

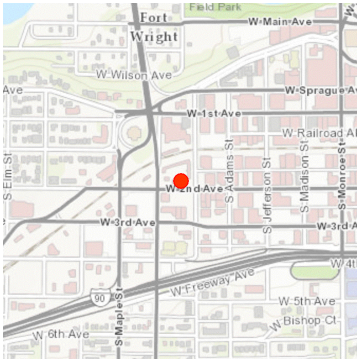


Historic Property Report

Historic Name: Jenny's Diner

Property ID: 155020

Location



Address: 1412 W 2ND AVE, SPOKANE, WA 99201
Tax No/Parcel No: 25241.1305
Plat/Block/Lot: BROWNES ADD PTNS OF LOTS 9-10-11 & 12 B15 DAF< BEG
GeographicAreas: Spokane County,SPOKANE NW Quadrangle,T25R42E24

Information

Construction Dates:

Construction Type	Year	Circa
Built Date	1965	<input type="checkbox"/>

Number of stories: N/A

Historic Use:

Category	Subcategory
Commerce/Trade	Commerce/Trade - Restaurant

Historic Context: Architecture



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Architect/Engineer:

Category	Name or Company
Architect	Armet & Davis
Builder	KOP Construction

Project History

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2011-06-00088, , Assessors Data Project: Spokane Commercial	6/1/2011	Not Determined	
2016-12-08751, , Spokane Mid-20th Century Modern Survey 2016	1/15/2017		

Photos



South and east facades, looking northwest



Tiki Lodge to north of Jenny's Diner



Jenny's diner sign



Interior detail



Material detail below window sills



East facade, looking northwest

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East and north facades, looking south



North (rear) facade, looking south



North and west facades, looking northwest



West facade, detail of roof, looking east



West and south facades, looking northeast



Entry on south facade, looking west



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Inventory Details - 1/15/2017

Common name: Jenny's Diner
Date recorded: 1/15/2017
Field Recorder: Diana Painter
Field Site number:
SHPO Determination

Detail Information

Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Commercial
Roof Type	Varied Roof Lines
Roof Material	Asphalt/Composition - Rolled
Cladding	Concrete
Structural System	Masonry - Poured Concrete
Plan	Rectangle

Surveyor Opinion

Property appears to meet criteria for the National Register of Historic Places: Yes

Property is located in a potential historic district (National and/or local): No

Property potentially contributes to a historic district (National and/or local): No

Significance narrative: History. Jenny's Diner is a former Denny's Restaurant, which was designed by the Los Angeles firm of Armet & Davis and constructed in 1965. It was developed on the same block as the Tiki Lodge motel and a 76 gas station. Both of the latter properties were constructed in 1966. The Tiki Lodge on the north and west sides of the block was developed by Sepulveda Industries out of Sepulveda, California, and the 76 station, at the southwest corner, was designed and constructed by the Union Oil Company. Although each parcel is separate, the entire block is now owned by the same company. The full block was formerly occupied by the Bohemian Brewery (Sanborn Fire Insurance map, 1952).

Jenny's Diner, which was a Denny's Restaurant or Denny's Coffee Shop when developed, was the 2nd Avenue Grill in 2001. It was the Rooster Grill in the mid-2000s, and has been Jenny's Diner since about 2010.

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Denny's Restaurant was founded in 1953 by Harold Butler and Richard Jezak in Lakewood, California. It began as Danny's Donuts, but in 1956 became Danny's Coffee Shops. At the same time it became a 24-hour operation, which it remains to this day. It was also one of the first coffee shops to locate near freeways. The name was changed to Denny's Coffee Shops in 1959, and then just "Denny's" in 1961. Denny's became a franchise in 1963. It is now owned by a multi-national corporation. Today there are over 1,600 Denny's restaurants world-wide (Denny's, Wikipedia).

Denny's adopted a mid-century motif in some of their restaurants when it bought out the Sambo's restaurants. The company hired Los Angeles architects Armet & Davis, known for their Googie architecture, who developed this first prototype for Denny's in 1958. In 1965, they designed the second prototype as well, which displays a zig-zag roofline. There are many Denny's displaying the boomerang roof seen in Jenny's Diner throughout the west, some still housing a Denny's and some now occupied by other restaurants or even other uses (Hess, 1985:126).

Architects Armet & Davis. Formed in 1947, the Los Angeles firm of Armet and Davis was one of the most important practitioners of Googie architecture, responsible for a number of the city's most innovative post-war commercial buildings. But it's their restaurants and coffee shops they're most known for, including the iconic Norms La Cienega, Pann's, and Mel's, all three of which were widely criticized by their architectural contemporaries. In fact, Davis was known as the father of the California coffee shop. The firm designed prototypes for large restaurant chains like Denny's and Bob's Big Boy; these were then used to develop those restaurants throughout the U.S. and abroad – more than 4,000 of them, in fact, built from the firm's plans and specifications in the United States, Canada, Mexico, and Indonesia. This work earned Armet and Davis not only international acclaim, but also recognition from the Los Angeles Conservancy, the Fullerton Art Museum, and the Los Angeles County Museum of Art.

Born in St. Louis in 1914, Louis Armet moved to Los Angeles as a teenager, and graduated from the University of Southern California's school of architecture in 1929. Eldon Davis, also a USC grad (1942), was born in Anacortes, Washington. Both had initially planned on practicing industrial architecture together – until it became apparent that the postwar construction boom in Los Angeles would prove far more lucrative. Together, they designed churches, bowling alleys, country clubs, banks and of course, restaurants. Armet died in 1981; Davis in 2011. The firm continues today as Armet, Davis and Newlove.

Architectural Context. Googie architecture (also known as Roadside Architecture), so-called after the Googie coffee shop in Los Angeles designed by John Lautner, is renowned for its eye catching forms and signs that are suitable for viewing at the speed of automobile travel. Googie is a vernacular style that emerged in the 1930s in Los Angeles, Las Vegas, and other tourist venues around the country that catered to automobile travelers, and where commercial development was popping up along commercial corridors and highways. The Googie style is most often seen in restaurants and drive-ins, gas stations, and car dealerships. Googie signs are also often seen at mid-20th-century motels and hotels as well.

As defined by architectural critic Douglas Haskell, a Googie building has an abstracted appearance; often seems to 'float' above the ground without the sense of gravity (in

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both senses of the word) of ordinary buildings; and displays modern materials, and often a mix of structural systems. Googie architecture is characterized by an unusual, eccentric building shape, often accented by neon, OR simple building forms overshadowed by a dominant, typically neon, sign, and the use of humor and visual gags. Other qualities include employing bold angles and eccentric rooflines, colorful signs with pop culture imagery, large plate glass windows (often canted windows), and sweeping cantilevered roofs over exterior areas. The prototype for this Denny's restaurant, designed by the Los Angeles firm of Armet & Davis in 1958, is considered an archetypal Googie building (Hess, 1985:126).

Physical description:

Location and Setting. Jenny's Diner is located west of downtown Spokane, on W. 2nd Avenue between S. Cedar Street (to the east) and S. Walnut Street (to the west). The block on which the restaurant sits is further bounded by the elevated rail track to the north. The bank of windows that characterizes the restaurant faces south, overlooking W. 2nd Avenue. Entrances are located on the east side and southwest corner of the building. The restaurant is located on the southeast corner of the block and occupies an L-shaped, 17,444 square foot parcel. Also on the block is a 76 gas station (Divine's Auto Center) on the southeast corner and the Tiki Lodge motel on the north and west sides of the block. The area surrounding the restaurant is occupied by a full range of uses, including restaurants, a grocery store, car dealerships, and industrial and other commercial uses. North of the rail line are late 19th century and early 20th century buildings, including apartments and mixed use structures. Frank's Diner, a diner in a rail car, is located on the block to the west. The Spokane River is located about five blocks to the north, and Interstate 90 is two blocks to the south. West of S. Maple Street, two blocks away, is the beginning of the Brown's Addition neighborhood. Parking is located along the back of the restaurant and on the east side. On the west side is a driveway for the Union 76 station and the parcel as a whole. The pole sign for the restaurant is located on the southeast corner of the parcel. W. 2nd Avenue in front of Jenny's Diner is a busy arterial with three travel lanes in one direction with parking lanes on each side.

Materials. Jenny's Diner is a concrete masonry building with a steel frame roof finished in rolled asphalt and has a concrete foundation. Windows and entries are aluminum frame. Concrete posts are also encased in aluminum and have a terrazzo base. The area below the window sills is painted concrete, finished in a striated pattern. The building is further embellished by uncoursed basalt stone walls on the east, south and west facades. The columns are on terrazzo bases.

Massing and design. This one-story building has a rectangular footprint with a boomerang-shaped roof with deep eave overhangs on the front and a flat roof with a parapet on the back. A small addition with a flat roof that appears to house a cooler is located at the northeast corner. The building is located in the southwest corner of its L-shaped parcel, in back of the sidewalk along W. 2nd Avenue. A bank of windows along the south façade overlooks W. 2nd Avenue. The main entry is on the southwest corner, and a secondary public entry is located on the east façade. Service entries are located on the rear, north façade. The building is surrounded by concrete and asphalt, with the exception of a narrow planting strip along the south side, planted with low shrubs, and a zig-zag-patterned planting strip on the west side, which is also planted with low shrubs. The building is a Googie style structure, constructed in 1965.

South (front) façade. The front façade of Jenny's Diner is made up of four bays, the entry bay being at the west end. Each bay is made up of paired windows separated by a wide

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mullion. Aluminum-clad concrete columns with a slight “V” shape on the south side separate the bays. The area below the windows is painted concrete with a striated finish. The far west bay contains the entry. A glazed vestibule is located on the westerly bay. It is entered via an aluminum-frame door with full-height glass on the west side. The vestibule projects from the main plane of the building to the edge of the deep eaves, behind the sidewalk. To the right (east) of the door is one of the uncoursed stone walls that is a character-defining element of the restaurant. The eaves of the building project to the back of the sidewalk and display a deep fascia and the “tabs” that are also character-defining features of the restaurant. The soffits here are embedded with can lights that illuminate the windows of the restaurant. The eaves express the end of the long side of the boomerang shape of the roof.

West façade. The west façade of Jenny’s Diner is made up of the glazed entry vestibule, which is set back from the plane of this wall, and a bank of five windows located under the boomerang shape of the former Denny’s roofline. They extend from the window sills to the underside of the eaves, or soffit. The short end of the boomerang is marked by a projecting, uncoursed stone wall that extends to the back of the zig-zag-shaped sidewalk here and continues inside the building. The rectangular-shaped projection to the rear of the restaurant can be seen here, with its flat roof. The area under the windows is made up of the same striated, painted concrete that is typical of the public side of the building. The rear addition is smooth concrete, painted red and white to match the red-painted concrete and white roof of the rest of the building. There are downlights mounted on the soffit to light the entry.

North façade. The north side of the building faces the interior of the block and houses the service functions. It is finished in smooth, painted concrete. There are three service entries with flush metal doors. The hvac and venting equipment for the restaurant can be seen on the roof here, behind the parapet. On the northeast corner is a small, one-story addition. It is enclosed on the west and north sides with a chain link fence.

East façade. The east façade of Jenny’s Diner contains a secondary entry door with full-height glass set within an aluminum frame. To the left (south) of this entry, which is set flush with the wall, are three windows that extend from the sill to the eaves of the building. The northwest corner of the building is marked by an aluminum-clad column of the same design as those seen elsewhere on the building. The inner corner of the boomerang-shaped roof is marked by a projecting stone wall of the same design as seen on the west façade of the building. Visible here is the flat-roofed projection on the north side of the building, and the small addition previously described.

Jenny’s Diner exhibits very good integrity. The only known changes to the building are the small addition to the rear and perhaps the glazed entry vestibule that projects from the south façade. It is in moderate condition. The original Denny’s sign is no longer extant.



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Bibliography:

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<https://www.laconservancy.org/architects/armet-davis>, accessed January 2017.

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“Denny’s,” Roadside Architecture, <http://www.roadarch.com/eateries/dennys.html>, accessed January, 2017.

“Denny’s,” Wikipedia, <https://en.wikipedia.org/wiki/Denny's>, accessed January 2017.

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“Eldon Davis dies at 94; architect designed ‘Googie’ coffee shops,” Los Angeles Times, <http://www.latimes.com/local/la-me-eldon-davis-20110426-story.html>, accessed January 2017.

Hess, Alan, Googie Redux – Ultramodern Roadside Architecture. San Francisco: Chronicle Books, 1985.

“Louis Armet,” Wikipedia, https://en.wikipedia.org/wiki/Louis_Armet, accessed January 2017.

Sanborn Fire Insurance map, Sanborn Fire Insurance maps, <http://sanborn.umi.com.ezproxy.spl.org:2048/>, 1910 updated to 1952, accessed January 2017.



Historic Property Report

Inventory Details - 6/1/2011

Common name:
Date recorded: 6/1/2011
Field Recorder: Artifacts Consulting, Inc.
Field Site number: 25241.1305
SHPO Determination Not Determined

Detail Information

Characteristics:	Category	Item
	Form Type	Commercial

Surveyor Opinion

Significance narrative: Data included on this historic property inventory form (HPI) detail stemmed from County Assessor building records imported by the Washington State Department of Archaeology of Historic Preservation (DAHP) into WISAARD in 2011. This upload reduces data entry burden on community volunteers and historical societies participating in the survey and inventory of their communities. The intent of this project is directed specifically to facilitating community and public involvement in stewardship, increasing data accuracy, and providing a versatile planning tool to Certified Local Governments (CLGs).

Currently survey and inventory projects at the local level produce a field form for each property surveyed and include digital photographs. Volunteers doing the survey track down and manually enter all the owner, parcel, and legal data manually. Manual data entry diminishes accuracy and quantity of resources volunteers can survey. Recognizing this, DAHP uploaded building data for each Certified Local Government (CLG) on properties that were built in or before 1969 to provide an accurate and comprehensive baseline dataset. Volunteers doing survey work need only to verify data, add in photographs and extent of alterations and architectural style data, as well as expand upon the physical description and significance statement as new data is collected. For planning purposes, the attrition rate of properties built in or before 1969 can start to be measured to guide stewardship priorities.

Project methodology entailed use of the University of Washington’s State Parcel Database (<http://depts.washington.edu/wagis/projects/parcels/development.php>) to provide the base parcel layer for CLGs. Filtering of building data collected from each county trimmed out all properties built after 1969, as well as all current, previously inventoried properties. Translation of building data descriptors to match fields in HPI allowed the data upload. Calculation of point locations utilized the center of each parcel. Data on this detail provides a snapshot of building information as of 2011. A detailed project methodology description resides with DAHP. Project team members: Historic Preservation Northwest, GeoEngineers, and Artifacts Consulting, Inc. (project lead).

Physical description: The building at 1412 W 2nd Avenue, Spokane, is located in Spokane County. According to the county assessor, the structure was built in 1965 and is a commercial restaurant. The commercial building is a 1-story structure.