City Landmark Assessment and Evaluation Report

Callahan’s Restaurant and Bakery
1213 Wilshire Boulevard (APN: 4281-019-024)
Santa Monica, California

Prepared for

City of Santa Monica
Planning Division

Prepared by

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Executive Summary

PCR evaluated the Callahan’s Restaurant at 1213 Wilshire Boulevard against the Landmark Criteria for the City of Santa Monica. Following an intensive pedestrian site survey and historical research, PCR concluded that the subject property was eligible for designation as a Santa Monica Landmark under criteria 1 and 4. The building does not appear eligible for listing on the National Register of Historic Places or on the California Register of Historic Resources under any of the available criteria. The identified period of significance for Callahan’s Restaurant is 1946, the building’s date of construction.

Methods

The evaluation was conducted by PCR’s Historic Resources Preservation Technician, Christian Taylor, M.H.P., whose qualifications meet the Secretary of the Interior’s professional qualifications standards in history and architectural history. Margarita Jerabek, Ph.D., Director of Historic Resources, and Amanda Kainer, M.S., Senior Architectural Historian, provided project oversight and quality control. Professional qualifications are provided in the Appendix.

PCR conducted this assessment to evaluate the existing conditions of the subject property in order to determine its eligibility for designation as a Santa Monica Landmark. A multi-step methodology was utilized to evaluate the property. An intensive pedestrian site survey was conducted by PCR’s Historic Resources Preservation Technician, Christian Taylor, M.H.P., to identify and record physical conditions through 35mm digital photography and manuscript notes. The physical inspection included examination of the materials and construction techniques, as well as analysis of the construction chronology as evidenced in the existing built fabric. Historical background research included review of available building permits, historic maps, photographs, newspaper articles, and published secondary sources on the history of Santa Monica. The information collected from these sources was used to assist in the architectural analysis and support the evaluation of the building for designation. Ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation, designation assessment processes and related programs were reviewed and analyzed. The evaluation criteria of the National Register, the California Register, and the City of Santa Monica were utilized to evaluate the current historical and architectural significance of the property.

Regulatory Setting

The subject property has not been previously surveyed or evaluated.

Environmental Setting

Callahan’s Restaurant and Bakery is located at 1213 Wilshire Boulevard, near the corner of Wilshire Boulevard and 12th Street. The subject property is four blocks north of Colorado Avenue, near the former Pacific Electric Santa Monica Air Line and twelve blocks east of the beachfront. The subject property is bounded by Wilshire Boulevard to the southeast, 12th Street to the southwest, and Euclid Street to the northeast. It is located on Block 88, Lot 22.
of the Town of Santa Monica Tract. The two-story commercial building is currently used as a restaurant and bakery and is situated on a flat lot separated from the street by a wide sidewalk. The subject property lies within a commercial district located along Wilshire Boulevard, east of Santa Monica’s central downtown area and is comprised primarily of one-and two-story commercial buildings. This area is not related to the Central Business District identified in the Santa Monica Historic Resources Inventory.

**Historical Context**

1. Development of Santa Monica

In 1875, the original townsite of Santa Monica was surveyed, including all the land extending from Colorado Street on the south to Montana on the north, and from 26th Street on the east to the Pacific Ocean on the west. Between 1893 and the 1920s, the community operated as a tourist attraction, visited mostly by wealthy patrons. Those areas just outside of the incorporated city limits were semi-rural in setting and were populated with scattered residences. After the advent of the automobile in the 1920s, Santa Monica experienced a significant building boom, with homes being constructed in the tracts north of Montana and east of Seventh Street for year-round residents.

In the 1920s, Santa Monica saw the arrival of large companies, such as Merle Norman Cosmetics and Douglas Aircraft. In the years immediately prior to America’s entry into World War II, Santa Monica’s development escalated as Douglas Aircraft received increasing numbers of government contracts (Figure 1). “From 7,589 workers in 1939, Douglas grew to employ an astonishing 33,000 men and women by 1944.”1 Douglas Aircraft expanded their plant in 1941. The plant was disguised to look like a residential neighborhood, while a decoy plant was constructed nearby. “War production at Douglas provoked an influx of newcomers to the city, helping to make the Los Angeles area the nation’s fastest growing region.”2 The rapid population growth combined with a shortage of materials and labor due to the war effort resulted in a critical housing shortage. Less than 400 new dwellings were constructed in the Santa Monica area between 1943 and 1945.

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2 Ibid, 121.
When the war ended, the need for production declined. However, World War II permanently altered Santa Monica by establishing an industrial base in the beach side community. “No longer on the periphery, (Santa Monica) was now thoroughly integrated both into the regional and national economy.”³ Southern California was flooded with returning veterans and their families seeking homes, the demand for housing continued to be high in Santa Monica, and apartment construction in particular escalated. Between 1945 and 1949, the City of Santa Monica added over 5,000 new housing units. New neighborhoods populated the once rural landscape, stretching out to the City’s eastern boundary of 26th Street. To support the new communities, commercial districts formed along major arteries leading into Santa Monica from the east. From retail stores and restaurants to bowling alleys and theaters, local residents could meet all their commercial needs along major thoroughfares like Santa Monica Boulevard and Wilshire Boulevard (Figure 2).

“Physically, the diner is a restaurant of unitary construction, usually longer than it is wide, and it always has a counter.”⁴ The diner evolved from lunch wagons that became popular during the late nineteenth century. As the nation industrialized, entrepreneurs like Thomas H. Buckley of Worcester, Massachusetts, found ways to capitalize on the nation’s hungry workforce. Buckley and other restaurateurs began operating lunch wagons around the clock. “Citizen complaints began in earnest when some wagons stayed on into the late morning to do more business, a clear violation of their operating permits, because the early lunch carts were only allowed to remain on the streets from dusk till dawn.”⁵ Eventually the lunch carts moved off the streets and over time they became permanent fixtures in the urban landscape. When horse drawn trolleys gave way to new electric streetcars, the old trolleys were repurposed as “Chicken coops, newspaper stands, housing and immobile lunch wagons.”⁶ Prior to World War II, diners (Figure 3) were considered dirty and catered mostly to factory workers at odd times of the night. Early diners, or “trolley-lunches” were often referred to as “greasy spoons” and their late hours attracted the less desirable elements of society. “The police helped to reinforce the bad image of the trolley-lunches, as they were always sure to include them on their rounds while looking for shady characters and desperate underworld types who just might have committed crimes.”⁷

During the 1930s, diners began to embrace the popular Streamline Moderne style reminiscent of technological advancements of the times, such as rail cars, airplanes, blimps/zeppelins/dirigibles, and ships. “The hard edged design of the twenties diners gave way to the newer look. Surfaces and textures were now brushed, polished, rounded or wrapped.”⁸

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³ Ibid, 124.
⁵ Ibid. 12.
⁶ Ibid. 16.
⁷ Ibid. 16.
⁸ Ibid. 40.
After World War II, American families enjoyed a new level of prosperity resulting in a cultural revolution based on mass consumption. As Santa Monica continued to grow in the post-World War II years, restaurants catering to the City’s residents and visitors ranged from outdoor hamburger stands to formal, white linen dining rooms. Within this dining spectrum were the informal diners that provided sit down indoor dining (both counter and booth), relatively quick service, and a broad menu at modest prices (Figure 4). Typically operating on a 24-hour basis to accommodate customers working on all time schedules, diners were located adjacent to busy thoroughfares, such as Wilshire, Pico, and Lincoln boulevards in Santa Monica, and designed to be highly visible to passing traffic.

During the post-war period, the Streamline Moderne aesthetic continued to inspire the design of permanent structures, however, many of the elements that associated the restaurants with the old railcars were disappearing. “Most visibly the railroad-style monitor roof, a diner element for twenty-five years, was on the way out.” Restaurant owners wanted their diners to appear more like regular establishments to draw the family crowd. With more disposable income, families began spending money on extravagances like trips to the local diner. “In the lexicon of the trade, ‘family’ replaced ‘workingman’ as the basic social unit to which the diner yoked its reputation.”9

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Figure 3 (Left) View of Zep Diner, located at 515 W. Florence Ave, near Figueroa St. in Los Angeles, circa 1931 (Los Angeles Public Library, Security Pacific National Bank Collection)

Figure 4 (Right) Image of a diner counter by commercial photographer Ralph Morris, circa 1955 (Los Angeles Public Library, Ralph Morris Collection)

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3. Streamline Moderne

Following the height of Art Deco in the early 1930s, the Streamline Moderne style was an economic and stylistic response to the ravaging effects of the Great Depression. A new style was needed to express optimism and a bright look toward the future. Streamline structures continued to suggest modern values of movement and rejection of historic precedents, but with far less opulence and more restraint than Art Deco of the late 1920s and early 1930s. Yet the Streamline Moderne differed from the “High Art Modern Architecture” of the early 1930s in that it “continued to regard design as ‘styling’ and that architecture should represent or perform as an image rather than be a used as a space to radically change ones everyday life. The boosters of Streamline Moderne argued that their purpose was not to create an architecture that functioned in the same way as the ocean liner, airplane, or locomotive; rather, the buildings would symbolize those things and therefore remind one of the ‘modern’ future.”

Streamline Moderne architecture took its cue from the emerging field of industrial design and borrowed imagery from things swift and free – in particular, the ocean liner. The Streamline Moderne style of Callahan’s Restaurant reflects the national trends of the style which reached its height during the early 1940s and continued in use into the early 1950s. Streamline Moderne commercial architecture was relatively common in Santa Monica during its period of significance, 1930 to 1950. One of the earliest commercial Streamline Moderne building in Santa Monica was Ralph’s Grocery at 1301 3rd Street, designed by Morgan, Walls and Clements in 1935, while one of the latest commercial buildings was J. C. Penny’s at 1202 3rd Street, designed by M. L. Anderson in 1948. Other Streamline Moderne commercial buildings constructed in Santa Monica were the Merle Norman Building, 2525 Main Street, (1936, Architect H. G. Thursby); City Hall, 1685 Main Street, (1938, Architect Donald Parkinson); Shangri-la Hotel, 1301 Ocean Avenue, (1940, Architect William E Foster); Llo-da-mar Bowl, 507-517 Wilshire (1940, Architect W. Douglas Lee); and the Regency/Streamline Moderne Santa Monica Medical Center, 1137 2nd Street, (1941, Engineer W. D. Coffey). Constructed in 1946, Callahan’s Restaurant falls within the period of significance of Streamline Moderne architecture in Santa Monica.

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4. Groves’ Bakery and Callahan’s Restaurant

Loren Arthur Groves opened his Bakery at 1213 Wilshire Boulevard in 1946 (Figure 5 & 6). Prior to this, Groves owned and operated other bakeries in the Santa Monica area. In 1940, the Santa Monica City directory listed Groves as a baker operating two retail bakeries, one located at 1625 Montana Avenue and another located at 1330 Wilshire Boulevard. In 1947 and 1948, Groves and his wife Eunice were listed in the city directory in association with the property at 1213 Wilshire Boulevard, listed as a restaurant and bakery. Oral history provided by Michael Callahan, son of restaurant owner, Melvin Callahan, indicated that Groves met Melvin Callahan (Figure 7) during World War II. Groves eventually grew tired of the restaurant business and wanted to focus on baking so he sold the restaurant portion 1213 Wilshire Boulevard to Callahan in 1948, thus beginning the Callahan’s Restaurant legacy.

The 1952 Santa Monica City Directory lists Melvin J. Callahan, along with his wife Charlotte, in association with Callahan’s Restaurant at 1213 Wilshire Boulevard. Melvin, also known as Mel, was born in Union County, South Dakota in 1914. Mel relocated to the Los Angeles area sometime between 1930 and 1935, where he worked as an assistant manager in the restaurant business.

“My father managed a restaurant in Beverly Hills and became acquainted with Art Groves during the war. It was common to trade ration cards for sugar, flour, etc. during the war, and that's what they did. Art owned the building and basically only wanted to run the bakery, so he sold the restaurant side to my parents. That's why the Callahan's Restaurant sign wasn't put up until after the opening.”

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11 Information provided by Mike Callahan, the son of restraint owner, Mel Callahan, via new building owner LGO Hospitality, June 24, 2015.
Architectural Description

Although there is no original building permit for the subject property on file, Los Angeles County Assessor records indicate Callahan’s Restaurant was constructed in 1946, just as Santa Monica was expanding to meet its growing need for housing. Built just prior to the introduction of the Googie style, which eventually became the standard for coffee shops and diner design during the mid-century, Callahan’s architecture displays key elements of the Streamline Moderne style, popularized during the pre-war years of the 1930s (Figures 8 & 9). Many of the diners constructed after the war addressed the growing popularity of the automobile by incorporating parking lots. However, Callahan’s had no place for motorists to park, other than along Wilshire Boulevard, indicating the small diner and bakery mostly catered to local residents.

Figure 7 Image of Melvin James Callahan, circa 1942

Figure 8 (Left) 1213 Wilshire Boulevard, facing west (PCR 2015)
Figure 9 (Right) Groves’ Bakery, Eventually Callahan’s Restaurant, circa 1948 (Image provided by LGO Hospitality, 2015)
The property at 1213 Wilshire Boulevard is situated on the north side of Wilshire Boulevard, a high traffic corridor, between 12th and Euclid Streets, and is located next to an alley (12th Court). The subject property consists of a single commercial building oriented to the south, facing Wilshire Boulevard. The building contains Ingo’s Tasty Diner (formerly Callahan’s Restaurant) and Vienna Pastry.

The former Callahan’s Restaurant retains many characteristics of the Streamline Moderne style diner including the curving forms and predominant long horizontal lines combined with modern materials like aluminum and glass. The design was meant to suggest a sense of motion evocative of the advancements in modern transportation technology. Callahan’s occupies a two-story building with a concrete foundation, rectangular footprint, flat roof with parapet, large plate glass windows with aluminum frames, terrazzo and stucco clad walls, and curvilinear aluminum canopy.

The large curved bays and plate glass windows occupy a majority of the south elevation. Between the two curved bays is a pair of fully glazed aluminum doors (alteration), which lead patrons to either the diner or neighboring bakery. A terrazzo floor decorates the entryway with geometric shapes associated with Art Deco and Streamline Moderne styles. Above the entryway, there is a light feature that appears to be original. Above the entrance and bay windows is a large full-length canopy extending over the sidewalk. The canopy, decorated with green and white stripes, has a polished aluminum border.

Above the canopy, along the primary elevation, is a neon sign stating “Ingo’s Tasty Diner, reminiscent of the original neon lettering advertising Callahan’s Restaurant.” Also on the primary elevation stands a large vertical structure, once the home of several different signs advertising the businesses housed within the building. The vertical structure currently displays a “Restaurant” blade sign. The second story of the primary elevation is adorned with two window openings containing glass blocks.

The southeast corner of the building curves in true Streamline Moderne style. As the building’s primary façade turns toward the building’s east elevation, it brings many of the primary façade’s design elements with it. The canopy’s aluminum trim and the plate glass window extend along the east elevation into the neighboring alleyway for several feet. A small stucco planter sits below the plate glass window, echoing the building’s curving Streamline Moderne elements. The east elevation contains a variety of original window openings and auxiliary entrances. Two window openings on the second floor near the south side of the east elevation contain original glass blocks. The rest of the windows contain steel frame tilting fenestration with divided light.

The rear-third of the building steps down into a single-story stucco structure. This portion of the building contains additional steel frame windows and secondary entrances. The rear elevation (north) also contains steel frame windows and additional entrances. A port-cochere extends from the north elevation and runs the length of the façade.

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12 The original neon “Callahan’s Restaurant” sign is visible on Google Maps’ Street View.
Figure 10 (Left) Mel and Charlotte Callahan near the front entrance of Callahan’s Restaurant. The original counter and terrazzo flooring can be seen in the background, circa 1950. (Image provided by LGO Hospitality, 2015)

Figure 11 (Right) The counter and terrazzo flooring as seen today. (PCR 2015)

The interior of the property was recently renovated, however many of the remaining features from the building’s past were retained (Figure 10). Callahan’s original terrazzo floor remains in place as well as the original counter (Figure 11). The counter was raised using small wooden legs (removable) to accommodate barstools (Figure 12). Renovations of the interior space included the removal of a “drop” ceiling, revealing a skylight, which was restored and now back in use (Figure 13).

Figure 12 (Left) Small wooden legs were added to increase the counter’s height. (PCR 2015)

Figure 13 (Right) Removal of a “dropped ceiling” revealed an existing skylight, which has been brought back into use. (PCR 2015)

The building remains in its original location since it was constructed in 1946. Building permits indicate minor alterations throughout the structure’s history, mostly centering on the building’s signage. In 1956, the owner, Loren Graves, filed a permit to install a new neon sign. Drawings were included in the permit application depicting a blade sign, most likely located on the building’s primary (south) elevation. The sign added in 1952 was removed at some point but the current building owners have replaced it with a similar sign. Callahan’s
Restaurant filed another permit request for a change to the building’s signage in 1972. Drawings included in this permit request show signs on the sides of the vertical structure along the primary elevation’s roofline. These signs have since been removed. Additional alteration indicated in the building permits include changes to the roofing materials, repairs to the building parapet, and installation of a new stove hood and ventilation ducting in the kitchen.

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**Character Defining Features**

The character-defining features analysis presented below is a detailed summary of the building, landscape, site plan, architectural details, materials, finishes and interior spaces that presently contribute to the eligibility of Callahan’s Restaurant as a historical resource. According to the NPS, “character refers to all those visual aspects and physical features that comprise the appearance of every historic building. Character-defining elements include the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment.”

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These features are analyzed and classified as significant, contributing, and non-contributing. These terms are generally interchangeable with “primary” (significant), “secondary” (contributing) and “tertiary” (contributing) character-defining features, which are also commonly used descriptors. Significant character-defining features determine the eligibility of a historical resource and are the most important features to retain, while contributing features support integrity but are not key to the significance of the resource. Contributing character-defining features are secondary and tertiary features that taken together with the primary features convey a property’s significance as a historical resource. Alterations to significant and primary features shall be avoided. Contributing character-defining features have a lower level of significance and shall be preserved to the greatest extent feasible and rehabilitated as appropriate; however, more flexibility is given to these features and alterations or removal of some contributing features may not adversely impact the subject building’s significance. The greatest flexibility is afforded to non-contributing features; they do not contribute to the significance of the subject building, therefore, their complete removal does not adversely impact the significance or eligibility of the subject building.

Described below are the significant (primary) and contributing (secondary and tertiary) character-defining features of Callahan’s Restaurant dating from the period of significance. The period of significance for subject building is 1946, the initial date of construction. Significant character-defining features represent the elements of the building that convey its Streamline Moderne style. Removal or alteration of significant features would greatly degrade the Building’s eligibility as a historic resource. Contributing character-defining features that retain moderate integrity are associated with the building’s commercial character. Non-contributing features were not identified. If a feature is not listed below as significant or contributing, it can be assumed the feature is non-contributing.

**Exterior Features**

**Significant: Exterior**
- Rectangular massing and footprint
- Flat roof
- Vertical blade sign
- Glass block windows on second floor (south and east elevations)
- Curved bay windows and aluminum trim
- Curved aluminum canopy
- Terrazzo style cladding on first floor elevation and entryway
- Stucco cladding on second floor

**Contributing: Exterior**
- Rear service entry and port cohere
Groves’ Bakery (Callahan’s Restaurant), circa 1948, displaying significant massing, including the large vertical blade sign. (Image provided by LGO Hospitality, 2015)

South and east elevations, view northwest, circa 1948 (Image provided by LGO Hospitality, 2015)

The curved bay windows with aluminum trim emphasize the horizontal plane, a characteristic of the Streamline Moderne style, view southwest (PCR 2015)

The building’s canopy echos the horizontal lines of the baywindows beneath. The shape and materials exemplify the Streamline Moderne style, view to northeast (PCR 2015)
**Interior Features**

**Significant: Interior**
- Terrazzo flooring
- Original counter
- Interior skylight

**Contributing: Interior**
- Floorplan arrangement

*Interior character defining features include the terrazzo style flooring, which incorporates geometric shapes popular within Art Deco styles, including Streamline Modern. (PCR 2015)*

*The original countertop remains in use. (PCR 2015)*
Photographs of Existing Conditions

South (primary) elevation (PCR 2015)
South (primary) elevation with view of canopy and signage (PCR 2015)
South (primary) elevation with view of vertical blade sign (PCR 2015)
View of east elevation showing steel frame tilting windows and one of the auxiliary service entrances (PCR 2015)
East elevation near the rear of the building with a view of the rear port-cochere. (PCR 2015)

Rear portion of the building’s east elevation where it steps down into a single-story structure. (PCR 2015)
Does The Structure Retain Integrity?

Location – The building located at 1213 Wilshire Boulevard remains in its original location.

Design – The structure maintains integrity of design as a post-war era Streamline Moderne style restaurant and continues to function as an eatery and bakery. While some of the elements of the former Callahan’s Restaurant have been altered, like the original neon signage, the building retains many of the character defining features associated with its original style and function.

Setting – Although Callahan’s remains in a commercial setting, many of the neighboring structures have been altered or replaced with more contemporary commercial buildings. With the exception of the adjacent United States Post Office Building, which appears to retain its original design, the setting of Callahan’s Restaurant has been severely eroded with new development.

Materials – The majority of the exterior materials appear to be original to the building’s 1946 date of construction. (Curved plate-glass windows, terrazzo clad walls and floor, aluminum canopy, and exterior lighting feature). Although the building’s primary entrances have been replaced with new, fully glazed, aluminum frame doors, these new doors do not significantly detract from the architectural integrity of the former Callahan’s Restaurant. Additional alterations include changes to the building’s signage to reflect the new businesses occupying the building. The new signs mimic the historic signs and do not detract from the building’s integrity.

Workmanship - The workmanship of the original building is primarily evident in the materials and design of the primary elevation. The building’s main façade retains un-altered design elements from its original date of construction including the characteristic curved aluminum canopy, rounded plate glass windows and aluminum framing, as well as simple architectural details like the flared tops of the bay windows.

Feeling – The building retains its integrity of location, design, and materials, which serve to convey its historical feeling as a 1940s era restaurant and retail bakery, which embodies Santa Monica’s significant growth in the post-war era.

Association – The building is associated with the post-war growth of Santa Monica. The exterior of the building is largely unchanged from the time of its construction in 1946.

Is The Structure Representative Of A Style In The City That Is No Longer Prevalent?

The subject property is a modest example of the Streamline Moderne architectural style as applied to a commercial building within the City of Santa Monica. Based upon a review of the City’s Historic Resources Inventory and a windshield survey of the Santa Monica commercial districts, it appears that there are several good examples of the Streamline Moderne architectural style within the City of Santa Monica. Good examples of the Streamline Moderne style in Santa Monica include the Merle Norman Building at 2525 Main Street (Architect H. G. Thursby, 1936); City Hall at 1685 Main Street (Donald Parkinson, 1938); Shangri-la Hotel at 1301 Ocean Avenue (William E Foster, 1940); and Banana...
Republic (formerly J.C. Penny’s) at 1202 3rd Street (M. L. Anderson, 1948). Also, the Santa Monica Medical Center at 1137 2nd Street (W. D. Coffey, 1941) is a good example of a Regency Moderne commercial building with some elements of Streamline Moderne. In comparison to the above mentioned properties, the subject property appears to be a more modest example of the Streamline style.

**Does The Structure Contribute To A Potential Historic District?**

The portion of Santa Monica where the subject building is located has not been documented and is part of a post-war history of development in Santa Monica. Much of the commercial area surrounding the property has been redeveloped in recent years. Therefore, the structure does not appear to contribute to a potential historic district.

**Conclusion**

PCR recommends Callahan’s Restaurant, located at 1213 Wilshire Boulevard, be designated a Landmark by the City of Santa Monica under Landmark Criteria, 1 and 4. The period of significance identified for Callahan’s Restaurant is 1946, the date of the building’s construction. Despite a compromised setting, Callahan’s Restaurant retains a high level of integrity exemplifying the unique design elements of the Streamline Moderne style and the building’s association with post-war development in Santa Monica. Although Callahan’s Restaurant appears eligible as a local landmark, it does not appear eligible for listing on the National Register of Historic Places or on the California Register of Historic Resources.

The property was evaluated according to statutory criteria as follows:

**Landmark Criteria**

9.36.100(a) (1) It exemplifies, symbolizes, or manifests elements of the cultural, social, economic, political or architectural history of the City.

Callahan’s Restaurant opened its doors shortly after its construction in 1946 during a period of tremendous growth for the City of Santa Monica. After World War II, residential and commercial development Santa Monica flourished in response to the city’s growing industrial sector and a severe housing shortage. Callahan’s location on Wilshire Boulevard, away from the hotels along Ocean Avenue and the tourist attracting pier, indicate that the restaurant most likely served the growing local community as opposed to the weekend travelers and vacationing out-of-towners. Callahan’s Restaurant provided a social space where local families could purchase an affordable meal. Therefore, Callahan’s Restaurant appears eligible under Criteria 1 because it exemplifies and symbolizes the social and economic development of post-war neighborhoods in Santa Monica’s history.

9.36.100(a) (2) It has aesthetic or artistic interest or value, or other noteworthy interest or value.

Although the Building is a nice example of the Streamline Modern architectural style, which is arguably of aesthetic and artistic interest/value, the architectural significance is best addressed under category 4 of the City of Santa Monica’s Landmark Criteria. Aside from its
quality architectural elements, the resource does not possess historic works of art, such as sculptures or murals. The original neon sign age may have been considered under this category; however those elements of the Building’s primary elevation have been removed. Therefore, the resource does not possess aesthetic or artistic interest or value and does not appear to meet this criterion.

9.36.100(a) (3) It is identified with historic personages or with important events in local, state or national history.

No evidence in the building’s history indicates it was associated with historic personages. Although Mel Callahan and Loren Groves provided good affordable meals to the local working class residents, their contributions to the city are not significant enough to consider them historic personages with respect to national, state, or local history. Furthermore, the Building does not appear to be associated with specific events important to local, state or national history. Therefore, the resource does not appear to meet this criterion.

9.36.100(a) (4) It embodies distinguishing architectural characteristics valuable to a study of a period, style, method of construction, or the use of indigenous materials or craftsmanship, or is a unique or rare example of an architectural design, detail or historical type valuable to such a study.

Callahan’s Restaurant is a rare intact example of a post-war era diner, embodying the changing attitudes toward family dining as working class families became more prosperous. The building exhibits key characteristics of the Streamline Moderne style, emphasizing curving forms and long horizontal lines with modern materials like aluminum and glass. The building’s design evokes a sense of motion, reminiscent of the advancements in transportation technology at the time. Callahan’s Restaurant embodies distinguishing architectural characteristics valuable to a study of a period and style and is a rare, intact example of the Streamline Moderne style diner popular throughout the 1930s and 1940s, therefore the property appears to satisfy this criterion.

9.36.100(a) (5) It is a significant or a representative example of the work or product of a notable builder, designer or architect.

The original architect for the resource is unknown; therefore the resource does not appear to be a significant or a representative example of the work or product of a notable builder, designer or architect. The property does not appear to meet this criterion.

9.36.100(a) (6) It has a unique location, a singular physical characteristic, or is an established and familiar visual feature of a neighborhood, community or the City.

The resource does not occupy a unique location or posses a singular physical characteristic, nor is it an established and familiar visual feature of a neighborhood, community or the City therefore the property does not appear to meet this criterion.
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Appendix
APPENDIX

Professional Qualifications

Sanborn Map 1918
Sanborn Map 1950
Assessor Map