CALIFORNIA COUNTY OF SUTTER		R	ICHARD DANIEL	BRUMMETT	. 184
On <u>February 27, 1998</u> me, the undersigned, a Notary Public in oppeared RICHARD DANIEL BRUM	befor n and for said State, personally IMETT				
personally known to me (or proved to a	me on the basis of satisfactory me(s) is subscribed to executed the	I Con	DIANA L. I COMM. 41	CALIFORNIA TI	
evidence) to he the person(s) whose na the within instrument and acknowledge same in his authorized capacit signature(s) on the instrument the person which the person(s) acted, executed the WITNESS my hand and official seal	on(s), or the entity upon behalf	al a	This area for official not	14N 2. 3001 - K	

# All Applications Must be Filled Out by Applicant PLANS AND SPECIFICATIONS and other data must also be filed Hidg. Form 2 BUILDING DIVISION DEPARTMENT OF BUILDING AND SAFETY Application for the Erection of Frame Buildings CLASS "D"

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

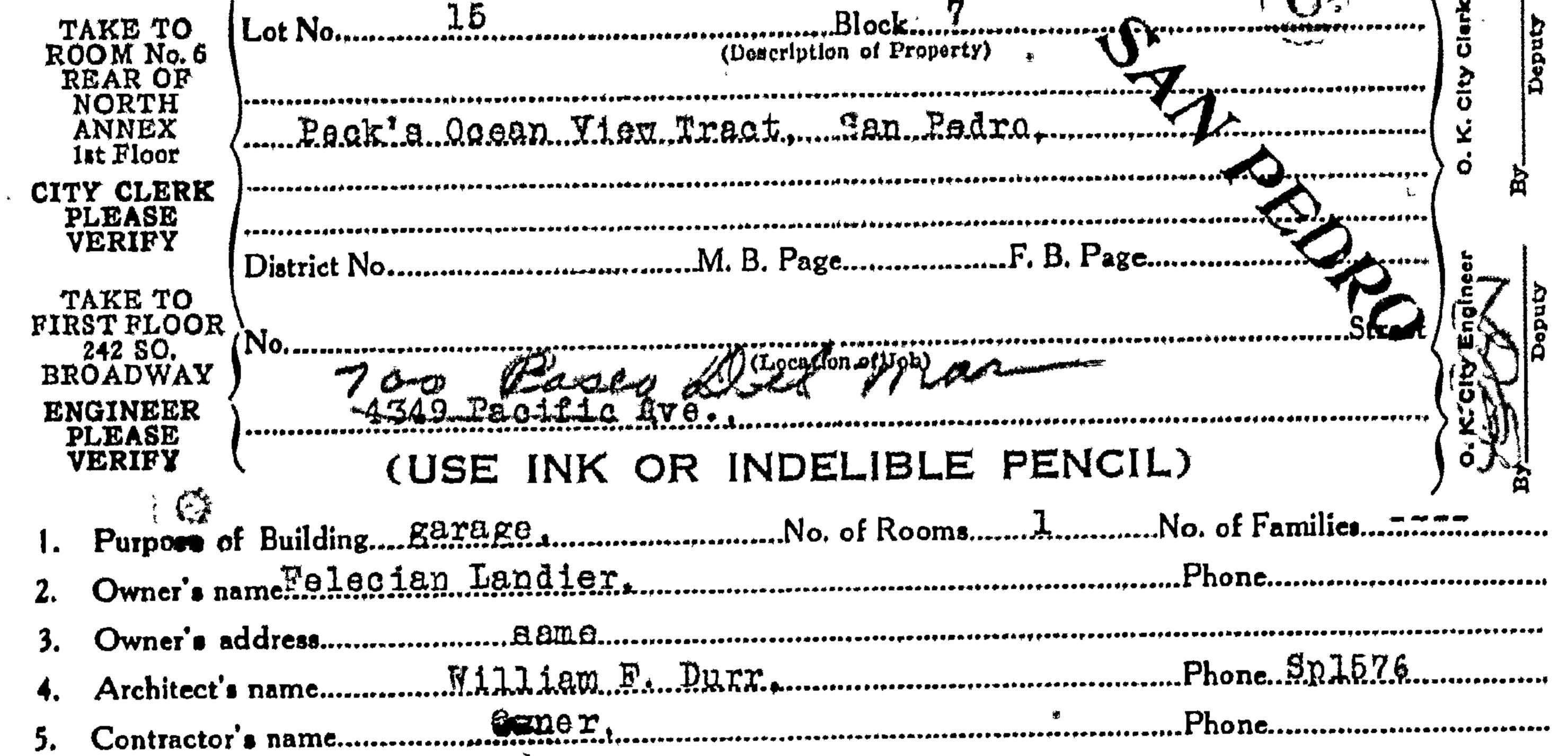
First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

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

described in such permit.

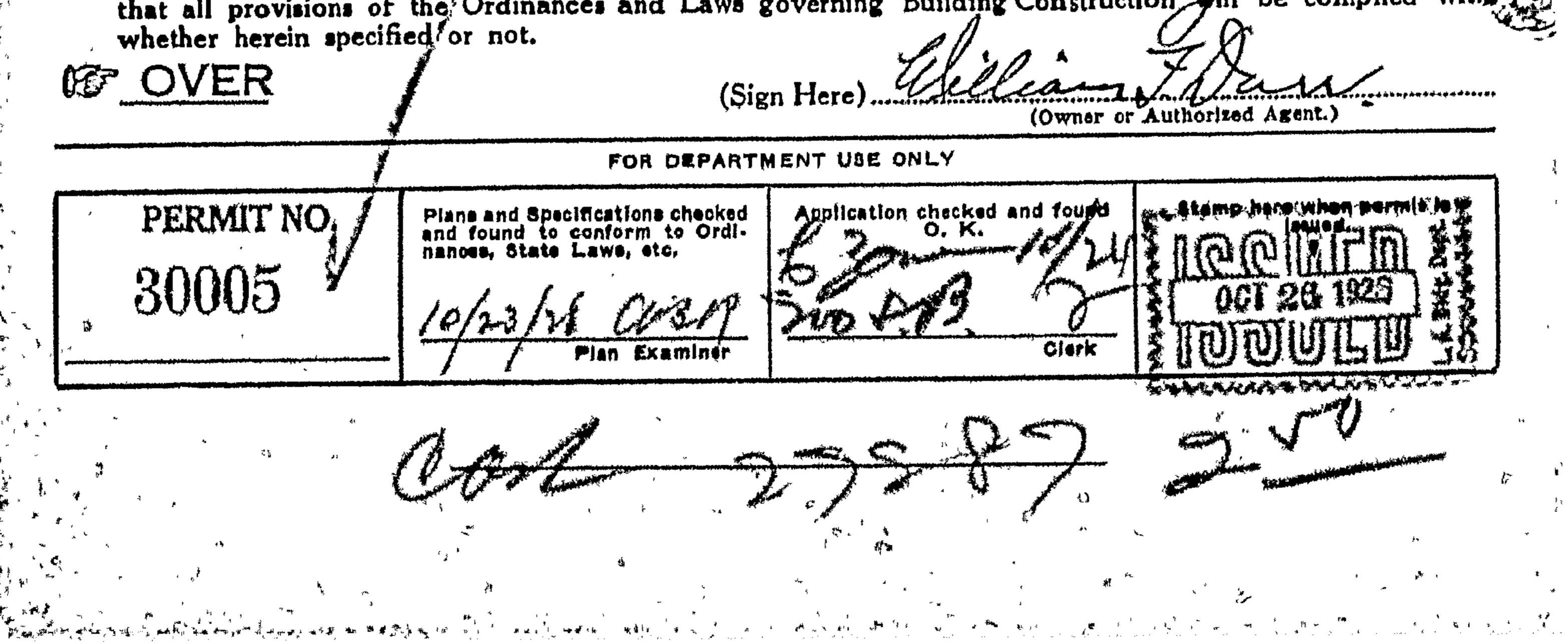
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Contractor's address..... 6. {Including Plumbing, Gas Fitting, Sewers, Censpools, Elevators, Painting, Finishing, all Labor, etc. 7. VALUATION OF PROPOSED WORK 8. Is there any existing building or permit for a building on lot? <u>Yea</u> How used? <u>Btore</u> 9. Size of proposed building 44 x 32 Height to highest point 161 12. Material of chimneys. 13. Material of exterior wallwood and corrugated iron 2. x3. Ceiling joists. 2. x4. Roof rafters. 2. x. 4. FIRST FLOOR JOISTS. dirt. 15. Will all provisions of State Housing Act be Complied with?, VOR

I have carefully Example and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with





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# FOR DEPARTMENT USE ONLY

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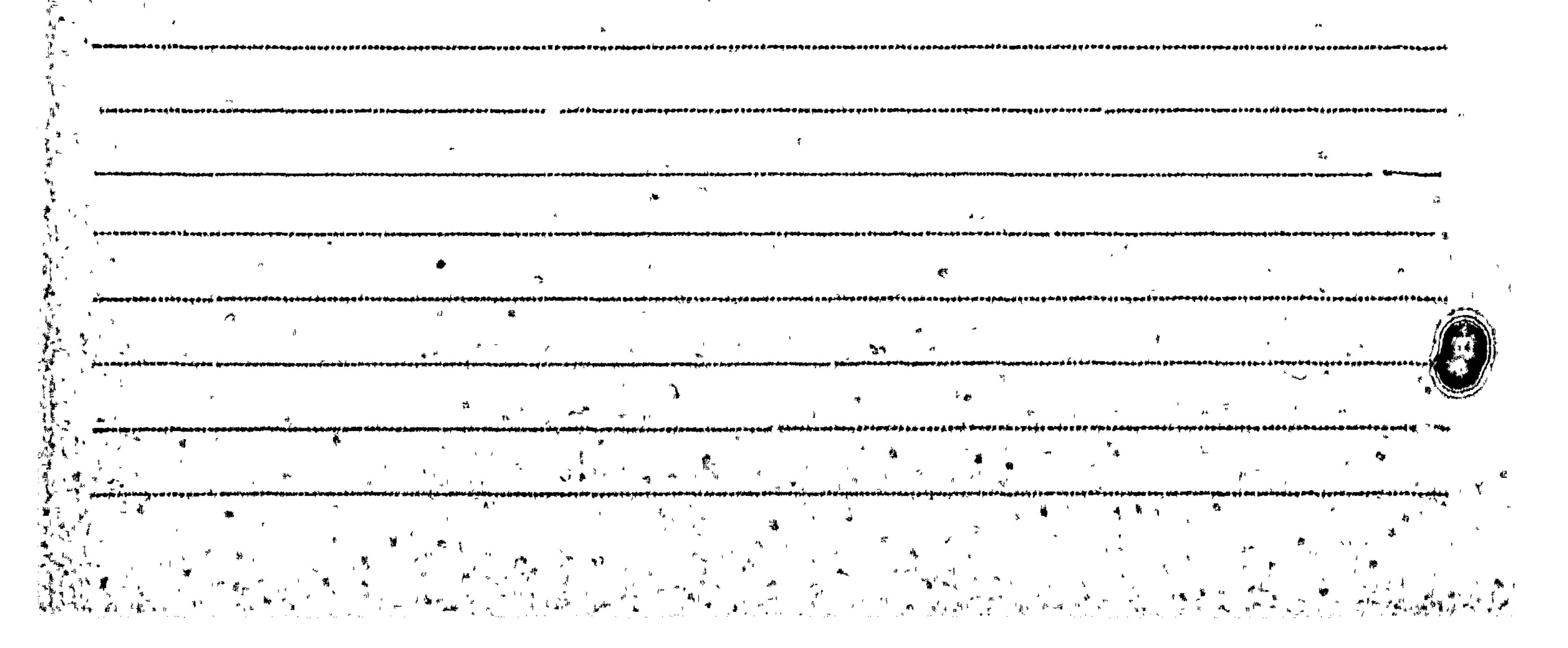
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# CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

# Application for the Erection of a Building

CLASS (D)

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To the Board of Building and Safety Commissioners of the City of Los Augurett

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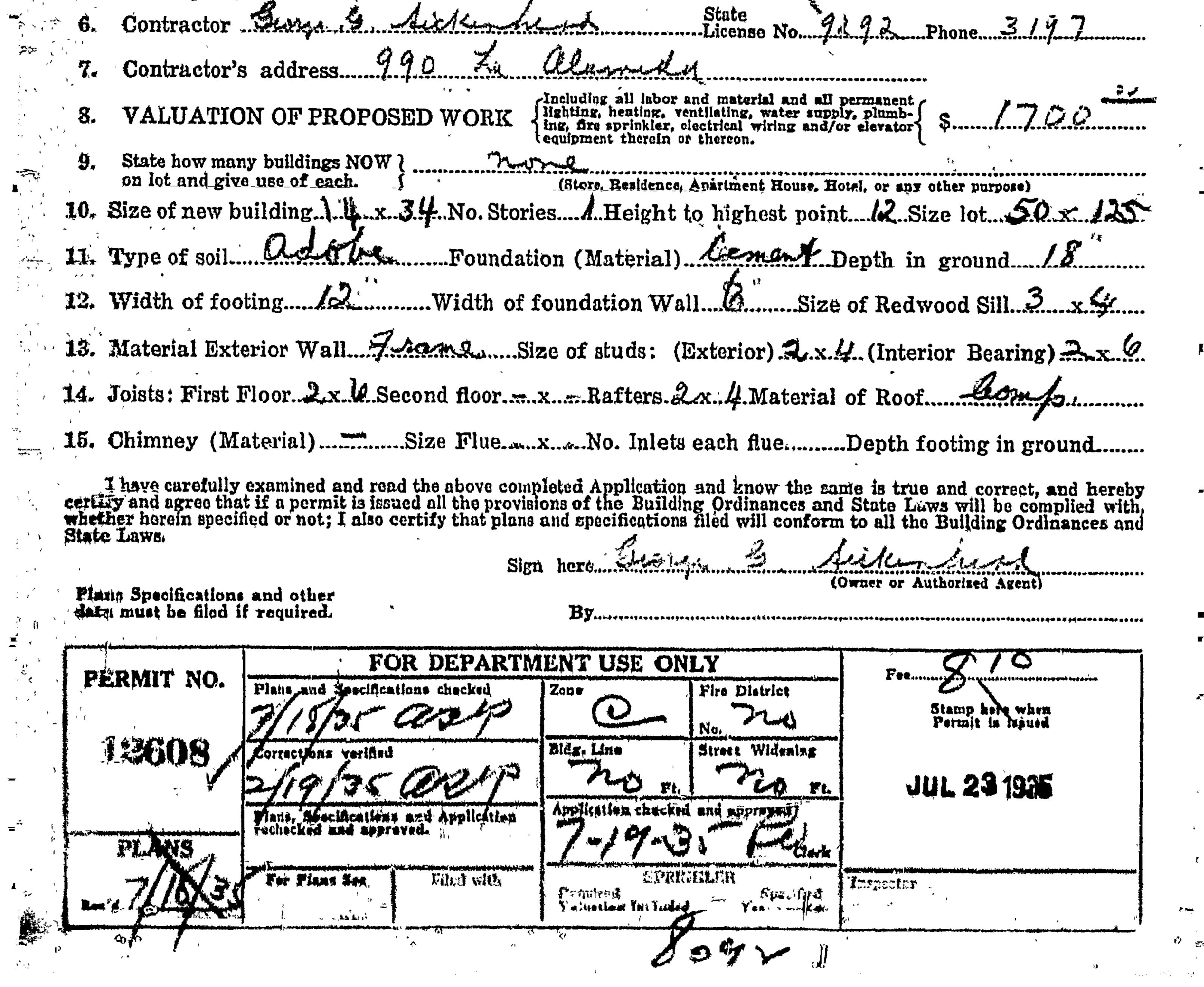
Application is hereby made to the Board of Building and Safaty Commic aquiers of the City of Los Angeles, through the office of the Superin-tendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made sub-ject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the vermits

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

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

permit.

2 Approved by \_.**₽**⊾ Sfo Location of Building. City/Engineer (House Number, and Street) FEEN Between what cross streets. Deputy. USE INK OR INDELIBLE PENCIL Purpose of building. Families. (Store, Residence, Apartment House, Hotel or any other purpose) 2. Owner's address. 402 X ... G M F 12 14 1 3. State Certificated Architect License No. Phone..... State Licensed Engineer. "License No .Phone.....



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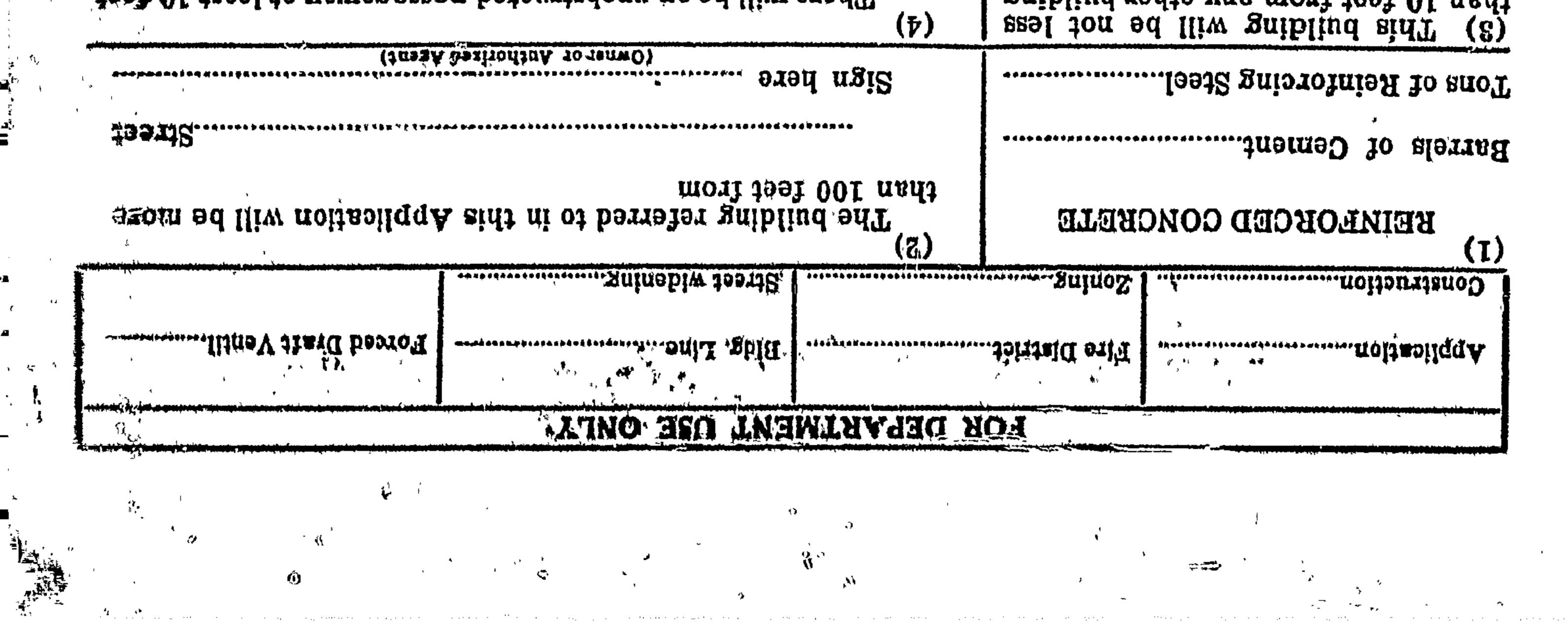
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- - - - -	There will be an unobstructed passageway at least 10 feet or wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.	than 10 feet from any other building used for residential purposes on this lot.



MR. J. J. BACKUS, Superintendent of Building,

- chart -Los Angeles, Calif.

# DEPARTMENT OF BUILDING AND SAFETY

# CITY OF LOS ANGELES



Los Angeles, Calif.

Dear Sir:

I hereby respectfully request the change of address on

Permit No. 12608 Issued 7-19-1931 Building Electrical Heating and Ventilating Plumbing Pageo Mary 777m From . A.C 2 march Zaame alano To .... for the following reasons: (L) Change on same street, if not from east to west, or north to south, or vice versa. Change from one street to another street for corner lot.

Change because of error on part of some city department.

Change where charge is made for extra inspection trip of not less than 75 cents.

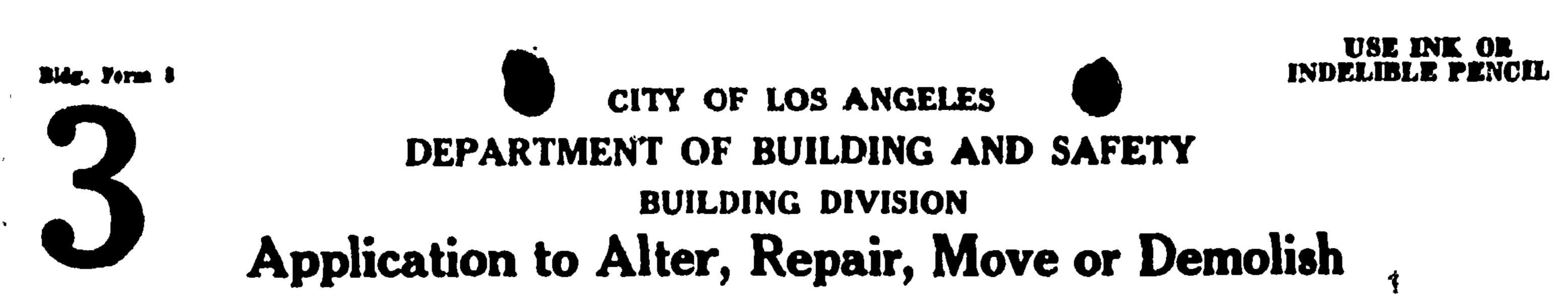
NOTE: Above conditions for change of address shall not be deemed to waive any inspec-tion fees required by ordinance; nor to require the Building and Safety Department to change any address except in justifiable cases.

Respectfully, Author Lingl Owner, Contractor or Anthorized Agent.

Address.

Com---Clerk.

<sup>(</sup>a) A set of the se and the second and a second second second second where the second second second second second second second second second seco The second se



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Te the Beard of Building and Safety Commissioners of the City of Los Angeles:

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

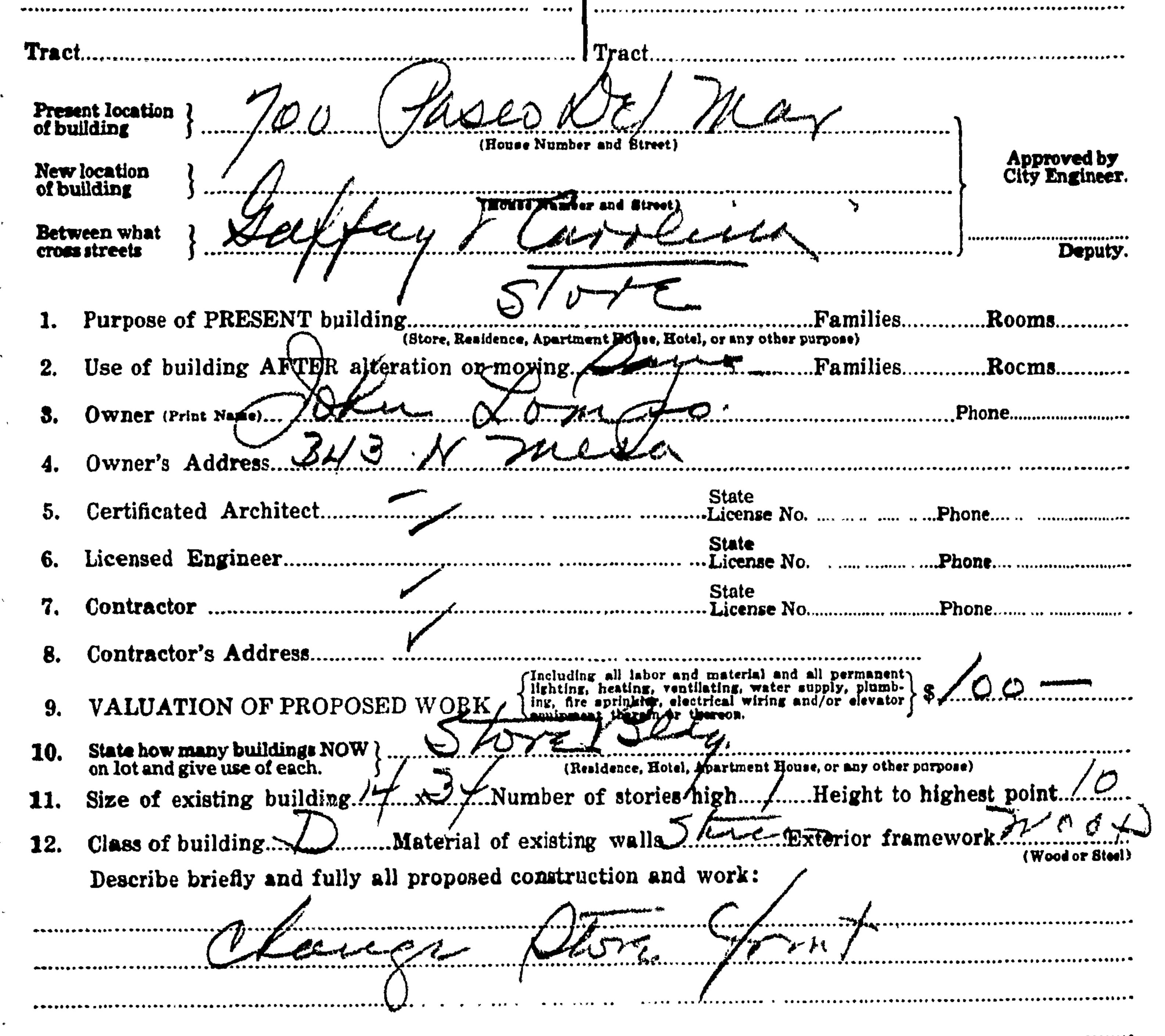
First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof.

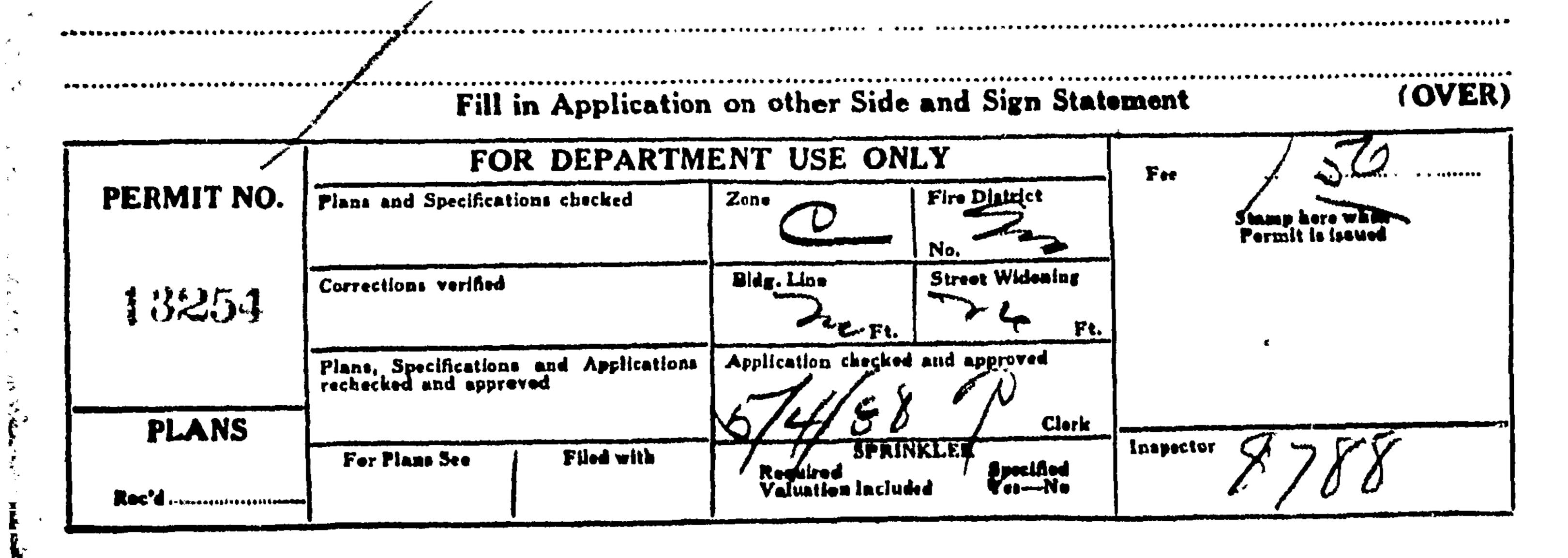
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles. Third: That the granting of the permit does not affect or prejudice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

permit, **REMOVED TO** 

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# PLANS, SPECIFICATIONS, and other data must be filed if required. NEW CONSTRUCTION

Material of Foundation Width Loundation Wall.

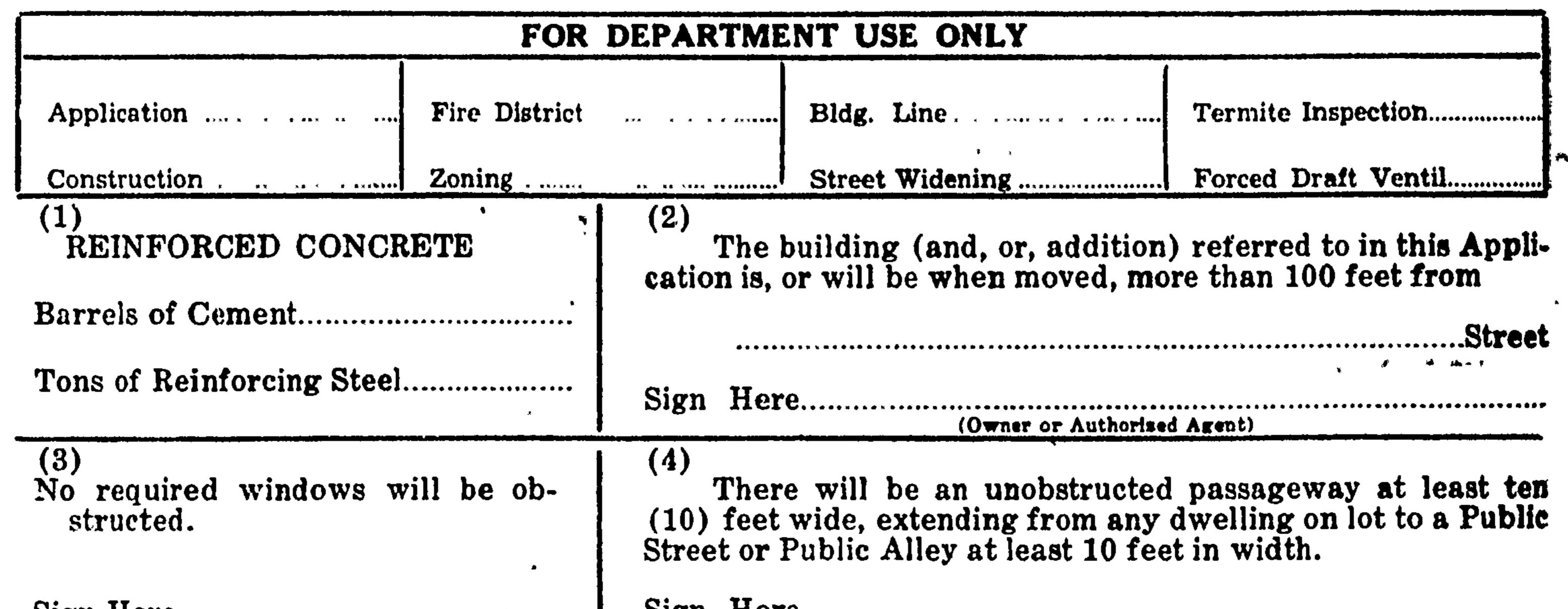
Size of Exterior Studs

I have earefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein specified or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State laws

Sign Here Active Aucepti

(Owner or Authorized Agent)





Sign Here. Sign Here. (Owner or Authorized Agent) (Owner or Authorized Agent) **REMARKS**: anna a. man \*

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APPLICATION TO Form B-3 CITY OF LOS ANGELES DEPARTMENT ALTER, REPAIR BUILDING AND SAFETY **BUILDING DIVISION** rom frank and Marin-Tract..... Present location of building (House Number and Street) New location of building (House Number and Street) The first from . Betweeen what Jeputy cross streets USE INK OR INDELIBLE PENCIL (Store, Dwelling, Apartment House. Hotel or other purpose) 2. State how long building has been used for present occupancy. 7. 3. Use of building AFTER alteration or moving STORE (19F Families Rooms From Store) 4. Owner NATMAND J. AND BESSIE MAE WALTER. Phone Phone 5. Owner's Address HE47-266 the (Print Name) State 8. Contractor VERN W: ONVE License No. 54853 Phone 9. Contractor's Address 4157 Nr. 107 ST. LAWRAALE Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumb-ing, fire sprinkler, electrical wiring and elevator \$.500. 10. VALUATION OF PROPOSED WORK equipmont therein or thereon. I for for 11. State how many buildings NOW ] \_\_\_\_\_ on lot and give use of each. (Store, Dwelling, Apartment House, Hotel or other purpose) 12. Size of existing building 32. x. A. Number of stories high \_\_\_\_\_ Height to highest point \_\_\_\_\_ 13. Material Exterior Walls: STILCEA STIL Exterior framework. (Wood, Steel or Masonry) (Wood or Steel) Describe briefly all proposed construction and work: Law have a first and the first and the second

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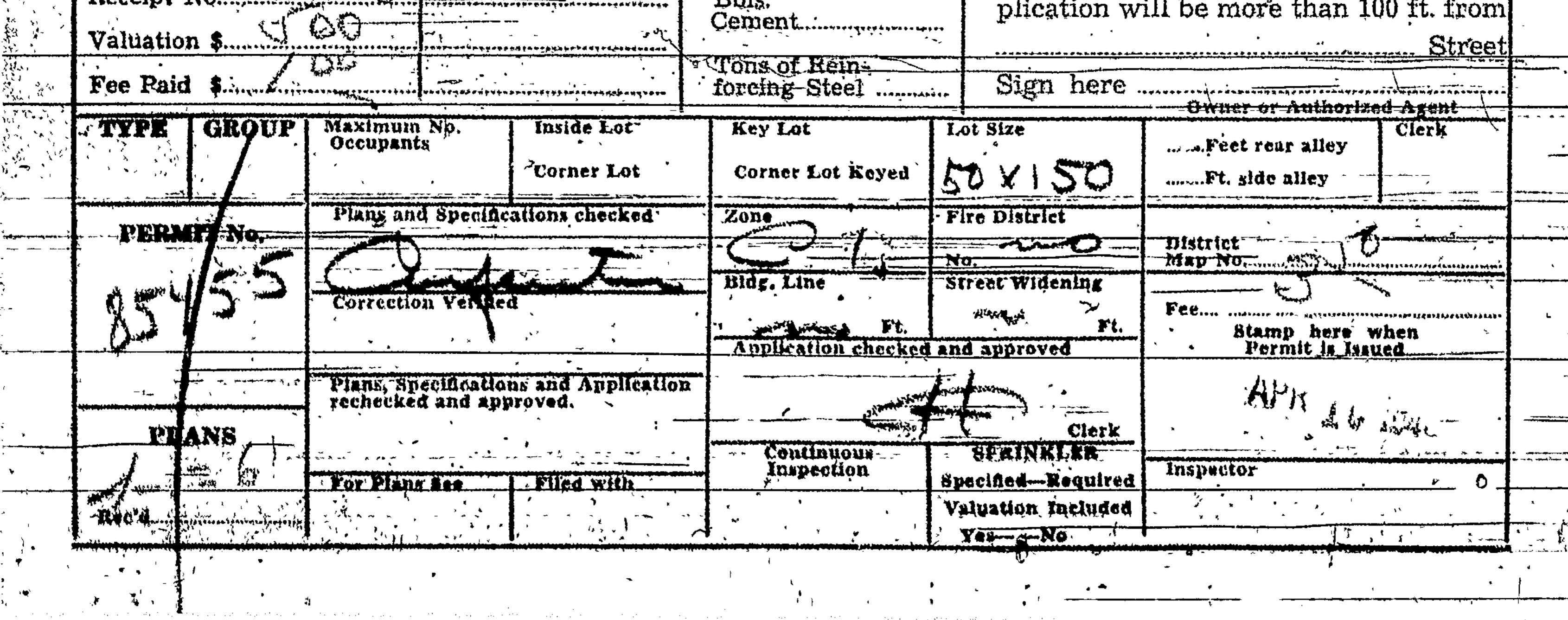
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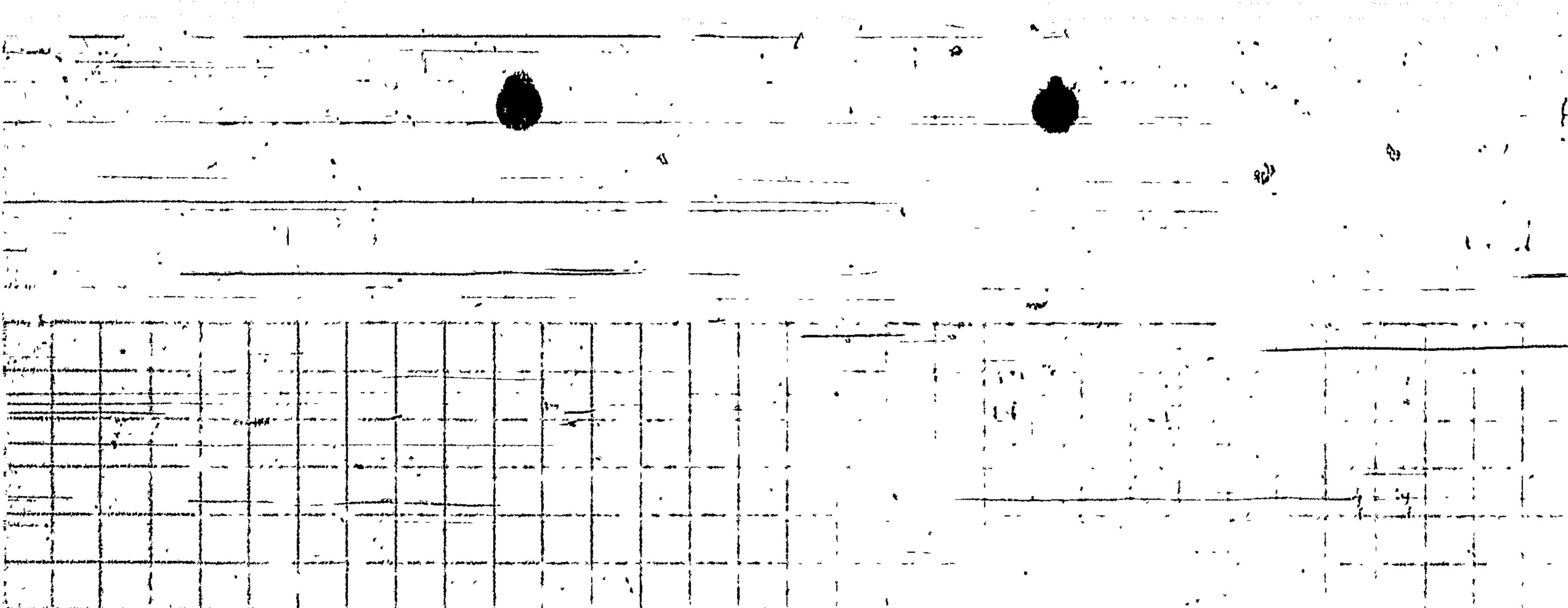
FOR

15. Size of Addition 

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

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APPLICATION TO Form B-3 **CITY OF LOS ANGELES** ALTER, REPAIR, or DEMOLISH DEPARTMENT OF BUILDING AND SAFETY AND FOR A Certificate of Occupancy **BUILDING DIVISION** Dot No. Chelle, Declain Wein Tract Location of Building 700 Paseo Del Ma.R. Approvod by City Engineer (House Number and Street) Between what cross streets? Batween Shepa Rd and PT. Erspin Cy. P. L. A second a set and Deputy. USE INK OR INDELIBLE PENCIL **)** 

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r	З,	Use of building AFTER alteration or moving C.a.F.S
<b>7</b>	4,	Owner Mr. Wakke, R. Phone TE 2986.5.
	5.	Owner's Address /6.42 West 266 He Helber City P. O. State Certificated Architect
<b>x</b> *	6,	Certificated Architect
ı	7.	Licensed Engineer
4 4 A	8.	Licensed Engineer Phone Phone Phone Phone State State State License No. 131.751 Phone F450.41.
	9.	
, ×		VALUATION OF PROPOSED WORK Ing, fire sprinkler, electrical wiring and elevator S. 195
		State how many buildings NOW ] . 3 GARGGES / Caffe
, ,	12.	Size of existing building. 14. x. 3.C. Number of stories high
		Material Exterior Walls 54, CCO (Wood, Steel or Masonry)
, <b>,</b>	14.	Describe briefly all proposed construction and work:

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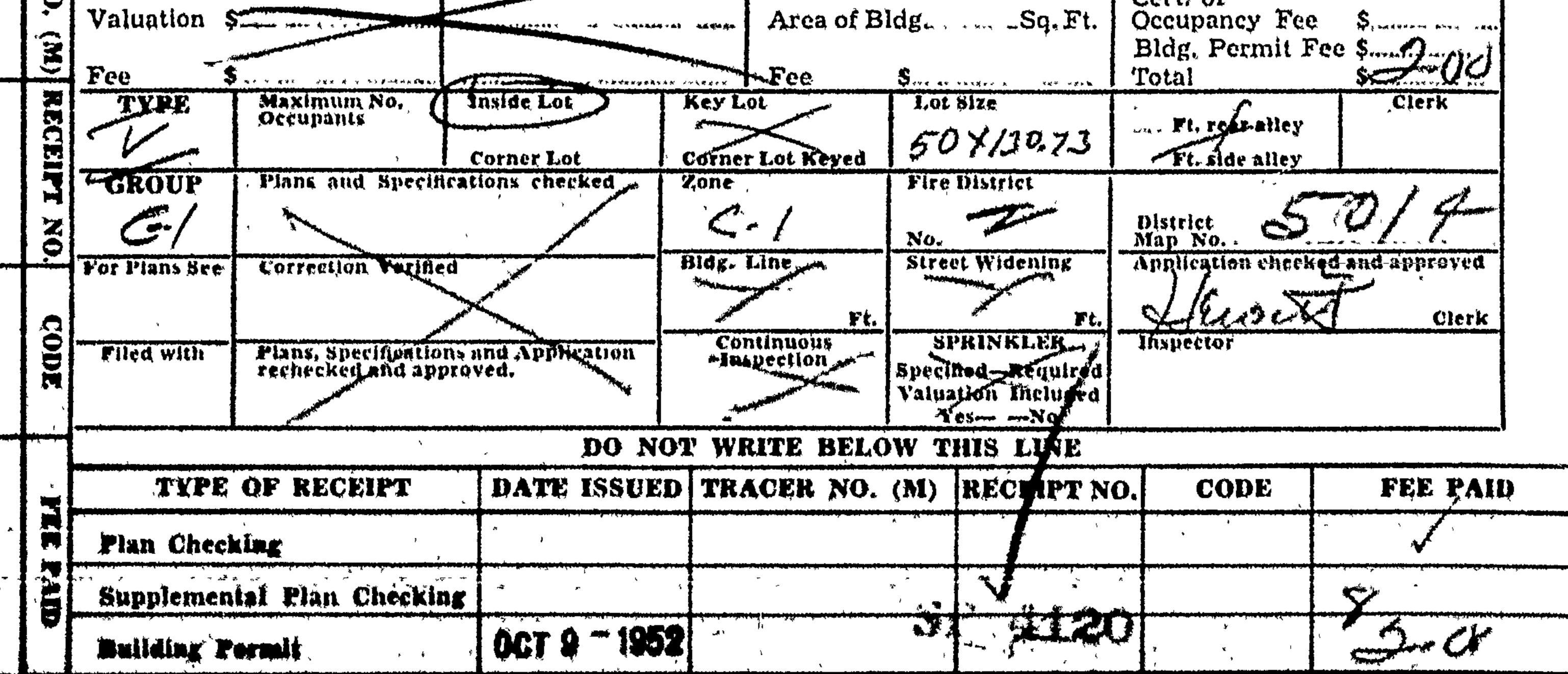
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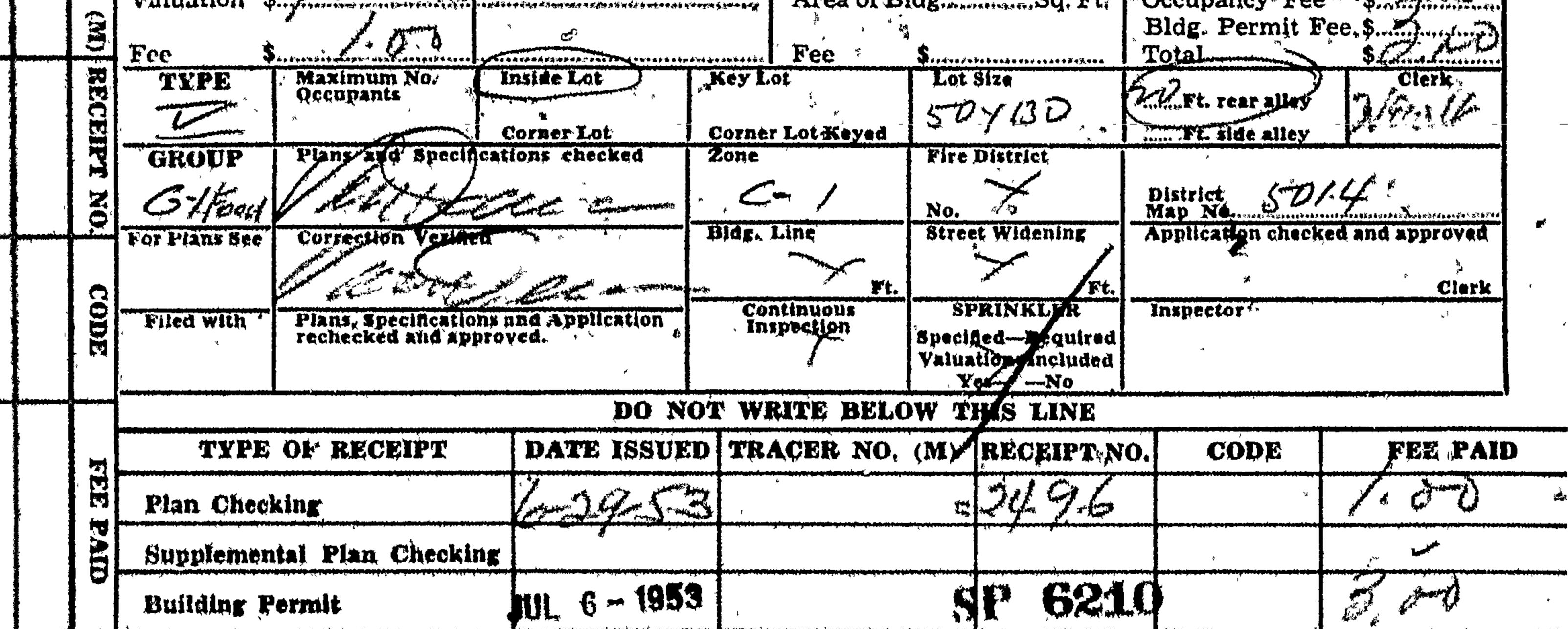
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NEW STREET	<b>CONSTRUCTION</b>	
15. Size of Addition	Lotx	Stories when complete
16. Footing: WidthDepth in Grou	ndWidth of Wall.	Size of Floor Joists
17. Size of Studs	oorSize of Rafters	x
I hereby certify that to the best of a and that this building or construction w the work authorized thereby I will not State of California relating to Workmen	vork will comply with all lay employ any person in violati	vs, and that in the doing on of the Labor Code of
DISTRICT SAN PEDRO	By By	wher or Authorized Agent).
	ARTMENT USE ONLY	
PLAN CHECKING	OCCUPANCY SURVEY	Investigation Fee \$



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	*			ALTER, REPAIR	FION TO CONTROLISH	DEPA	Form 13-3 OS ANGELES RTAIENT OF
1				Certificate o	•	ter transmission of the second se	AND SAFETY G DIVISION
	Lat	No.	#15	· · · · · · · · · · · · · · · · · · ·	<u>د</u>	*****	······································
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	Loca	ation	of Building. 70	0 PASED DE	mber and Street)		Approved by City Engineer
	Beta	ween	what cross streets?	CAFFY & TA	CHC.	(	Deputy.
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	1. ]	Pres	K OR INDELIBLE, ent use of building	(Store, Dwelling, Apartment Hous		amilies.	Rooms
	2.1	State	e how long building	; has been used for presen	t occupancy. PROX.	12.44	TES.
	3.	Use	of building AFUEL	Eneration or moving.	F	amilies	Rooms.
	<b>4</b> . (	Own	er MZS. A		LLER	Phone PA.	0176
	5. (	Own	er's Address	17 2667957	P. O. , L.	MITA.	
	<b>E.</b> 1	Cert	ificated Architect			Pho	ne
	7.	Lice	nsed Engineer		State License No.		ne
	8. 1	Cont	ractor.	OUNER	License No.	Pho	ne .
£%.	9. 1	Cont	tractor's Address	Including a	ll labor and material and all pe	rmanent)	XAAA
			JUATION OF PROP	POSED WORK   lighting. he ing. fire sp equipment	Il labor and material and all pe- ating, ventilating, water supply prinkler, electrical wiring and therein or thereon.	$\begin{array}{c} \text{plumb-} \\ \text{elevator} \\ \end{array} \begin{array}{c} \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\$	<u>20,00</u>
		State on lo	t and give use of each	NOW 2 BLDG ISIN ISIN STORY OF STORY NUMber of s	are. Dwelling, Apartment House	Hotel or other put	rpose)
	13.	Mate	erial Exterior Walls.	STUCCO Wood, Steel or Ma	sonry)		(Wood or Steel)
	11.	Des	cribe briefly all proj	posed construction and wor	k:		•
		TYP	FLOOR	E KOOM-WOO	DENTERIORI	¢ <b>t</b>	
		9	*** ******	IJ デストレステレスティーティンスングディーのデデルティーのディーマンディーティーディーティーティーティーティーティー	イズMANF AFT AFT AFT AFT AFT AFT AFT AFT AFT AF	ĸ <i>ŧ≈</i> ₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽₽	، ڰۣڂڂڡڛڐڟڣڂۿڂڿؠڣڴۺڡۻؚ؋ڝڂڡۿڂٮ؆ۿۄڟڝڋ؞
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		FI	15. Size of Additi	on B. x. I.Z. Size of Lot	50 x/30 Number of	of Stories when	complete
			10. rooting: wia	in	Width of Wall.	"Size of Floor	Salar S.
		ATE		Z.x. Material of Floor		•••	
		ISS		ify that to the best of my Iding or construction work			
		SUED	the work authori	zed thereby I will not em ia relating to Workmen's t	ploy any person in viola	ation of the La	bor Code of the
				PEDRO	Compensation Insurance Sign here	sic m W	aller;
		E	DISTRICT		×	(Owner or Authori	zed Agent)
		<b>E</b>	OFFICE	FOR DEPAR	TMENT USE ONLY	La GLO.C	2
		R	PLAN		OCCUPANCY SURVEY	I Tuvesrigarioi	n Fee \$
		ē	Valuation \$ 407.		Area of Bldg		Fee - S -



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55 - 2 8 - 2 ALTER, REPAIR, or DEMOLISH Form 2-3 CITY OF LOS ANGELES DEPARTMENT BUILDING AND SAFETY AND FOR A Certificate of Occupancy BUILDING DIVISION A Marine Star Lot No. Location of Building Approved by **City Engineer** Between what cross streets?.... Deputy. USE INK OR INDELIBLE PENCIL 2. State how long building has been used for present occupancy 4. Owner OFSSIE XIEKER 5. Owner's Address 700 PIF5E0 Print Name, DEPLIFR, P. O. S.F.N. P. C.S. P. O. S. F.N. P. C.R.O. State 6. Certificated Architect. 7. Licensed Engineer ///FROLD //ETCLLUH State 8. Contractor 19004 VENT OF LONG BERCH. License Non-Phone Phone 9. Contractor's Address TH3 PMF FVE. LONG BEITCH Including all labor and material and all permanent ] lighting, heating, ventilating, water supply, plumb-ing. fire sprinkler, electrical wiring and elevator 10. VALUATION OF PROPOSED WORK equipment therein or thereon. 11. State how many buildings NOW on lot and give use of each. (Store, Dwelling, Apartment House, Hotel or other purpose) 13. Material Exterior Walls. Exterior framework, and see an an and the second seco (Wood, Steel or Masonry) (Wood or Steel) 14. Describe briefly all proposed construction and work: FLUMINUM. H.W.M.

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15. Size of Addition.......x......x.........Size of Lot........................Number of Stories when complete....... I hereby certify that to the best of my knowledge and belief the above application is correct

and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance. Sign here See 2. Some

TRACE	DISTRICT SAN, PE	DRO FOR DEPART	By	where or Authorized Agent)
	PLAN CHE	CKING	OCCUPANCY SURVEY	Investigation Fee \$
Ő	Valuation ? 3.		Area of Bide So Ft.	Cert. of Occupancy Fee \$

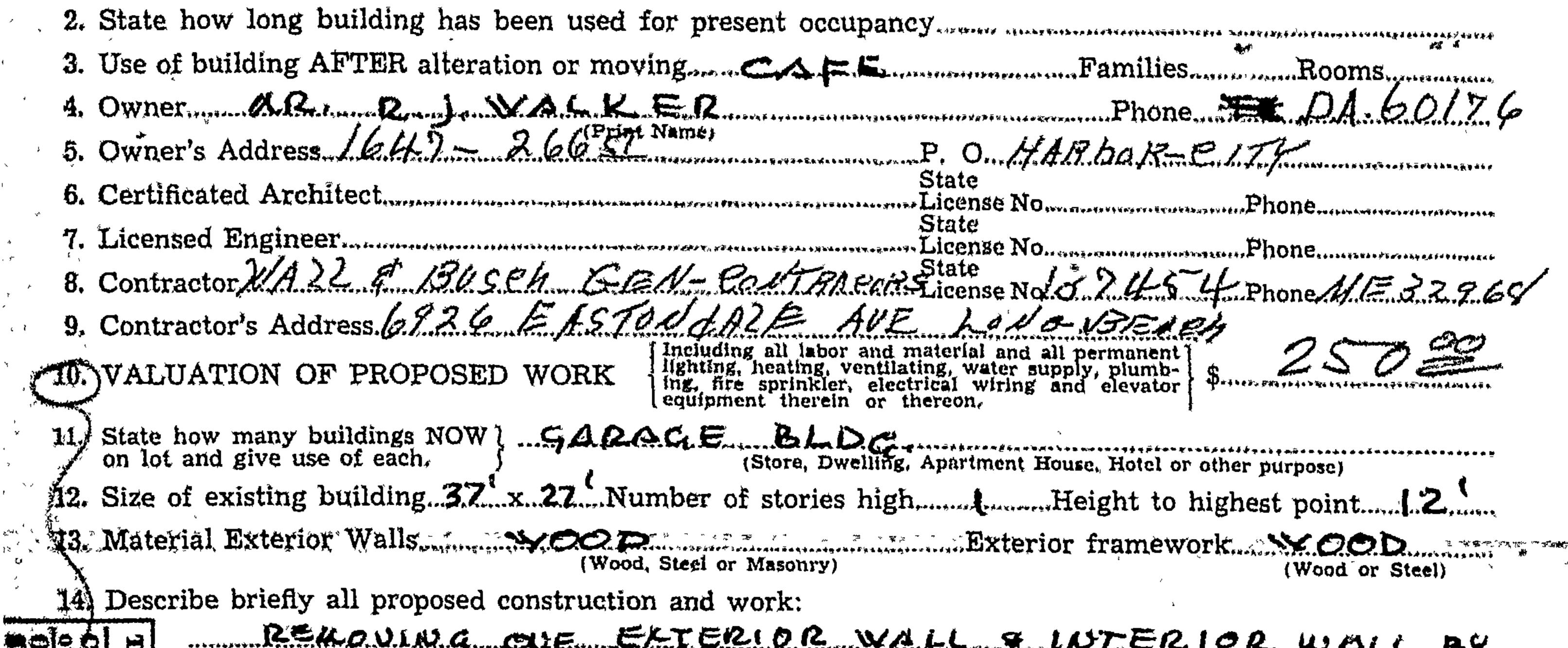
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	Fee \$			Fee	\$-++++++++++++++++++++++++++++++++++++	Total	\$
RECEI	TYPE	Occupants	Corner Lot	Key Lot Corner Lot Keyed	Lot Size 570 Y/30	Z.Ft. rear alley	Clerk
PT NO	GROUP G./ Forset		ions checked	Zone	Fire District No.		D/ A
Q	For Plans See	Correction Verified		Bldg. Line Ft.	Street Widenin Ft	ويستروا فسلين فيتعدد ويتعالد ومعدينية الكراكي كمناهم فالتراف الأخر	Of Clark
DDE	Filed with	Plans, Specifications rechecked and appro	and Abbucation 1	Continuous Inspection	SPRINKLER Specified Required Valuation Included Yes No		
 			DO NO	T WRITE BELO	W THIS LINE		
77]	TYPE	OF RECEIPT	DATE ISSUEL	TRACER NO,	(M) RECEIPT	NO. CODE	FEE PAID
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M	Supplemen	tal Plan Checking					
	Building P	ermit	AUG 7-195		5.644		2150



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	ALTER, REPAIR, or DEMOLISH AND FOR A Certificate of Occupancy	DEPARTMENT OF BUILDING AND SAFETY
	I WILLIGIC VI VUUPAILLY	BUILDING DIVISION
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		**************************************
Location of Building	20. PASEO DEL MAR (House Number and Street)	Approved by City Engineer
1:	(House Number and Street)	
Between what cross streets?,	GAFFEY ESPACIELE 9	Deputy.
USE INK OR INDELIBLE	PENCIL	
1. Present use of building	(Store, Dwelling, Apartment House, Hotel or other purpose)	amilies
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		RECEIPT	TYPE GROUP	Occupants Cham	Inside Lot	Key Lot Corner Lot Keyed Zone	Lot Size Fire District		
		NO	1/200	<u>Z</u>		Bldg, Line	No.	District Map No.	014
		CODE	For Plans See Filed with	Correction Verified Plans, Specifications rechecked and appro-	and Application yed,	Ft. Continuous Inspection	Street Widening SPRIKLER SPRIKLER SpecificalRequis Valuetion Includ LesNo	Ft. Inspector	clerk
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	x <sup>†</sup>		TYFE	OF RECEIPT	DATE ISSUE	D TRACER NO.	(M) RECEIP	CODE	FEE PAID
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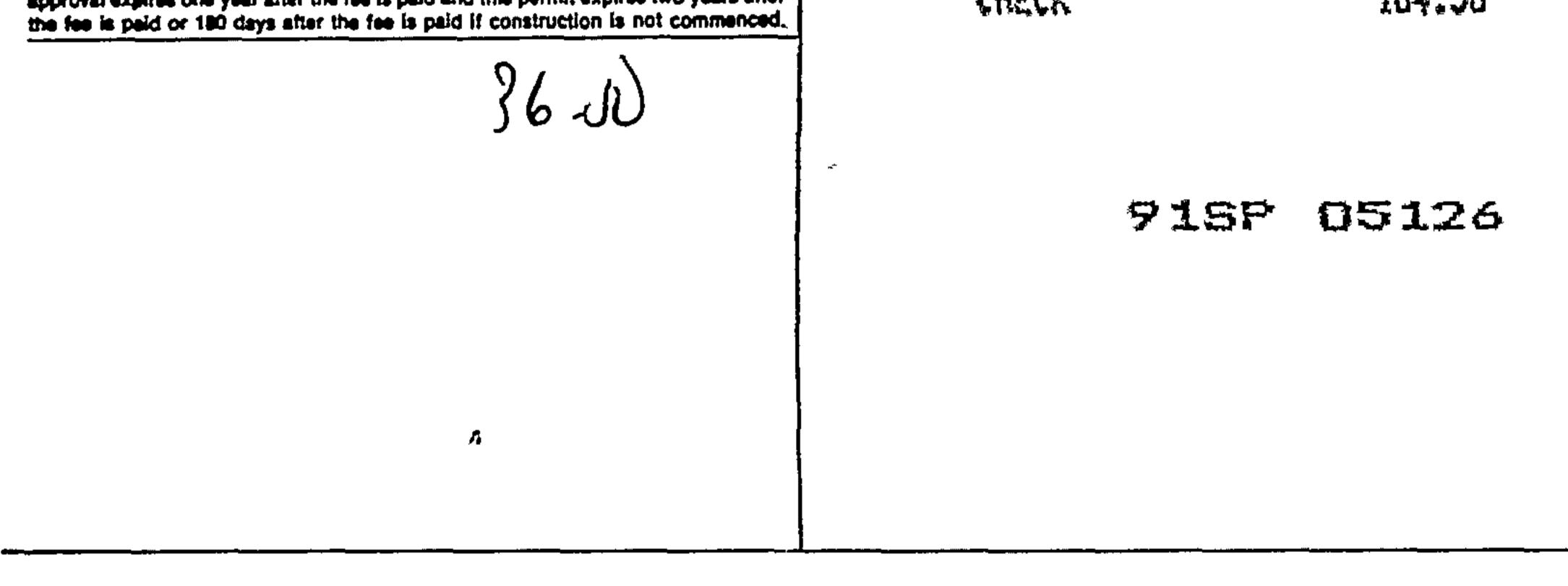
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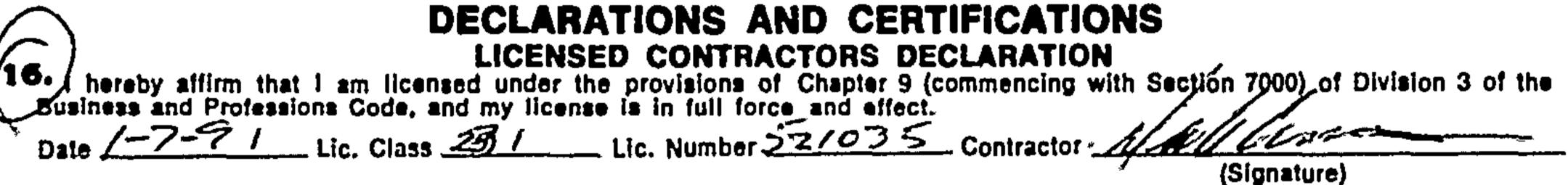
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# **OWNER-BUILDER DECLARATION**

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 Pro-fessions 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). ):

[] 1, 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 Licenso 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 tho purpose of sale ).

of sale.).	
Business and Professions Co	erty, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, le: The Contractor's License Law does not apply to an owner of property who builds or improves lot 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
8. i hereby affirm that I have	<b>WORKERS' COMPENSATION DECLARATION</b> a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or
-	
Certified copy is hereby	th the Los Angeles City Dept. of Bldg. & Salety.
	6 Projrie STATIS CONST. 23639 HALT. BLUD. TERR. CA. 90505
	OF EVENDTION FROM WORKERS! COMPENSATION INSUDANCE
19-1 certify that in the perform so as to become subject to	OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE ance of the work for which this permit is issued, I shall not employ any person in any manner the Workers' Compensation Laws of California.
	Applicant's Signature
NOTICE TO APPLICANT: If pensation provisions of the revoked.	after making this Certificate of Exemption, you should become subject to the Workers' Com- abor Code, you must forthwith comply with such provisions or this permit shall be deemed.
	CONSTRUCTION LENDING AGENCY
20. I hereby affirm that there (Sec. 3097, Civ. C.).	s a construction lending agency for the performance of the work for which this permit is issued
Lender's Name	Lender's Address
	Lender's Address Lender's Address
and county ordinances and s	is application and stato that the above information is correct. I agree to comply with all city ate laws relating to building construction, and hereby authorize representatives of this city to ad property for inspection purposes.
I realize that this permit is that it does not authorize or Angeles nor any board, depa	an application for inspection, that it does not approve or authorize the work specified herein, permit any violation or failure to comply with any applicable law, that neither the city of Los rtment, officer or employee thereof make any warranty or shall be responsible for the performescribed herein or the condition of the property or soil upon which such work is performed.
	Supervision 1-7-4
Signed	1 day in in supervision 1-1-1

(Owner or agent having property owner's consent)

Position

Date

# 3 1 2 0 6 2 9 0 3 6 1

Bureau of		ADDRESS AP	PROVED	
Engineering		DRIVEWAY		
		HIGHWAY	REQUIRED	
		DEDICATION	COMPLETED	
		FLOOD CLEA	RANCE	
SEWERS		SEWER	S AVAILABLE	
RES.NO.		NOT A	VAILABLE	
CERT. NO.		SFC P/	NID	
	SFC NOT APPLICABLE	SFC D	JE	
Grading	PRIVATE SEWAGE SYSTEM APPR	OVED		
Comm. Safety	APPROVED FOR ISSUE			
Fire	APPROVED (TITLE 19) (L.A.M.CS	700)		
Housing	HOUSING AUTHORITY APPROVAL			
Planning	APPROVED UNDER CASE #			
Transportation	APPROVED FOR			
<b>Construction Ta</b>	X RECEIPT NO.	DWELLING	JNITS	

LEGAL DESCRIPTION AB REBEARCH OF ORIGINAL PENNIT DONE RKen 1-7-91

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

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## **City of Los Angeles Department of City Planning**

## 12/23/2021 PARCEL PROFILE REPORT

PROPERTY ADDRESSES	Address/Legal Information	
700 W PASEO DEL MAR	PIN Number	003B197 94
	Lot/Parcel Area (Calculated)	6,138.4 (sq ft)
ZIP CODES	Thomas Brothers Grid	PAGE 854 - GRID B2
90731	Assessor Parcel No. (APN)	7467029016
	Tract	PECK'S OCEAN VIEW TRACT
RECENT ACTIVITY	Map Reference	M B 11-162/163
CHC-2021-10727-HCM	Block	7
ENV-2021-10728-CE	Lot	15
	Arb (Lot Cut Reference)	None
CASE NUMBERS	Map Sheet	003B197
CPC-23923	Jurisdictional Information	
CPC-2019-7393-CA	Community Plan Area	San Pedro
CPC-2009-1557-CPU	Area Planning Commission	Harbor
CPC-2005-8252-CA	Neighborhood Council	Coastal San Pedro
CPC-2000-4046-CA	Council District	CD 15 - Joe Buscaino
CPC-1990-190-ZC	Census Tract #	2976.01
CPC-1982-30149-A	LADBS District Office	San Pedro
ORD-170032-SA3270	Planning and Zoning Information	
ORD-166352	Special Notes	None
ORD-161185	Zoning	R1-1XL
ORD-161184	Zoning Information (ZI)	ZI-2462 Modifications to SF Zones and SF Zone Hillside Area Regulations
ORD-129279		ZI-1338 Specific Plan: San Pedro
ENV-2019-7394-ND	General Plan Land Use	Low II Residential
ENV-2017-2502-CE	General Plan Note(s)	Yes
ENV-2009-1558-EIR	Hillside Area (Zoning Code)	No
ENV-2005-8253-ND	Specific Plan Area	SAN PEDRO
ENV-2001-846-ND	Subarea	None
ND-77-449-CZ	Special Land Use / Zoning	None
	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
	Subarea	None
	CUGU: Clean Up-Green Up	None
	HCR: Hillside Construction Regulation	No
	NSO: Neighborhood Stabilization Overlay	No
	POD: Pedestrian Oriented Districts	None
	RFA: Residential Floor Area District	None
	RIO: River Implementation Overlay	No
	SN: Sign District	No
	Streetscape	No
	Adaptive Reuse Incentive Area	None
	Affordable Housing Linkage Fee	

Residential Market Area	Low
Non-Residential Market Area	Medium
Transit Oriented Communities (TOC)	Not Eligible
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	Active: Angels Gate Park Active: Point Fermin Park
Assessor Information	
Assessor Parcel No. (APN)	7467029016
Ownership (Assessor)	
Owner1	BRUMMETT, RICHARD D TR BRUMMETT TRUST
Address	4078 MARLETTE AVE YUBA CITY CA 95993
Ownership (Bureau of Engineering, Land Records)	
Owner	BRUMMETT, RICHARD D. (ET AL) (TRS) RICHARD D. & AUDREY M. BRUMMETT REV TRUST UDT DTD 2-26-98
Address	4078 MARLETTE AVE YUBA CITY CA 95991
APN Area (Co. Public Works)*	0.145 (ac)
Use Code	1100 - Commercial - Store - One Story
Assessed Land Val.	\$41,441
Assessed Improvement Val.	\$18,911
Last Owner Change	04/10/2014
Last Sale Amount	\$0
Tax Rate Area	14
Deed Ref No. (City Clerk)	584673 1935686
Building 1	
Year Built	1936
Building Class	D5
Number of Units	1
Number of Bedrooms	0
Number of Bathrooms	1
Building Square Footage	763.0 (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
Rent Stabilization Ordinance (RSO)	No [APN: 7467029016]
Additional Information	Nana
Airport Hazard	None
Coastal Zone	Dual Permit Jurisdiction Area
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Buffer Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A- 13372)	Yes

Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	3.6691824
Nearest Fault (Name)	Palos Verdes Fault Zone
Region	Transverse Ranges and Los Angeles Basin
Fault Type	В
Slip Rate (mm/year)	3.0000000
Slip Geometry	Right Lateral - Strike Slip
Slip Type	Moderately Constrained
Down Dip Width (km)	13.0000000
Rupture Top	0.0000000
Rupture Bottom	13.0000000
Dip Angle (degrees)	90.0000000
Maximum Magnitude	7.3000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Hubzone	Not Qualified
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None
Housing	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 7467029016]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Public Safety	
Police Information	
Bureau	South
Division / Station	Harbor
Reporting District	587
Fire Information	
Bureau	South
Batallion	6
	-
District / Fire Station	48

### **CASE SUMMARIES**

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

Case Number:	CPC-23923
Required Action(s):	Data Not Available
Project Descriptions(s):	CONTINUATION OF CPC-23923. SEE GENERAL COMMENTS FOR CONTINUATION.
Case Number:	CPC-2019-7393-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	CODE AMENDMENT
Case Number:	CPC-2009-1557-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	SAN PEDRO COMMUNITY PLAN UPDATE
Case Number:	CPC-2005-8252-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.
Case Number:	CPC-2000-4046-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	
Case Number:	CPC-1990-190-ZC
Required Action(s):	ZC-ZONE CHANGE
Project Descriptions(s):	PROCEEDINGS RE-INITIATED TO CHANGE THE ZONE ON ALL COMMERCIAL ZONES TO  Q C2 AND  Q C1 AND ALL OTHER ZONES TO  Q RD1.5 GENERALLY ON PROPERTIES WITHIN 150 FT EAST AND WEST OF PACIFIC AVE. FROM OLIVER ST. TO HAMILTON AVE. TO RESTRICT USES, DENSITIES, INTENSITIES AND DESIGN; AND PLAN AMENDMENT AND ZONE CHANGES FOR THE SAN PEDRO COMMUNITY AS REQUIRED BY ORDINANCE NO. 165,352
Case Number:	CPC-1982-30149-A
Required Action(s):	A-PRIVATE STREET MODIFICATIONS (1ST REQUEST)
Project Descriptions(s):	SPECIFIC PLAN/LOCAL COAST PROGRAM/ZONE CHANGE FOR THE SAN PEDRO COMMUNITY PLAN
Case Number:	ENV-2019-7394-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Required Action(s): Project Descriptions(s):	ND-NEGATIVE DECLARATION
,	ND-NEGATIVE DECLARATION
Project Descriptions(s):	ND-NEGATIVE DECLARATION CODE AMENDMENT
Project Descriptions(s): Case Number:	ND-NEGATIVE DECLARATION CODE AMENDMENT ENV-2017-2502-CE CE-CATEGORICAL EXEMPTION
Project Descriptions(s): Case Number: Required Action(s):	ND-NEGATIVE DECLARATION CODE AMENDMENT ENV-2017-2502-CE CE-CATEGORICAL EXEMPTION
Project Descriptions(s): Case Number: Required Action(s): Project Descriptions(s):	ND-NEGATIVE DECLARATION CODE AMENDMENT ENV-2017-2502-CE CE-CATEGORICAL EXEMPTION ENVIRONMENTAL CLEARANCE
Project Descriptions(s): Case Number: Required Action(s): Project Descriptions(s): Case Number:	ND-NEGATIVE DECLARATION CODE AMENDMENT ENV-2017-2502-CE CE-CATEGORICAL EXEMPTION ENVIRONMENTAL CLEARANCE ENV-2009-1558-EIR
Project Descriptions(s): Case Number: Required Action(s): Project Descriptions(s): Case Number: Required Action(s):	ND-NEGATIVE DECLARATION CODE AMENDMENT ENV-2017-2502-CE CE-CATEGORICAL EXEMPTION ENVIRONMENTAL CLEARANCE ENV-2009-1558-EIR EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s): Case Number: Required Action(s): Project Descriptions(s): Case Number: Required Action(s): Project Descriptions(s):	ND-NEGATIVE DECLARATION CODE AMENDMENT ENV-2017-2502-CE CE-CATEGORICAL EXEMPTION ENVIRONMENTAL CLEARANCE ENV-2009-1558-EIR EIR-ENVIRONMENTAL IMPACT REPORT SAN PEDRO COMMUNITY PLAN UPDATE
Project Descriptions(s): Case Number: Required Action(s): Project Descriptions(s): Case Number: Required Action(s): Project Descriptions(s): Case Number:	ND-NEGATIVE DECLARATION CODE AMENDMENT ENV-2017-2502-CE CE-CATEGORICAL EXEMPTION ENVIRONMENTAL CLEARANCE ENV-2009-1558-EIR EIR-ENVIRONMENTAL IMPACT REPORT SAN PEDRO COMMUNITY PLAN UPDATE ENV-2005-8253-ND
Project Descriptions(s): Case Number: Required Action(s): Project Descriptions(s): Case Number: Required Action(s): Project Descriptions(s): Case Number: Required Action(s):	ND-NEGATIVE DECLARATION CODE AMENDMENT ENV-2017-2502-CE CE-CATEGORICAL EXEMPTION ENVIRONMENTAL CLEARANCE ENV-2009-1558-EIR EIR-ENVIRONMENTAL IMPACT REPORT SAN PEDRO COMMUNITY PLAN UPDATE ENV-2005-8253-ND ND-NEGATIVE DECLARATION
Project Descriptions(s): Case Number: Required Action(s): Project Descriptions(s): Case Number: Required Action(s): Project Descriptions(s): Case Number: Required Action(s): Project Descriptions(s):	ND-NEGATIVE DECLARATIONCODE AMENDMENTENV-2017-2502-CECE-CATEGORICAL EXEMPTIONENVIRONMENTAL CLEARANCEENV-2009-1558-EIREIR-ENVIRONMENTAL IMPACT REPORTSAN PEDRO COMMUNITY PLAN UPDATEENV-2005-8253-NDND-NEGATIVE DECLARATIONAN ORDINANCE ESTABLISHING PERMANENT REGULATIONS IMPLEMENTING THE MELLO ACT IN THE COASTAL ZONE.

## DATA NOT AVAILABLE

ORD-170032-SA3270 ORD-166352 ORD-161185 ORD-161184 ORD-129279 ND-77-449-CZ



Address: 700 W PASEO DEL MAR APN: 7467029016 PIN #: 003B197 94 Tract: PECK'S OCEAN VIEW TRACT Block: 7 Lot: 15 Arb: None Zoning: R1-1XL General Plan: Low II Residential

