

ASTRO FAMILY RESTAURANT

2300-2306 N. Fletcher Drive;
2611 N. Silver Lake Boulevard
CHC-2024-2512-HCM
ENV-2024-2513-CE

Agenda packet includes:

1. [Final Determination Staff Recommendation Report](#)
2. [Commission/ Staff Site Inspection Photos—June 27, 2024](#)
3. [Categorical Exemption](#)
4. [Under Consideration Staff Recommendation Report](#)
5. [Historic-Cultural Monument Application](#)

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

CASE NO.: CHC-2024-2512-HCM
ENV-2024-2513-CE

HEARING DATE: July 18, 2024
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 North Spring Street
Los Angeles, CA 90012
and via Teleconference (see
agenda for login information)

Location: 2300-2306 N. Fletcher Boulevard
2611 N. Silver Lake Boulevard
Council District: 13 – Soto-Martinez
Community Plan Area: Silver Lake - Echo Park -
Elysian Valley
Land Use Designation: Neighborhood Commercial
Zoning: [Q]C2-1VL
Area Planning Commission: East Los Angeles
Neighborhood Council: Silver Lake
Legal Description: Ranchos Los Felis Tract, Arb 12 of
Lot PT "Unnumbered Lt"

EXPIRATION DATE: July 30, 2024

PROJECT: Historic-Cultural Monument Application for
ASTRO FAMILY RESTAURANT

REQUEST: Declare the property an Historic-Cultural Monument

OWNER: Dennis Moore, Trustee
Dennis M Moore Trust
104 Baintree Place,
Los Gatos, CA 95032

APPLICANT: Jaime Rummerfield
SIA Projects
2658 Griffith Park Boulevard, #399
Los Angeles, CA 90039

PREPARER: Charlie J. Fisher
Historian4Hire
140 S. Avenue 57
Highland Park, CA 900042

RECOMMENDATION **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.

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]

Melissa Jones, City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Senior Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Andrez Parra, Planning Assistant
Office of Historic Resources

Attachments: Commission/Staff Site Inspection Photos–June 27, 2024
Historic-Cultural Monument Application

FINDING

- Astro Family Restaurant “embodies distinctive characteristics of a style, type, period, or method of construction” as an excellent example of a coffee shop building designed in the Googie architectural style.

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.

SUMMARY

Astro Family Restaurant is a one-story restaurant building located on a triangular parcel bounded by Fletcher Drive to the north, Silver Lake Boulevard to the southeast, and Silver Ridge Avenue to the southwest in the Silverlake neighborhood of Los Angeles. Constructed in 1959, the building was designed in the Googie architectural style by master architects Louis L. Armét (1914-1981) and Eldon Davis (1917-2011) for restaurateur William H. Donnelly for use as a drive-up coffee shop and diner. Upon completion, Donnelly leased the building to Conrad Burleson, who opened it as the first Conrad's Family Restaurant (others were later opened in Glendale, Pasadena, and La Canada). Conrad's operated out of the subject property until 1974, when the business was taken over by Peter Metsos and renamed Astro.

The subject property was constructed during the post-World War II period of growth in Los Angeles that saw the rise of the California coffee shop. At this time, there were changes across Los Angeles such as new housing and commercial developments and the origination of car culture to meet the needs of the growing city. California coffee shops slowly replaced previous diner and drive-in restaurant models by offering larger menus and a more comfortable experience while remaining affordable. The coffee shops were dominated by the Googie architecture style developed by architect John Lautner and made popular by Armét and Davis with the design objective of attracting customers with Modernist and Space Age influenced designs.

Irregular in plan, the subject property is of wood-frame and concrete block wall construction with stucco cladding and has a butterfly roof clad with rolled asphalt. At the center of the roof is decorative metal screening that hides mechanical equipment. The primary northwest-facing elevation features a raised concrete block wall topped with brick and wood-framed window dividers that obscure the outdoor patio seating. Zig-zagging aluminum railing is attached to the front of the wall. The north-facing facade of the building is composed of large plate-glass windows with metal dividers and the

primary entrance. The cantilevered roof on this elevation is supported by steel I-beams with circular cutouts and features numerous can lights. At the west end of the elevation, there is a large pole sign penetrating the roof that reads "ASTRO DINER & COFFEE SHOP OPEN 24 HOURS." The west-facing elevation is mostly composed of a large roughly isosceles triangle pointing downward with a wall sign that reads "ASTRO DINER & COFFEE SHOP OPEN 24 HOURS." There is also the concrete block wall topped by wood-framed window dividers that wraps the northwest corner from the northwest-facing elevation. The south-facing facade consists of a concrete block wall with decorative projections, an entrance covered in a metal security gate near the center, wood-frame windows covered in mesh metal screens, and an entrance significantly recessed back on the eastern end of the elevation. The east-facing elevation mirrors the west-facing elevation and is fronted by a large painted concrete block planter. At the northern end there is a partially-obscured ramp that curves around the northeast corner to the primary entrance. The subject property is surrounded by a large surface parking lot.

Interior features include terrazzo flooring; wood paneling; cantilevered stools and counter facing the kitchen; acoustic ceiling; tiled walls behind the counter; hanging lighting fixtures; and a built-in couch.

The architecture firm of Louis Armét (1914-1981) and Eldon Davis (1917-2011) influenced the development and dissemination of the modernist Googie style, which combined futuristic and energetic designs with modern engineering, functional spaces, and an emphasis on advertising. Armét (born in St. Louis, Missouri) and Davis (born in Anaconda, Washington) met as students at the USC School of Architecture. After forming a firm in 1947, they designed a wide variety of buildings, including schools, churches, banks, custom residences, apartments, motels, shopping centers, and bowling alleys. Notable works completed by Armét and Davis include Mel's Drive-In (1953), Pann's Restaurant (1958), Holiday Bowl (1958, HCM #688), Johnie's Coffee Shop (1956, HCM #1045), and Norm's Coffee Shop (1956, HCM #1090). These works were also designed with Helen Liu Fong who joined the Armét and Davis firm in 1951. The firm continues today as Armét Newlove and Davis, named so after Victor Newlove became a partner in 1972. Armét passed away in Los Angeles in 1981 at the age of 66. Davis passed away in West Hills in 2011 at the age of 94.

The subject property has experienced a number of alterations such as the repair of fire damage in 1970; remodeling of panels, fixtures, and the replacement of tables with booths in 1974; and the replacement of canopy lights to LED fixtures in 2022. Additionally, the outdoor dining patio was added at an unknown date.

The subject property was identified in the citywide historic resources survey, SurveyLA, as eligible for designation under local, state, and federal programs as an excellent example of a Googie coffee shop building with distinctive features of the style of which only a handful of intact examples remain.

DISCUSSION

Astro Family Restaurant meets one of the Historic-Cultural Monument criteria.

The subject property also "embodies the distinctive characteristics of a style, type, period, or method of construction" as an excellent example of a coffee shop building designed in the Googie architectural style. At the time of the subject property's construction, the Googie architectural style was a popular choice for coffee shops, car washes, gas stations, bowling alleys, drive-in theaters, and other common types of commercial properties that either catered to the automobile or sought to draw the attention of passing motorists. The subject property's sharp angles; dramatic roofline with butterfly/boomerang patterns; a variety of materials such as terrazzo, tiles, and metal; floor-to-ceiling

plate glass windows; exterior planters and lighting; and exaggerated pylon sign are all reflective of the style. Other distinctive characteristics include it being one-story in height and hosting an ample amount of space for car parking. There are few remaining intact examples of Googie-style coffee shops across the city, and the majority of these are in the San Fernando Valley.

While the applicant argued that the subject property also “exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community,” as it was built at a time of great growth in Los Angeles during the immediate post-World War II period, staff are unable to make this finding based on the information provided in the application. Amidst the rapid growth and change that marked Los Angeles during the postwar period, the specific relationship of this property to these trends is not supported by any research or documentation.

Although the property has experienced minor interior and some exterior alterations, the subject property retains a sufficient level of integrity of location, setting, materials, workmanship, association, feeling, and design to convey its significance.

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 Astro Family Restaurant 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 an 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-2024-2513-CE was prepared on June 28, 2024.

BACKGROUND

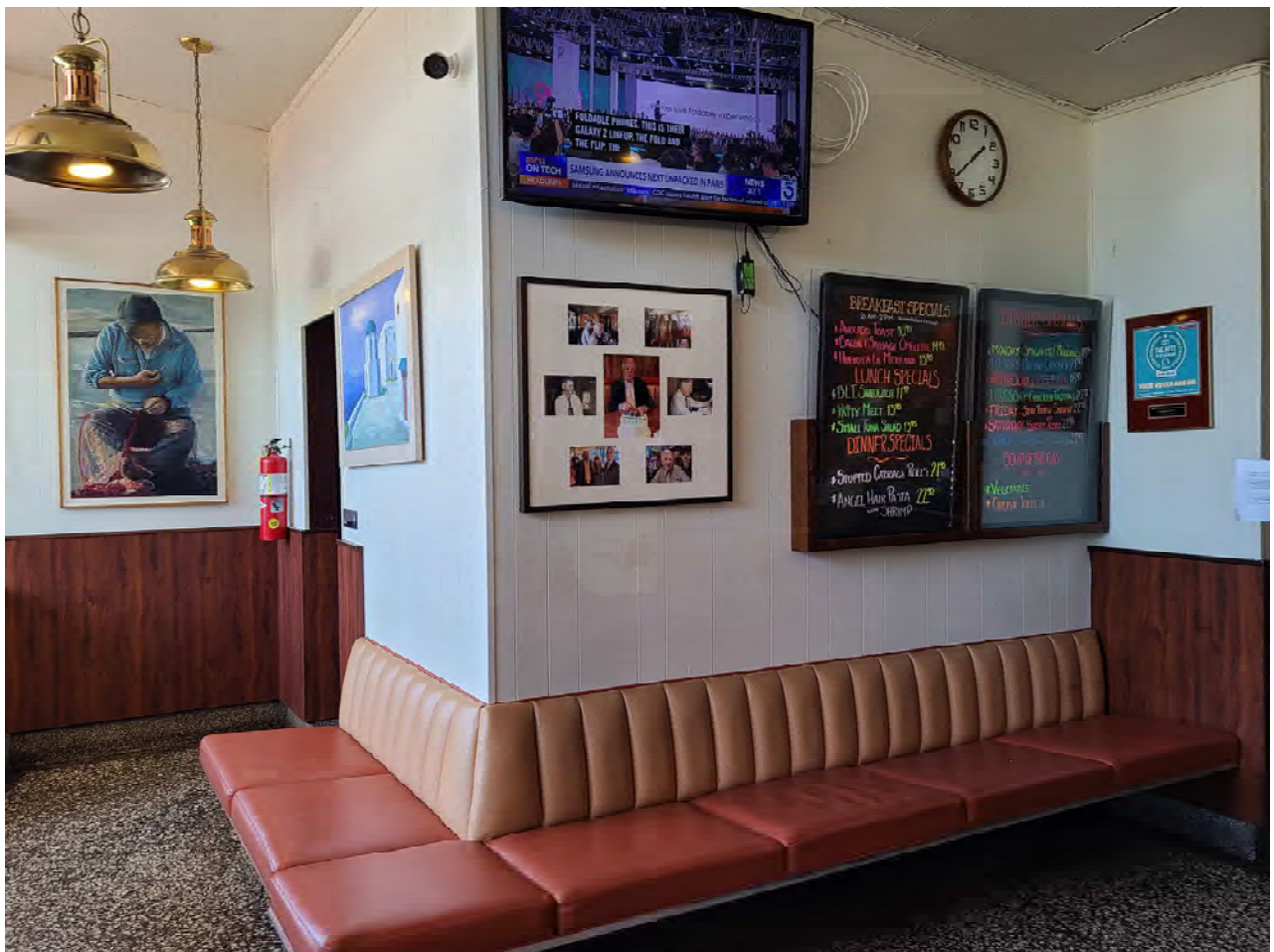
On April 18, 2024, the Director of Planning determined that the application for the proposed designation of the subject property as an Historic-Cultural Monument was complete. On May 16, 2024, the Cultural Heritage Commission voted to take the subject property under consideration as a potential Historic-Cultural Monument. On June 27, 2024, a subcommittee of the Commission consisting of Commissioner Barron conducted a site inspection of the property, accompanied by staff from the Office of Historic Resources.





















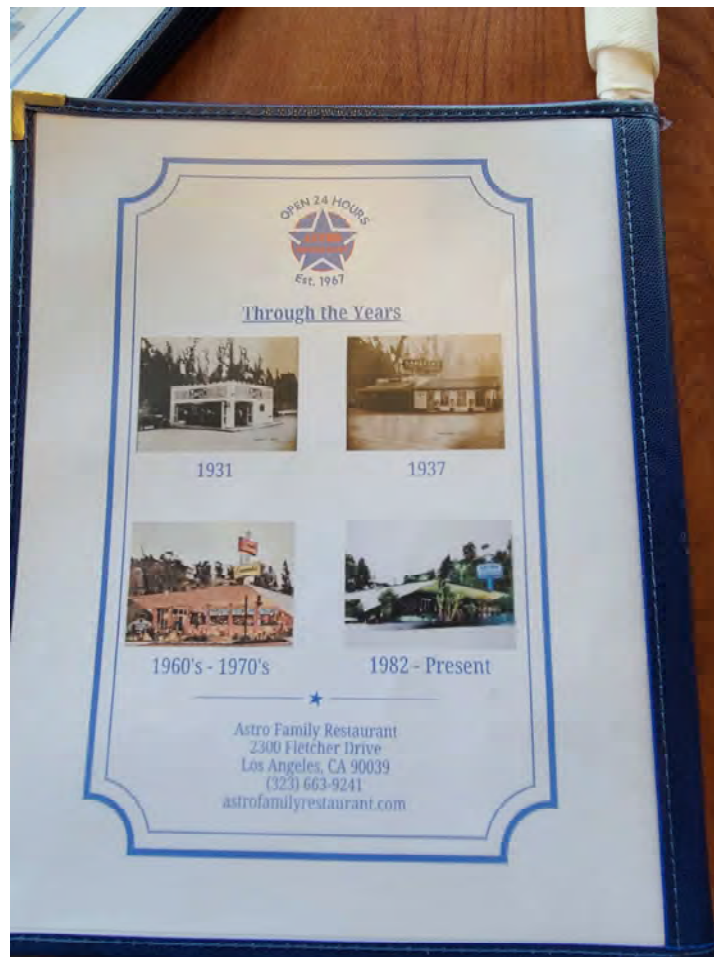












COUNTY CLERK'S USE

CITY OF LOS ANGELES

OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS

CHC-2024-2512-HCM

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2024-2513-CE

PROJECT TITLE

Astro Family Restaurant

COUNCIL DISTRICT

13

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

☐ Map attached.**2300-2306 N. Fletcher Drive; 2611 N. Silver Lake Boulevard, Los Angeles, CA 90039**

PROJECT DESCRIPTION:

☐ Additional page(s) attached.

Designation of Astro Family Restaurant as an Historic-Cultural Monument.

NAME OF APPLICANT / OWNER:

N/A

CONTACT PERSON (If different from Applicant/Owner above)

Andrez Parra

(AREA CODE) TELEPHONE NUMBER

213-756-1698

EXT.

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

☒ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)CEQA Guideline Section(s) / Class(es) **8 and 31**☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION:

☐ Additional page(s) attached

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

☒ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.☐ The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

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

If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Andrez Parra

[SIGNED COPY IN FILE]

STAFF TITLE

Planning Assistant

ENTITLEMENTS APPROVED

N/A

FEE:

N/A

RECEIPT NO.

N/A

REC'D. BY (DCP DSC STAFF NAME)

N/A

DISTRIBUTION: County Clerk, Agency Record

Rev. 3-27-2019

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

**CASE NO.: CHC-2024-2512-HCM
ENV-2024-2513-CE**

HEARING DATE: May 16, 2024
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012
and teleconference (see
agenda for login
information)

Location: 2300-2306 N. Fletcher Drive;
2611 N. Silver Lake Boulevard
Council District: 13 – Soto-Martinez
Community Plan Area: Wilshire
Land Use Designation: Neighborhood Commercial
Zoning: C2-1VL
Area Planning Commission: East Los Angeles
Neighborhood Council: Silver Lake
Legal Description: Rancho Los Felis Tract, Arb 12 of
Lot PT "Unnumbered Lt"

EXPIRATION DATE: May 18, 2024

PROJECT: Historic-Cultural Monument Application for
ASTRO FAMILY RESTAURANT

REQUEST: Declare the property an Historic-Cultural Monument

OWNER: Dennis Moore, Trustee
Dennis M Moore Trust
104 Baintree Place
Los Gatos, CA 95032

APPLICANT: Jaime Rummerfield
SIA Projects
2658 Griffith Park Boulevard, #399
Los Angeles, CA 90039

PREPARER: Charles J. Fisher
Historian4Hire
140 S. Avenue 57
Highland Park, CA 90042

RECOMMENDATION **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.

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]

Melissa Jones, City Planner
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Senior Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Andrez Parra, Planning Assistant
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

SUMMARY

Astro Family Restaurant is a one-story restaurant building located on a triangular parcel bounded by Fletcher Drive to the north, Silver Lake Boulevard to the southeast, and Silver Ridge Avenue to the southwest in the Silverlake neighborhood of Los Angeles. Constructed in 1959, the building was designed in the Googie architectural style by master architects Louis L. Armét (1914-1981) and Eldon Davis (1917-2011) for restaurateur William H. Donnelly for use as a drive-up coffee shop and diner. Upon completion, Donnelly leased the building to Conrad Burleson, who opened it as the first Conrad's Family Restaurant (others were later opened in Glendale, Pasadena, and La Canada). Conrad's operated out of the subject property until 1974, when the business was taken over by Peter Metsos and renamed Astro.

The subject property was constructed during the post-World War II period of growth in Los Angeles that saw the rise of the California coffee shop. At this time, there were changes across Los Angeles such as new housing and commercial developments and the origination of car culture to meet the needs of the growing city. California coffee shops slowly replaced previous diner and drive-in restaurant models by offering larger menus and a more comfortable experience while remaining affordable. The coffee shops were dominated by the Googie architecture style developed by architect John Lautner and made popular by Armét and Davis with the design objective of attracting customers with Modernist and Space Age influenced designs.

Irregular in plan, the subject property is of wood-frame and concrete block wall construction with stucco cladding and has a butterfly roof clad with rolled asphalt. At the center of the roof is decorative metal screening that hides mechanical equipment. The primary northwest-facing elevation features a raised concrete block wall topped with brick and wood-framed window dividers that obscure the outdoor patio seating. Zig-zagging aluminum railing is attached to the front of the wall. The north-facing facade of the building is composed of large plate-glass windows with metal dividers and the primary entrance. The cantilevered roof on this elevation is supported by steel I-beams with circular cutouts and features numerous can lights. At the west end of the elevation, there is a large pole sign penetrating the roof that reads "ASTRO DINER & COFFEE SHOP OPEN 24 HOURS." The west-facing elevation is mostly composed of a large roughly isosceles triangle pointing downward with a wall sign that reads "ASTRO DINER & COFFEE SHOP OPEN 24 HOURS." There is also the concrete block wall topped by wood framed window dividers that wraps the northwest corner from the northwest-facing elevation. The south-facing facade consists of a concrete block wall with decorative projections, an entrance covered in a metal security gate near the center, wood-frame windows covered in mesh metal screens, and an entrance significantly recessed back on the eastern end of the elevation. The east-facing elevation mirrors the west facing elevation and is fronted by a large painted concrete block planter. At the northern end there is a partially-obscured ramp that curves around the northeast corner to the primary entrance. The subject property is surrounded by a large surface parking lot.

Interior features include terrazzo flooring; wood paneling; cantilevered stools and counter facing the kitchen; acoustic ceiling; tiled walls behind the counter; hanging lighting fixtures; and a built-in couch.

The architecture firm of Louis Armét (1914-1981) and Eldon Davis (1917-2011) influenced the development and dissemination of the modernist Googie style, which combined futuristic and energetic designs with modern engineering, functional spaces, and an emphasis on advertising. Armét (born in St. Louis, Missouri) and Davis (born in Anaconda, Washington) met as students at the USC School of Architecture. After forming a firm in 1947, they designed a wide variety of buildings, including schools, churches, banks, custom residences, apartments, motels, shopping

centers, and bowling alleys. Notable works completed by Armét and Davis include Mel's Drive In (1953), Pann's Restaurant (1958), Holiday Bowl (1958, HCM #688), Johnie's Coffee Shop (1956, HCM #1045), and Norm's Coffee Shop (1956, HCM #1090). These works were also designed with Helen Liu Fong who joined the Armét and Davis firm in 1951. The firm continues today as Armét Newlove and Davis, named so after Victor Newlove became a partner in 1972. Armét passed away in Los Angeles in 1981 at the age of 66. Davis passed away in West Hills in 2011 at the age of 94.

The subject property has experienced a number of alterations such as the repair of fire damage in 1970; remodeling of panels, fixtures, and the replacement of tables with booths in 1974; and the replacement of canopy lights to LED fixtures in 2022. Additionally, the outdoor dining patio was added at an unknown date.

The subject property was identified in the citywide historic resources survey, SurveyLA, as eligible for designation under local, state, and federal programs as an excellent example of a Googie coffee shop building with distinctive features of the style of which only a handful of intact examples remain.

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 April 18, 2024, the Director of Planning determined that the application for the proposed designation of the subject property as an Historic-Cultural Monument was complete.



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name: Astro Family Restaurant		Current name of property	
Other Associated Names: Donnelly's Drive In (1931-1958) and Conrad's Family Restaurant (1959-1974)			
Street Address: 2306 Fletcher Drive		Zip: 90039	Council District: 13
Range of Addresses on Property: 2300-10 Fletcher Dr., 2603-11 Silver Lake Bl. & 2729-41 Silver Ridge Av.		Community Name: Silver Lake	
Assessor Parcel Number: 5438-015-001	Tract: Rancho Los Felis	Block: N/A	Lot: Ptn 6*
Identification cont'd: *See attached legal description.			
Proposed Monument Property Type:	<input checked="" type="radio"/> Building	<input type="radio"/> Structure	<input type="radio"/> Object
		<input type="radio"/> Site/Open Space	<input type="radio"/> Natural Feature
Describe any additional resources located on the property to be included in the nomination, here:			

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1959	<input checked="" type="radio"/> Factual <input type="radio"/> Estimated	Threatened? None
Architect/Designer: Louis L. Armet architect/Tom Woodward Engineer	Contractor: William H. Donnelly (Owner)	
Original Use: Coffee shop	Present Use: Coffee shop	
Is the Proposed Monument on its Original Site?	<input checked="" type="radio"/> Yes	<input type="radio"/> No (explain in section 7) <input type="radio"/> Unknown (explain in section 7)

3. STYLE & MATERIALS

Architectural Style: Googie		Stories: 1	Plan Shape: Square
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: Steel	Type: Steel	
CLADDING	Material: Concrete block	Material: Stucco, smooth	
ROOF	Type: Butterfly	Type: Hipped	
	Material: Rolled asphalt	Material: Composition shingle	
WINDOWS	Type: Fixed	Type: Floor-to-Ceiling	
	Material: Steel	Material: Steel	
ENTRY	Style: Off-center	Style: Off-center	
DOOR	Type: Glass	Type: Slab	



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

4. ALTERATION HISTORY

List date and write a brief description of any major alterations or additions. This section may also be completed on a separate document. Include copies of permits in the nomination packet. Make sure to list any major alterations for which there are no permits, as well.

1931	Original hamburger stand built for William Donnelly .
1959	Current building replaces original stand.
1970	Minor fire damage repaired.
1974	Interior partially remodeled. Tables replaced by booths and interior light fixtures replaced.
Unknown	Low stucco wall for patio dining added in front of building, possibly during 1990s.
c2015	Interior upholstery changed from green to orange sometime between 2005 and 2015

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

<input type="checkbox"/>	Listed in the National Register of Historic Places
<input type="checkbox"/>	Listed in the California Register of Historical Resources
<input type="checkbox"/>	Formally determined eligible for the National and/or California Registers
<input type="checkbox"/>	Located in an Historic Preservation Overlay Zone (HPOZ)
<input type="radio"/>	Contributing feature
<input type="radio"/>	Non-contributing feature
<input checked="" type="checkbox"/>	Determined eligible for national, state, or local landmark status by an historic resources survey(s)
Survey Name(s): SurveyLA, rated 3S, 5S3, 3CS	
Other historical or cultural resource designations:	

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):

<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	2. Is associated with the lives of historic personages important to national, state, city, or local history.
<input checked="" type="checkbox"/>	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

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: Jaime Rummerfield		Company: SIA Projects	
Street Address: 2658 Griffith Park Boulevard, #399		City: Los Angeles	State: CA
Zip: 90039	Phone Number: 323-573-7336	Email: jaime@siaprojects.org	

Property Owner

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

Name: Dennis Moore Trustee		Company: Dennis Moore Living Trust	
Street Address: 104 Baintree Place		City: Los Gatos	State: CA
Zip: 95032	Phone Number: 408-540-7304	Email:	

Nomination Preparer/Applicant's Representative

Name: Charles J. Fisher		Company:	
Street Address: 140 S. Avenue 57		City: Highland Park	State: CA
Zip: 90042	Phone Number: 323-256-3593	Email: arroyoseco@hotmail.com	



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

9. SUBMITTAL

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

APPLICATION CHECKLIST

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

10. RELEASE

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

Charles J. Fisher

3-19-2024

Name:

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

That portion of the Rancho Los Felis, in the City of Los Angeles, County of Los Angeles, State of California, as per Map filed in book 1, Page 164 of Patents, in the Office of the County Recorder of said Los Angeles County described as follows:

Lot Commences at the most Northerly corner of Lot 31 of Tract No. 8562, in the City of Los Angeles, County of Los Angeles, State of California, as per Map filed in Book 113, Pages 32 and 33 of Maps in the Office of the County Recorder of said Los Angeles County; Thence North $44^{\circ} 43'$ West on Northeast line of Silver Ridge Avenue to a point in the Southeast line of Fletcher Drive; Thence North $60^{\circ} 40' 48''$ East to the intersection of said Southeast line of Fletcher Drive with the Northeast line of Silver Lake Boulevard; Thence South $10^{\circ} 41' 13''$ East to the most Northerly corner of Lot 31 of said Tract No. 8562; Thence South $47^{\circ} 01' 29''$ West a distance of 53 Feet to the Point of Beginning.

Astro Family Restaurant Architectural Description

Astro Family Restaurant displays the original character defining features of the Googie Style coffee shop, such as a prominent roof, the expression of the structure is in the shape of the roof, a wide inverted isosceles triangle, almost flat at the top, with the apex at the ground on the two sides of the building. A smaller triangle mimics the larger one at the top of the main roof which displays a long eave extension at the front and rear of the square building. A roof sign, topped with a five point star and reading “**ASTRO** DINER • COFFEE SHOP, OPEN 24 HOURS” is extending from the Southwest corner of the roof.

Architectural details include I-beam supports with circular holes at regular intervals, split concrete extension in the rear and side walls, vertical windows topped with opaque glass clerestory and bulkhead windows to the left of the main entrance, small circular lights inset into the front roof canopy, decorative steel triangular railing along ramp that leads to front entry, crisscrossed concrete blocks at building corners, blue neon tube around edge of front roof canopy.

Interior features include, terrazzo flooring, a thirteen seat counter, acoustic ceiling, tiled walls behind counter, lighting fixtures (replaced in ‘70s) above each booth, waiting area built-in couch (matching booth seating), coffee equipment, etc. under lower ceiling behind counter, additional booths in back room.

Alterations include conversion of front porch area to dining area and paving of same with tiles, addition of small fountain to patio dining area entry, replacement of interior lighting fixtures, and tables converted to booths in 1974. Some wood paneling was added at that time, as well. The original two tiered “Conrad’s pole sign was reworked to be a single faced sign “Astro” sign in 1974 and was refaced with new lettering sometime between 2005 and 2015.

Astro Family Restaurant

2306 Fletcher Drive

Significance Statement

Designed in the Googie style by the architectural firm of Armét and Davis for restaurateur William H. Donnelly, the building displays unique design elements and might have been a solo project by Louis Armét, as only his name is on the permit as the architect. The building is described in Gebhard and Winter's *An Architectural Guide to Los Angeles* as "A striking example of People's Moderne of the 1950s with its angled roof. One of the Googie standouts of the city." SurveyLA notes that it is an "excellent example of a Googie coffee shop building with distinctive features of the style. One of only a handful of intact examples remaining."

Astro Family Restaurant is an excellent, intact, and increasingly rare remaining example of the Googie Style California Coffee Shop building type created in Los Angeles at a high point of the impact of the car culture on the city. It is a prime example of the work of master architects Louis Armét and Eldon Davis, of Armét and Davis; notably the distinctive roof is a key and prominent feature of their designs, and Astro's triangular roof is unique in their work. "Astro" and its earlier rendition as "Conrads" has served the families of the baby boom and later generations in of the Silver Lake and adjoining neighborhoods for over 6 decades. It continues to operate in its original use and maintains its significance and importance to the local community. It fulfills the requirements for a landmark under Criteria #1 and #3.

There are presently four Googies style restaurants designated as Los Angeles Historical Cultural Monument. They were each designed by Armét and Davis and are each a unique design, emphasizing different aspects of Googie design. The Astro building employs the use of an inverted triangular roof, described as follows by James Black in 2011 for the "Googie Coffee Shops Bicycle Ride Series":

"The dominant design motif here is that of the folded roof plate, in this case folded down at each end to a sharp point as if lightly balanced thereby. The appearance of the building suggests a structural concept about folded plates –that the folded-down triangles create structural rigidity – that may or may not be a true reflection of how the building is constructed. This folded-plate *parti* recalls that used in a

number of mid-century bank buildings, such as the American Investment Co. of Illinois designed by W.A. Sarmiento for the prolific Bank Building & Equipment Corporation of America.” [<http://www.midcenturybanks.com/architecture/featured-buildings/item/30-american-investment-coofillinois-c-1955>]

Black continues: “The eaves at the side are cantilevered out, honed to a razor point, and infilled with a lightweight glazed store front wall, creating a characteristically Googie dining-room space. The lean-to character of this space is an essential component of Armét and Davis’s coffee shops. The roof tilts up toward the street, creating a sheltered and intimate space within that yet maintains its connection to the activity of the street through the lightness of the storefront. Even if you stripped out all the wild detailing and ornament, this lean-to character would still deliver its effect.”

Architect Alan Hess wrote the following for the nomination of Stanley Burke’s Restaurant and sign (HCM 1215), which is also applicable to Astro:

“From 1945-1970, the California Coffee Shop, a new restaurant type in a new architectural style developed in Southern California in response to the growing economy, the influx of population, and the spread of the new suburbs, the dominant urban trend following World War II.

“Compared with the diners and drive-in restaurants of the pre-war period, the California Coffee Shop was a larger, more comfortable, yet still reasonably priced restaurant with indoor seating, larger menus, and contemporary designs. Its deluxe fixtures and finishes included stone, terrazzo, elaborate landscaping, and custom decorative artworks. These elements evoked stylish, upscale dinner houses in look, though not in price.

“Armét and Davis were the major figures in defining the California Coffee Shop and its Googie style of architecture. Their work has been featured in books, magazines, television documentaries, and museum exhibitions at the Getty and elsewhere

“Critical opinion of the Googie style of *Astro* has undergone a long and varied history. The Googie style, including *Astro*, has also had a long history in popular culture.

“Googie was first discussed in the architectural press by editor Douglas Haskell in *House and Home* magazine in 1952. The term, drawn from the name of the 1949 John Lautner design for Googie’s restaurant on Sunset Strip, gained currency in commentaries, but usually with negative connotations. Many critics objected to its commercial character, exaggerated scale in response to auto-oriented commercial strip sites, its popularity, and its general car-oriented character.

“Googie was a Modern style emphasizing new materials, open spatial configurations, modern engineering and imagery, and complementary landscaping. Its forms also reflected the functions of commerce and advertising, seen in the integration of vivid roof forms and oversized neon signage that helped to attract customers to the restaurant’s business.

“Key elements of Googie architecture include a prominent structurally expressive roof form, a combination of natural and technological materials, an open plan, an exhibition or semi-exhibition kitchen open to customers’ view and inspection, large glass walls, landscaping helping to blend indoors and out, a sign complementary to the architecture, and its use of modern imagery without traditional references.”

The firm of Armét and Davis was formed by Louis Armét and Eldon Davis in 1947. While the partnership is now best known for its designs of Googie style coffee shops, it actually did a whole spectrum of commercial designs, ranging from churches to hotels to bowling alleys to country clubs to the famous Schwab’s Drug Store on Sunset. In 1963 the firm hired architect Victor Newlove, who was made a partner in 1974, when the company name was changed to Armét Davis Newlove Architects. Victor Newlove continues to run the firm today.

Born in St. Louis, Missouri, on October 26, 1914, Louis Logue Armét moved to Los Angeles, California at the age of thirteen, where he attended Los Angeles High School, Loyola University, and the USC School of Architecture. From 1941 to 1943, he worked for the Navy Department of Design at Pearl Harbor, followed by a three-year hitch with the Seabees. He received his architectural license in 1946. He passed away in Los Angeles on October 11, 1981, at the age of 66.

Eldon Carlyle Davis hailed from Anacortes, Washington, where he was born on February 2, 1917. He worked Summers at a fish cannery while attending the University of Southern California. He created a new design for the fish cannery as an architectural student, a design that was later built. Davis earned a bachelor's

degree in architecture from the University of Southern California in 1942. He continued to work with the partnership well after Armét's passing, retiring in his early 80s. He passed away in West Hills on April 22, 2011, at the age of 94.

According to architectural historian Alan Hess, it was Davis who normally concentrated on the coffee shop designs, frequently working with Helen Liu Fong, who was hired by the firm in 1951. A number of the designs, such as the one for Pann's, the Holiday Bowl (HCM No. 688), Johnie's Coffee Shop (HCM No. 1045) and the original Norms Restaurant (HCM No. 1090) on La Cienega Boulevard were mostly done by Fong.

Armét and Davis is credited with the construction of over 4,000 Googie style restaurants throughout the U.S. and abroad. Along with Norms, the firm also did the prototypes and additional buildings for other restaurant chains, including Big Boy, Denny's and Prebbles.

Astro, however, appears on the surface to be an anomaly for the partnership. It was built at a time when there were many coffee shop projects, in the late 1950s. The original building permit, issued on May 20, 1959, shows only Louis Armét's name under the architect, working with structural engineer Tom Woodward, who did the engineering on a number of Armét and Davis projects. Armét signed the permit and it is more likely that he just put his own name down as he was the one filling out the form. This opinion has been expressed by architect Alan Hess and historian Chris Nichols, both of whom are highly familiar with the work of Armét and Davis.

Another aspect of the Armét and Davis Googie coffee shops was the use of lush semi-tropical landscaping. This can be seen in many of their designs, including Astro. Although some was lost when the front was modified for the outdoor eating area, most of the rest has survived and has been well maintained over the years.

The building was constructed for \$85,000 by the owner, William Haskell Donnelly. Born in Minneapolis, Minnesota on October 3, 1902, Donnelly came to Los Angeles around 1930 and bought the land where Astro stands around that time. In 1931 he built a drive up hamburger stand on the property and ran it under the name "Donnelly's Drive-in Cafe" for almost three decades. That building was set back and occupied land that the parking lot is on today. He tore it down at the time that he constructed the current building. Interesting twist, Astro is now advertising car hop service, which takes it back to Donnelly's earlier restaurant.

When the building was completed, Donnelly leased it to Conrad Burleson, who opened it as the first “Conrad’s Family Restaurant”. Several recent articles, as well as SurveyLA state that it was operated for a time as “Donleys Coffee Shop”. However, a classified advertisement on March 25, 1959 announces an auction of all of Donnelly’s restaurant equipment. Another ad on August 15, 1962 has Conrad’s seeking an experienced waitress. The restaurant was operated under the Conrad’s name until 1974, when the business was taken over by Peter Metsos and renamed Astro. During his tenure, Burleson opened three other Conrad’s Restaurants in Glendale, Pasadena and La Cañada. These locations continued in operation years after Conrad’s left the Astro building, but the La Cañada location closed in 2011 and the other two were shuttered during the Covid pandemic and remain closed.

William Donnelly lived most of his life as a bachelor, but married his wife, Marguerite A. Donnelly sometime after 1950. He retired from the restaurant business at the time he had the current building constructed. He retained ownership of the Astro property until he passed on October 12, 1988 at the age of 86, leaving the restaurant to Marguerite. She did not record the change of trustee until October 27, 2005. Twelve years later, to the day, Dennis Moore, of Los Gatos, California, was placed in as her successor trustee. He put it into his own trust on September 11, 2019.

The building has remained mostly unchanged since it was constructed. In 1970 there were repairs done for nonstructural fire damage. However, the interior was partially remodeled by Peter Metsos in 1974. The two biggest changes were the replacement of tables with booths and the replacement of the lighting fixtures at that time. Some wood paneling was also added. An outdoor eating area was created at the front of the building some point after the interior remodel, possibly in response to the indoor smoking ban in 1993. The green upholstery of the interior seating was redone in orange and the Plexiglas panels on the roof sign were replaced around 2014, altering the look of the sign.

Otherwise, the building retains its original design. Astro Family Restaurant meets two of the criteria for a Los Angeles Historic Cultural Monument.

Criteria 1, It 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 as it was built at a time of great

growth in Los Angeles as the city grew in the immediate Post World War II period. Although Silver Lake was already an established community at that time, it too was changing. It had been a hotspot for experimental Modernist architecture like Astro since the 1930s. Along with the construction of Modernist housing, the Googie Style restaurant and its emphasis on Space Age design helped emphasize that the Silver Lake community was itself growing with the overall city.

SurveyLA notes that many of the commercial buildings in the Silver Lake area have been altered, and that only a relatively few were documented in the inventory. Astro was one of those few and, as noted below, was given a high rating. However, probably due to this issue, not a lot was discussed about the overall influence of the commercial development in the area.

Criteria 3, It embodies 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 as a good example of Googies style architecture and an example of the work of the architectural partnership of Armét and Davis, who are considered synonymous with the Googie style. It is listed in SurveyLA with ratings of 3S;3CS;5S3 calling out potential eligibility for individual listing on the National or State Register and for local designation. It is called out as an “excellent example of a coffee shop building with distinctive features of the (Googies) style. One of a handful of intact examples remaining. Designed by Armét and Davis.”

Astro Family Restaurant

Bibliography

Books:

Gebhard, David & Winter, Robert.....An Architectural Guidebook to Los Angeles.....©2018, Angel City Press
Gleye, Paul.....The Architecture of Los Angeles.....©1981, Rosebud Books
Hess, Alan.....Googie Redux: Ultramodern Roadside Architecture.....©2004, Chronicle Books
Murphy, Michael & Hess, Alan.....Architectural Drawings of Armet Davis Newlove.....©2022, Angel City Press

Los Angeles Times Articles (attached):

Donnelly's Drive In Cafe Auction.....March 22, 1959, Page 25
Helen Liu Fong, 78 – Architect Who Designed Iconic Coffee Shops by Bob Feigel.....April 26, 2005
Helen Liu Fong, 78, Created Futuristic Designs for Coffee Shops by Elaine Woo.....April 26, 2005, Page VYB10
'Googie' Diner Designer, by Valarie J Nelson.....April 26, 2011, Page AA1

Wikipedia Articles (attached):

Armet Davis Newlove Architects

Other Internet (Attached):

Armet and Davis, Los Angeles Conservancy
Remembering Eldon Davis, Architect of Googie Coffee Shops by Lindsay William-Ross, April 25, 2011

Additional Data Sources:

California Death Index.
HCM Nomination for Corky's Restaurant and Sign (Stanley Burkes Restaurant and Sign)
Los Angeles City Building Permits

Los Angeles County Assessors Records

Los Angeles County Subdivision Maps

Social Security Death Index

United States Census Records

World War II Draft Cards





Astro Family Restaurant Photographs



Astro Family Restaurant, 2306 Fletcher Drive, November 22, 2022 (Photograph by Charles J. Fisher)



Astro Family Restaurant, 2306 Fletcher Drive, November 22, 2022 (Photograph by Charles J. Fisher)



Astro Family Restaurant, Southeast corner, 2306 Fletcher Drive, November 22, 2022 (Photograph by Charles J. Fisher)



Astro Family Restaurant, satellite view, 2306 Fletcher Drive, January, 2022 (Google Earth Photograph)



Donnelley's Drive In, 2300 Fletcher Drive, May 1932 (photo courtesy Chris Nichols)



Donnelley's Drive In, 2300 Fletcher Drive, circa 1943 (photo courtesy Chris Nichols)



Astro Family Restaurant when it was Conrad's, 2306 Fletcher Drive, 1959-1974 (postcard courtesy Chris Nichols)



Astro Family Restaurant when it was Conrad's, 2306 Fletcher Drive, 1959-1974 (postcard courtesy Chris Nichols)



Astro Family Restaurant, Southeast facade, 2306 Fletcher Drive, November 22, 2022 (Photograph by Charles J. Fisher)



Astro Family Restaurant, rear facade, 2306 Fletcher Drive, November 22, 2022 (Photograph by Charles J. Fisher)



Astro Family Restaurant, roof overhang at rear, 2306 Fletcher Drive, November 22, 2022 (Photograph by Charles J. Fisher)



Astro Family Restaurant, roof sign today, 2306 Fletcher Drive, November 22, 2022 (Photograph by Charles J. Fisher)



Astro Family Restaurant, before repaint circa 2015 2306 Fletcher Drive, (Photographer Unknown)



Astro Family Restaurant, decorative concrete at rear, 2306 Fletcher Drive, November 22, 2022 (Photograph by Charles J. Fisher)



Astro Family Restaurant, 2306 Fletcher Drive, circa 2015 (Unknown Photographer)



Astro Family Restaurant site in 1955, Donelley's building hidden behind tree (Western District Achieves, Pacific Electric Historical Society)



Astro Family Restaurant, railing at entry ramp, 2306 Fletcher Drive, December 6, 2022 (Photograph by Charles J. Fisher)



Astro Family Restaurant, clerestory glass, 2306 Fletcher Drive, December 6, 2022 (Photograph by Charles J. Fisher)



Astro Family Restaurant, bulkhead level glass, 2306 Fletcher Drive, December 5, 2022 (Photograph by Charles J. Fisher)



Astro Family Restaurant, 2306 Fletcher Drive, December 6, 2022 (Photograph by Charles J. Fisher)



Astro Family Restaurant, entry area, 2306 Fletcher Drive, December 6, 2022 (Photograph by Charles J. Fisher)



Astro Family Restaurant, counter, 2306 Fletcher Drive, December 6, 2022 (Photograph by Charles J. Fisher)



Astro Family Restaurant, interior, 2306 Fletcher Drive, 2022 (Photograph by Chris Nichols)



Astro Family Restaurant, 2306 Fletcher Drive, 2022 (Photograph by Chris Nichols)



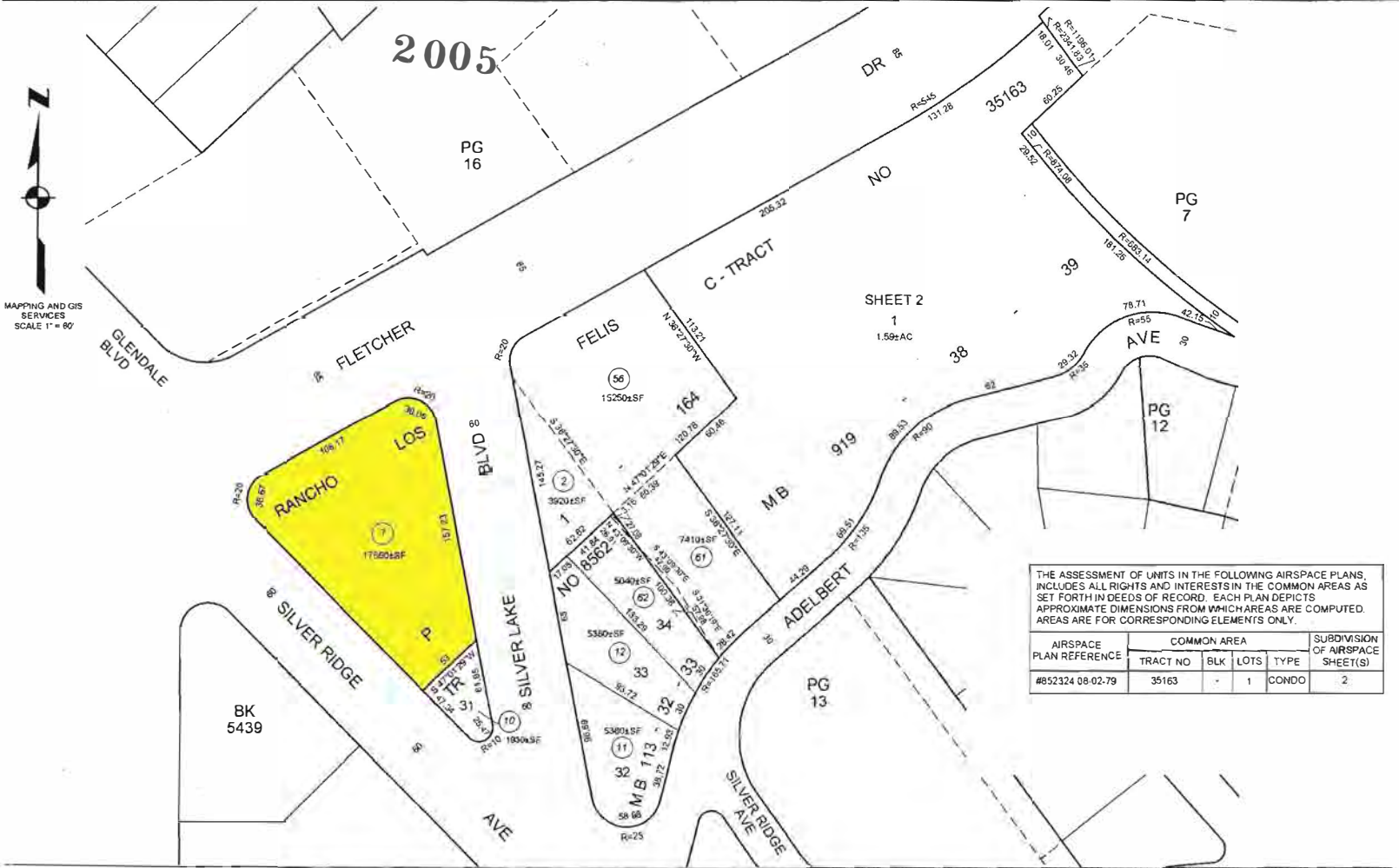
Astro Family Restaurant, rear room before remodel, 2306 Fletcher Drive, December 6, 2022 (Photograph by Charles J. Fisher)



Astro Family Restaurant, family size booth, 2306 Fletcher Drive, 2022 (Photograph by Chris Nichols)



Astro Family Restaurant, 2306 Fletcher Drive, January 6, 2023 (Photograph by Charles J. Fisher)



THE ASSESSMENT OF UNITS IN THE FOLLOWING AIRSPACE PLANS, INCLUDES ALL RIGHTS AND INTERESTS IN THE COMMON AREAS AS SET FORTH IN DEEDS OF RECORD. EACH PLAN DEPICTS APPROXIMATE DIMENSIONS FROM WHICH AREAS ARE COMPUTED. AREAS ARE FOR CORRESPONDING ELEMENTS ONLY.

AIRSPACE PLAN REFERENCE	COMMON AREA				SUBDIVISION OF AIRSPACE SHEET(S)
	TRACT NO	BLK	LOTS	TYPE	
#852324 08-02-79	35163	-	1	CONDO	2

Resource Report

Historic Resource Summary

Names

Astro Family Restaurant Coffee Shop (Alternative)

Donley's Coffee Shop (Primary)

Important Dates

1960-01-01 (Built Date)

Images



Resource Types

Building

Architect

Armet & Davis

Builder

Owner

Location Information

Addresses

2306 N FLETCHER DR Primary
2304 N FLETCHER DR Alternative
2302 N FLETCHER DR Alternative
2300 N FLETCHER DR Alternative
2611 N SILVER LAKE BLVD Alternative
2306 N FLETCHER DR Primary
2304 N FLETCHER DR Alternative
2302 N FLETCHER DR Alternative
2300 N FLETCHER DR Alternative
2611 N SILVER LAKE BLVD Alternative

Location Description

No descriptions recorded

Administrative Areas

Los Angeles City Council District 13 (Council District)
Silver Lake - Echo Park - Elysian Valley Community Plan Area (Community Plan Area)
SILVER LAKE NEIGHBORHOOD COUNCIL (Neighborhood Council)

Resource Description

Classification

Type: Commercial-Food Service,
Restaurant/Tavern Use: Historic Style: Google Related Features: Signage

Type: California OHP Resource Attribute - HP06. 1-3 story commercial building

Features

Component: Cladding Type: Stucco, smooth; Concrete block Material: none defined
Component: Details Type: Sign Material: none defined
Component: Door Type: Single; Glazed, fully Material: Metal
Component: Façade Type: Asymmetrical Material: none defined
Component: Plan Type: Rectangular Material: none defined
Component: Roof Type: Eaves, boxed; Butterfly Material: Rolled Asphalt
Component: Storefront Type: Flush Material: none defined
Component: Window Type: Floor-to-ceiling; Storefront Material: Aluminum

Narrative Description

No description available

Alterations

Low stucco wall with brick cap and glazed upper portion added to outdoor dining area
No major alterations

Resource Significance

Evaluation Details

Date Evaluated

2013-11-06

Context/Theme

Architecture and Engineering, 1850-1980

L.A. Modernism, 1919-1980

Post-War Modernism, 1946-1975

Googie, 1949-1970

Commercial

Eligibility Standards

- Was constructed during the period of significance
- Is a good example of the Googie architecture style
- Exhibits quality of design through distinctive features

Integrity Aspects

Design

Association

Retains sufficient integrity to convey significance

Materials

Feeling

Workmanship

Setting

Location

California Historic
Resources Status
Codes [\(explanation of codes\)](#)

3S

5S3

3CS

Significance Statement

Excellent example of a Googie coffee shop building with distinctive features of the style.
One of only a handful of intact examples remaining. Designed by Armet and Davis.

Periods of Significance

From: 1960-01-01



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

[image\]](#)

Image courtesy Armet Davis Newlove ALA
Architects

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

Established by Louis Armet and Eldon Davis in 1947, the prolific firm "established Coffee Shop Modern as a major popular modern style," wrote Alan Hess in the seminal book, *Googie: Fifties Coffee Shop Architecture*.

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

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

While the term *Googie* was originally coined after the John Lautner-designed coffee shop, Googie's (now demolished), on the Sunset Strip, it is the

mid-twentieth century designs of Armet and Davis that have become synonymous with the term.

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

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

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

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

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

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

➔ Pann's Coffee Shop

(/locations/panns-coffee-shop)

[Armet & Davis](#)

(/architects/armet-davis)

[Helen Fong](#)

(/architects/helen-fong)

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



(/locations/panns-coffee-shop)

Photo from Conservancy archives

➔ Mel's

(/locations/mels)

[Armet & Davis](#)

(/architects/armet-davis)

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



(/locations/mels)

Photo by Jessica Hodgdon/L.A. Conservancy

➔ Norms La Cienega

(/locations/norms-la-cienega)

[Armet & Davis](#)

(/architects/armet-davis)

[Helen Fong](#)

(/architects/helen-fong)

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



(/locations/norms-la-cienega)

Photo by Hunter Kerhart.

➔ Johnie's Coffee

Shop (/locations/johnies-

coffee-shop)

[Armet & Davis](#)

(/architects/armet-davis)

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



(/locations/johnies-coffee-shop)

Photo by Stephen Russo

➔ Bob's Big Boy (Demolished)

(/locations/bobs-big-boy-

demolished)

[Armet & Davis](#)

(/architects/armet-davis)

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



(/locations/bobs-big-boy-demolished)

Photo by Adriene Biondo

Armet Davis Newlove Architects

Armet Davis Newlove Architects, formerly **Armét & Davis**, is a Californian architectural firm known for working in the Googie architecture style that marks many distinctive coffee shops and eateries in Southern California. The firm designed Pann's, the first Norms Restaurants location, the Holiday Bowl and many other iconic locations.

Contents
<u>History</u>
<u>Buildings</u>
<u>References</u>
<u>External links</u>

History

The architectural firm was formed by Louis Armét and Eldon Davis^[1] in 1947.^{[2][3]} Victor Newlove joined the practice in 1963 and became a partner in 1972, changing the firm's name to Armét Davis Newlove Architects.^[4] According to the firm's website, it has designed over 4,000 buildings in the United States, Canada, Mexico, and Indonesia.^[4]

Some of the firm's design hallmarks included radically vaulted roofing, a room-length dining counter and an outsized comet-shaped signage to beckon drivers from off the street.^[5] Armét & Davis have been referred to as "the Frank Lloyd Wright of '50s coffee shops."^[6] "According to critic Philip Langdon, Armét & Davis designs came to define 'coffee shop' for much of America."^[7] Their *Holiday Bowl* bowling alley served cultural, architectural, and recreational purposes for the Crenshaw district.^[8] The firm is said to have "defined '50s Googie architecture."^[8]

Pann's was designed by Helen Liu Fong, who joined the firm in 1951,^{[2][6][9]} and included tropical landscaping.^[7] She also designed the *Holiday Bowl*, Johnie's Coffee Shop, and the original Norms Restaurant.^[2] On the 90th birthday of Eldon Davis, fans joined him for a meal at Norms and a tour of some of the buildings the firm designed.^[5] The firm also designed Schwab's drugstore on Sunset Boulevard.^[10]

Photographer Jack Laxer took stereoscopic photos of the firm's work, like the Holiday Bowl bowling alley on Crenshaw Boulevard (circa 1957) and Norms Restaurant on Slauson Avenue, using a *Stereo Realist* camera. Armét & Davis was one of his key clients. These slides were shown at California Science Center IMAX theater in November 2001, where the 3D-effect could be experienced by visitors using polarized glasses.^{[11][12]}

Armet Davis Newlove Architects	
Practice information	
Partners	<div>Victor Newlove</div> <div>John Dodson</div> <div>Paul Deppe</div>
Founded	1947
Location	<div><div></div><div>Santa Monica,</div><div>California</div></div>
Coordinates	<div><div></div><div>34.0192983°N 118.4806483°W﻿ / ﻿</div></div>
Significant works and honors	
Buildings	<div><div></div><div><u>Holiday Bowl</u></div></div> <div><div></div><div><u>Norms Restaurants</u></div></div> <div><div></div><div><u>Pann's</u></div></div>

The firm also designed hotels, such as a Sheraton in Canada, a Lutheran church,^[13] animal shelter^[14] and schools.^{[15][16][17]} L&B Manufacturing in Santa Monica produced seating for many of the coffee shops that were designed by Armét & Davis.^[18]

Buildings

- Kerry's Coffee shop (now a Mel's Drive-In), Sherman Oaks (1947)^[19]
- Romeo's Times Square / Johnie's Wilshire (1955)
- Holly's / Hawthorne Grill (1956)
- Falcon Coffee Shop, Hawthorne (1956)
- Norms Restaurant, West Hollywood (1957)
- Ship's Restaurant, La Cienega & Olympic Blvd, Los Angeles, CA (1950s)
- Holiday Bowl, Crenshaw Blvd & W 38th St, Los Angeles, CA (demolished 2007) (1958)
- Pann's Restaurant (1958)
- Wich Stand, Wilshire (1958)
- Conrad's (originally Donly's, then Conrad's, now Astro Family Restaurant), Silver Lake (1958)
- Stanley Burke's (then Lamplighter, now Corky's), Sherman Oaks (1958)
- Denny's, Van Nuys (1958)
- The Steak House (restaurant & nightclub), 8622 S Western Ave, Los Angeles, CA (now a laundromat) (1959)
- Penguin Coffee Shop (now Mel's Drive In), Santa Monica (1959)
- Denny's, North Hollywood (1960)
- Twain's Restaurant, Studio City (1960)
- Hope International University, Fullerton
- Sam's Cafe, Glendale
- Glen Capri Motel, Glendale
- Biff's Coffee Shop, Oakland (1963)
- Prebles (later Sandl's Family Restaurant), Alhambra
- Bob's Big Boy #23, Alhambra #34, Northridge, Bob's Big Boy #135 (Now Coco's), Mission Hills, #147 (now Coco's) Pasadena, #158, Glendale #181, Van Nuys (1980)
- Lulu's Restaurant, Van Nuys
- Norms #6, Hawthorne Boulevard; Norms #8, Slauson Ave., Huntington Park; Norms Restaurant, Long Beach
- Ron-dee Coffee Shop, San Fernando (demolished 2004)
- St. Andrew's Presbyterian Church, Redondo Beach^[20]



Norms Restaurant, Los Angeles, 2008.



Pole signs at Pann's Restaurant, Los Angeles, 2008.



Corky's Restaurant, Sherman Oaks, 2014.

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External links

- Official website (<http://www.adnarch.com/>)
- "Victor Newlove on Gooogie Architecture" (<https://www.youtube.com/watch?v=bxQY8b4FGBc>) on YouTube

- [Googie art website \(http://www.googieart.com/\)](http://www.googieart.com/)
-

Retrieved from "https://en.wikipedia.org/w/index.php?title=Armet_Davis_Newlove_Architects&oldid=1005915672"

This page was last edited on 10 February 2021, at 02:05.

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Display Ad 23 -- No Title

Los Angeles Times (1923-1995); Mar 22, 1959; ProQuest Historical Newspapers: Los Angeles Times
pg. 25

AUCTION
DONNELLY'S DRIVE INN CAFE
2306 FLETCHER DRIVE—L.A.
WED., MARCH 25TH—1:00 P.M.
RESTAURANT & FOUNTAIN EQUIPMENT
1900 CLASS CASH REGISTER—6 DOOR REACH IN BOX—20 QT. HOBART
MIXER—KITCHEN EQUIPMENT—SS FOUNTAIN
2—4 Slice Toasters, Globe Slicer, SS Sandwich Table w/Compressor, SS Steam
Table w/SS Inserts, 4 Burner Stove, 20 Qt. Hobart Mixer w/Attachments, SS
Weber Fountain w/Carb & Compressor, 6 Dr. Reach In Box w/Compressor, 4
Malt Mixers, 8 & 4 Hole Ice Cream Cabinet, 1900 Class National Cash Register
w/SS Front, 100 Gal. Water Heater, Sinks, 4 Work Tables, Steak Tenderizer,
2 Fin French Fryers, Hood, Grill, Order Wheel, Stove, 7 Booths w/Tables,
7 Fly Fans, Hobart Dish Washer w/Assembly, Soup Warmer, Ice Crusher, Counter
w/12 Stools, Drive In Stand, Drive In Trays, Silverware, Dishes, Etc.
INSPECTION MONDAY & TUESDAY 9-5
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Helen Liu Fong, 78; Architect Created Futuristic Designs for Coffee Shops

ELAINE WOO Times Staff Writer

Los Angeles Times (1996-); Apr 26, 2005; ProQuest Historical Newspapers: Los Angeles Times
pg. VCB10

Helen Liu Fong, 78; Architect Created Futuristic Designs for Coffee Shops

By ELAINE WOO
Times Staff Writer

Helen Liu Fong, a commercial architect who helped create icons of style in the futuristic coffee shops that sprouted in Southern California in the 1950s and '60s, died of cancer April 17 at a Glendora hospice. She was 78.

A UC Berkeley graduate who was born in Los Angeles' Chinatown, Fong was a key member of the architecture firm Armet & Davis when it translated post-World War II optimism into distinctive designs for such restaurant chains as Denny's, Bob's Big Boy and Norms.

As a leading practitioner of the Googie style, named after an eye-catching West Hollywood cafe designed by modernist architect John Lautner in 1949, Fong helped make up-swept roofs, boomerang angles and attention-grabbing neon beacons emblems of an era.

Among her major contributions were Johnnie's coffee shop at Wilshire Boulevard and Fairfax Avenue, the Holiday Bowl on Crenshaw Boulevard, Pann's coffee shop near Westchester and the first Norms restaurant, on Figueroa Street. Of these, Pann's, Johnnie's and a small part of the Holiday Bowl are still standing.

Fong was most associated with the interior design of the restaurants, which she imbued with a coziness surprising in buildings meant to evoke a vision of the future.

"She had a real sense of creating a place for people," said historian Alan Hess, author of "Googie: Fifties Coffee Shop Architecture," the 1986 book that became the bible of the coffee shop preservation movement. "The scale of the interiors, the arrangements of counters and overhead soffits, the banquettes and tables, and the indoor-outdoor planting... were a big part of making those ultra-modern shops

really human and really popular."

Fong was known for her attention to color and detail, from the shape of the light fixtures and furniture (she favored Herman Miller chairs) to the cut of the employees' uniforms and the glaze on the china.

"Everything had to be totally coordinated," Victor Newlove, the principal architect at the firm now known as Armet Davis Newlove, said of her rigorous approach to design.

Few details escaped her scrutiny. Colleagues often tell the story of Fong's last-minute alteration of a back wall at Pann's just before the restaurant opened in 1958. The wall had been covered in small white tiles, and the overall effect struck the designer as too bland.

"She felt it needed more color," Newlove recalled. "So she personally went in there with nail polish and put red nail polish on some of the mosaic tiles, to give them more of an accent. She just felt something was missing."

The nail-polish highlights lasted three decades, until the early 1990s, when the restaurant was renovated and restored.

Another distinctive feature of Pann's is an outdoor tropical garden, an element Fong introduced in many restaurants. The garden could be seen through the coffee shop's expanses of glass, which gave customers a sense of the indoors and outdoors merging. Large glass doors also helped provide a connection to the street, so important in the burgeoning car culture of '50s L.A.

She also commissioned artists such as Betsy Hancock and Hans Werner, who left their imprint on clocks, murals, screens and other objects for many Armet & Davis-designed restaurants.

The Holiday Bowl's interior featured white George Nelson lamps and fiberglass Eames chairs wrapped in orange vi-



Among Helen Liu Fong's major contributions was the first Norms restaurant on Figueroa Street. She was most associated with the interior design of the restaurants she worked on and was known for her attention to color and detail.



HELEN FONG
She was a key member
of the architecture firm
Armet & Davis.

nyl. Outside, the 1958 bowling alley and adjoining coffee shop was a Space Age vision, with a zigzag roofline and shocking orange-and-white facade. A hub of the Japanese American and black communities that burgeoned in the Crenshaw district after World War II, it had a Japanese modern theme, which extended to a cocktail lounge called Saki-Ba (for sake bar) and a ceiling inspired by Japanese folk woodwork.

Despite the protests of a multicultural band of loyal

customers, the bowling alley closed in 2000 and was demolished three years later. Its coffee shop, however, was declared a historic cultural monument and will be incorporated into a new development on the site.

"We all knew that commercial architecture would come and go based on the forces of commerce," Fong told Los Angeles magazine in 2000. "It wasn't our function to think in the long term. If we could make restaurants appealing, make you feel good when you're in them, then we'd done our job."

Fong earned a degree in city planning from UC Berkeley in 1949 and returned to Los Angeles, where she was hired by architect Eugene Choy. She began as a secretary, learning about the business by typing contracts, handling payments and organizing catalogs of building materials.

When Choy downsized in 1951, she found another job in the same building, at the offices of Louis Armet and Eldon Davis, both USC graduates, who had opened their firm in 1947 and were just beginning to design coffee shops alluring enough to get customers out of

their cars. They assembled a culturally diverse staff, and Fong — described by colleagues as opinionated, disciplined and commanding — was a standout who soon became what Newlove called "the guiding influence who kept the firm going."

"She ran the drafting, the interior design, made sure people were paid. I don't know how Armet & Davis would have survived without her."

Newlove recalled one of his first days in the office as a summer intern in the early 1960s. He was whistling at the drafting table when suddenly he felt a hand on his shoulder. It was Fong. "She said, 'We don't whistle while we work here.' I knew it wasn't Snow White," Newlove said. "I knew immediately it was the boss."

Fong retired in the late 1970s, but to this day, Newlove said, employees still adhere to the no-whistling rule. And the only background music allowed is classical because Fong, an opera lover, would permit no other kind.

Fong, who never married, is survived by a sister, Betty Woo; two brothers, Hayward Fong and Citron Toy; and many nieces and nephews.

CALIFORNIA

Eldon Davis dies at 94; architect designed ‘Googie’ coffee shops



Eldon Davis' coffee shops were inspired by the Space Age and California's car culture. (Lawrence K. Ho / Los Angeles Times)

BY VALERIE J. NELSON, LOS ANGELES TIMES
APRIL 26, 2011 12 AM PT

Eldon Davis, an influential architect known as the father of the California coffee shop for midcentury designs inspired by the Space Age and the region's car culture, has died. He was 94.

Davis died Friday at a West Hills hospital of complications from spinal meningitis, said his wife, Luana.

When America was in love with aerodynamic design, Davis devised a concept for Norms Restaurant that made it appear poised for liftoff.

Built on La Cienega Boulevard in 1957, Norms had many features that came to typify the whimsical style of architecture known as Googie — a vaulted roof that resembles a flying wing, a room-length dining counter and an attention-grabbing vertical neon sign with roots in Las Vegas kitsch.

With architect Louis Armet, Davis opened a local firm in 1947 and developed a reputation for being willing to try almost anything to catch the attention of motorists who sped by.

The architects were chief proponents of Googie, named for a now-defunct cafe in West Hollywood, and derided by critics in the 1950s and 1960s “who didn’t think a lot of our work but we didn’t care,” said Victor Newlove, a partner in the firm who started as an intern in the 1960s. With their soaring and exaggerated roof lines, their buildings appeared to defy gravity, a structural innovation for which Davis was largely responsible.

“We just did the best we could with the problem at hand,” Davis told The Times in 1993. “We didn’t want to do what had been done.”

Neon signs became a trademark, and they devised an animated sign for Pann’s, a coffee shop in Westchester. Run by the same family since it opened in 1958, the restaurant is probably the best preserved example of Davis’ work, Newlove said.

“He would do things that other architects would not think of doing, which is the hallmark of a fine architect,” Newlove said.

Other Davis designs include prototypes for local Denny’s and Bob’s Big Boy restaurants, blueprints that were exported across the country.

“They brought modern architecture to the daily life of the average Angeleno,” said Alan Hess, who wrote the 2004 book “Googie Redux.”

“There’s a great deal of interest and affection for their buildings,” Hess said. “The work of Armet and Davis is as significant to Southern California as Richard Neutra or Rudolph Schindler.”

Other examples include what became Johnie's, a diner at Wilshire Boulevard and Fairfax Avenue with a roof line that folded downward; and the Wich Stand on Slauson Avenue near Inglewood with a tilting blue roof and needle-like spire.

"They didn't invent Googie style, but they defined it and refined it," said Chris Nichols, a former chairman of the Los Angeles Conservancy modern committee. "If you are trying to cover the 1950s in shorthand, you will always include their '50s-swoop masterpieces.... They are like science fiction."

Although Davis had a major role in popularizing what became known as Coffee Shop Modern, he was pragmatic about the lasting value of the more than 4,000 coffee shops his firm designed.

"I can't see why they'd try to preserve any of them," he told *The Times* in 1986. "We would have liked to have made them more aesthetic, but we were just designing them to sell hamburgers."

Born in 1917 in Washington state, Davis was working summers at a fishing cannery when he decided to design a better facility while attending USC as an architecture student. His concept was later built, *The Times* reported in 1964. In the 1940s, he designed installations for the military and did similar work as a civilian for the Navy.

A 1942 graduate of USC, Davis expected to pursue industrial architecture with Armet but instead rode the crest of the postwar building boom, designing structures that included churches, banks, bowling alleys, country clubs and nurseries. Armet died in his late 60s in 1981.

"This end of the country was open to ideas," Davis said in "Googie Redux."

Widowed in the 1970s after being married for more than 30 years, Davis married his second wife, Luana, in 1976. The couple split their time between homes in Gig Harbor, Wash., and Woodland Hills.

In his early 80s, Davis retired but continued to run marathons until a couple of years ago.

"He was very spritely and always athletic," Nichols said. "He always had a grin and a little wink."

In addition to his wife, Luana, Davis is survived by a daughter, Karen of Oregon; three sons, Dan, Mark and Wyatt, all of the Los Angeles area; five grandchildren; and two great-grandchildren.

valerie.nelson@latimes.com

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Remembering Eldon Davis, Architect of Googie Coffee Shops



Johnie's on Wilshire (Photo by [LA Wad](#) via the [LAist Featured Photos pool](#) on Flickr)

In 1947, along with Louis Armet, architect Eldon Davis formed the firm Armet & Davis. After years of designing some of Los Angeles' most iconic "Googie" style restaurants, the duo became known as the "Frank Lloyd Wright of '50s coffee shops." Davis died Friday at the age of 94.

Los Angeles Magazine's Chris Nichols [talks about the legacy of the architect](#) in his remembrance:

Davis and his partner Louis Armet gained fame for their eye catching and exuberant restaurants of the 1950s and '60s including Norms, Pann's, Ships and the Wich Stand. Their style was spread nationwide with prototype designs for Bob's Big Boy and Denny's. In 1963 Victor Newlove joined the firm that is now known as Armet Davis Newlove and heads the company that is still creating restaurants, churches and civic buildings.

In 2007, having just turned 90, Davis [led Googie-enthusiasts on a tour](#) of seven buildings he designed that were still in use. There, fans got to join the architect in a restaurant with a kitchen in full sight, which was a Davis hallmark; at the time, Newlove explained: "Everybody loves to see somebody cook."

A full list of Armet & Davis designed buildings is on [Wikipedia](#). "He created all my favorite places," said Nichols. Chances are you've spent some time at a Davis-designed place or two, too.

Contact the [author](#) of this article or email tips@laist.com with further questions, comments or tips.

By [Lindsay William-Ross](#) in [News](#) on April 25, 2011 5:00 PM [1](#)

Building Permit History

2306 Fletcher Drive

Los Angeles

- May 18, 1931: Building Permit No. 10216 to construct a 1-story 4-room 25' X 25' frame and stucco restaurant building at 2306 Fletcher Drive on a portion of the Rancho Los Felis.
Owner: William H. Donnelly
Architect: None
Contractor: None
Cost: \$1,400.00
- May 19, 1932: Building Permit No. LA08723 to add two all metal roof signs.
Owner: Mr. W. H. Donnelly
Architect: None
Engineer: Blaine Noice
Contractor: Electrical Product Corp.
Cost: \$200.00
- June 21, 1950: Building Permit No. LA11954 to install an incombustible canopy on North side 22'-6" long – 7'-0" projection from building face.
Owner: Wm Donnelly
Architect: None
Engineer: John E. Shield
Contractor: Airfle Aluminum Awning Co.
Cost: \$300.00
- May 20, 1959: Building Permit No. LA33401 to construct a 3,789 sq. t. 1-story concrete block, metal and stucco restaurant – coffee shop building at 2306 Fletcher Drive on a portion of the Rancho Los Felis. 1 building to be removed.
Owner: William H. Donnelly
Architect: Louis L. Armet
Engineer: Tom Woodward
Contractor: Owner
Cost: \$85,000.00

December 4, 1970: Building Permit No. 20059 to repair fire damage – non-structural.
Owner: William H. Donnelly
Architect: None
Engineer: None
Contractor: Clark and Porche Construction
Cost: \$4,300.00

September 13, 1974: Building Permit No. LA96900 to demo interior platforms / remodeling & alterations – replace table with booths, panel, paint, fixtures in restaurant.
Owner: Peter Metsos (CIG Inc.)
Architect: None
Engineer: None
Contractor: Interstate Restaurant Supply
Cost: \$18,000.00

May 26, 2022: Electrical Permit No. WO24124178 for alteration 1 for 1 replacement to new LED fixtures: canopy light.
Owner: Dennis M Moore trustee, Dennis M/Moore Revocable Trust
Architect: None
Engineer: None
Contractor: On Target Electric Inc.
Cost: Not Shown

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS
and other data must also be filed

Edg. Form 1

2

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

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 Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Buildings, 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.

TAKE TO
Room No. 248
(2ND FLOOR)

CITY CLERK
PLEASE
VERIFY

TAKE TO
ROOM No. 5
(MAIN ST.)
FLOOR

ENGINEER
PLEASE
VERIFY

Part of Rancho Los Feliz
Lot No. _____ Block _____
(Description of Property)
Shown on right side of drawing as
triangle enclosed by Silver Lake Blvd.
Silver Ridge Ave. and Fletcher Dr. except
portion beginning 171 ft. from Fletcher
District No. 34 M. B. Page 25 F. B. Page 400
No. 2300 Fletcher Dr. Street
Bet Silver Ridge & Silver Lake
(Location of Job)

C. K. City Clerk
By _____ Deputy
C. K. City Clerk
By _____ Deputy

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building Restaurant No. of Rooms 4 No. of Families None
- Owner's name Wm. H. Donnelly Hotel Engadme Phone Draxel 0308
- Owner's address 10th & Westlake STATE California
- Architect's name _____ Not to be filled in unless with name of Certified Architect or Licensed Engineer under State Act
- Contractor's name _____ STATE _____ Phone _____
LICENSE NO. _____
- Contractor's address _____
- VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing, Equip-
ment and Appliances in Completed Building.} \$ 1400.
- Is there any existing building or permit for a building on lot? No How used? _____
- Size of proposed building 25' x 25' Height to highest point 13 ft. Size of Lot 10.9 x 17
- Number of stories in height One Character of ground Clay and Sand
- Material of foundation Concrete Size of footings 12" Size of wall 12" to 6" Depth below ground 6"
- Material of chimneys None Number of Inlets to flue _____ Interior size of flues _____
- Material of exterior walls Stucco on 2" x 4" Framing
- Give sizes of following materials: REDWOOD MUDSILLS 3" x 4" Girders _____
EXTERIOR studs 2" x 4" INTERIOR BEARING studs 2" x 4" Interior Non-Bearing Studs
2" x 3" Ceiling joists 2" x 4" Roof Rafters 2" x 6" FIRST FLOOR JOISTS Concrete
Second floor joists _____ Specify material of roof 2 Ply Composition
- Will all provisions of State Housing Act be Complied with? Yes
- Will all lathing and plastering Comply with Ordinance? Yes
- What Zone is property in? C-3 White

I have carefully examined 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, whether herein specified or not.

OVER

(Sign Here)

Wm. H. Donnelly
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT No. 10216	Plans and Specifications checked and found to conform to Ord- inance, State Laws, etc. <i>[Signature]</i> Plan Examiner	Application checked and found correct 5-16-31 ZC3 <i>[Signature]</i> Clerk	RECEIVED MAY 18 1931 1000
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[Signature]
6

455

FOR DEPARTMENT USE ONLY

APPLICATION	O.K.	<i>F. W. Riley</i>
CONSTRUCTION	O.K.	<i>F. W. Riley</i>
ZONING	O.K.	<i>J. W. Riley</i>
SET-BACK LINE	O.K.	<i>J. W. Riley</i>
ORD. 33761 (N. S.)	O.K.	<i>J. W. Riley</i>
FIRE DISTRICT	O.K.	<i>J. W. Riley</i>

REMARKS

HAVE A LICENSE FROM THE STATE OF CALIFORNIA
AS AN ARCHITECT, ENGINEER OR CONTRACTOR.

Wm H. Donnelly

*This building will comply with
Ordinance No. 68,502 of which I have
been furnished a copy Wm H. Donnelly*

3

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent 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.

REMOVED FROM

REMOVED TO

Lot.....

Lot.....

Tract.....

Tract.....

Present location
of building }

2306

2360 Fletcher Drive

(House Number and Street)

New location
of building }

(House Number and Street)

Between what
cross streets }

N.E. Cor Fletcher & Silver Ridge

Approved by
City Engineer.

Deputy.

1. Purpose of PRESENT building..... Cafe Families..... Rooms.....
Store, Residence, Apartment House, or any other purpose.2. Use of building AFTER alteration or moving..... Cafe Families..... Rooms.....3. Owner (Print Name)..... Mr. W. H. Donnelly Phone.....4. Owner's address..... 2306 Fletcher Drive

5. Certificated Architect..... State License No..... Phone.....

6. Licensed Engineer..... Blaine Noice State License No. 97 Phone. GL03677. Contractor..... Electrical Prod Corp State License No. 4756 Phone. WE03718. Contractor's address..... 1128 Venice Blvd9. VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing, Equipment} \$ 200.00
and Appliances in Completed Buildings.10. State how many buildings NOW }
on lot and give use of each. } Residence, Hotel, Apartment House, or any other purpose.11. Size of existing building.....x..... Number of stories high..... 1 Height to highest point..... 20'0"12. Class of building..... D Material of existing walls..... Stucco Exterior framework..... Wood

Describe briefly and fully all proposed construction and work:

Add two all metal roof signs

Fill in Application on other Side and Sign Statement

(OVER)

PERMIT NO. 8723	FOR DEPARTMENT USE ONLY				Fee..... Stamp here when Permitted MAY 19 1932 TO BUILD Inspector <u>W. H. Donnelly</u>
	Plans and Specifications checked	Zone	Fire District		
	Competing checked	Set Back	Street Widening		
	Plans, Specifications and Applications rechecked and approved	Application checked and approved			
PLANS 3/12/32	For Plans See	Filed with	SPRINKLED Required Valuation Included Yes-No		

PLANS DESTROYED

PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

Size of Addition None Size of Lot 5.72 Number of Stories when complete 1
Material of Foundation Concrete Width of Footing 12 Depth of footing below ground 4
Width Foundation Wall 12 Size of Redwood Sill 4x6 Material Exterior Walls Brick
Size of Exterior Studs 2x4 Size of Interior Bearing Studs 2x4
Joists: First Floor 2x8 Second Floor 2x8 Rafter 2x8 Roofing Material Asph/Flt

I have carefully 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 James H. Hove
(Owner or Authorized Agent)

By Stanley Hove

FOR DEPARTMENT USE ONLY

Application <u>Permit</u>	Fire District <u>Permit</u>	Set back	Termite Inspection
Construction	Zoning	Street Widening	Forced Draft Ventil.

(1)
REINFORCED CONCRETE

Barrels of Cement

Tons of Reinforcing Steel

(2)
The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from

Street

Sign Here
(Owner or Authorized Agent)

(3)
No required windows will be obstructed.

Sign Here
Owner or Authorized Agent.

(4)
There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

Sign Here
(Owner or Authorized Agent)

REMARKS:

3

APPLICATION TO ALTER, REPAIR, OR DEMOLISH AND FOR A Certificate of Occupancy

Form B-1-1954-12-15
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No.

Tract

Location of Building 2306 Fletcher Dr.
(Block Number and Street)Approved by
City EngineerBetween what cross streets Silver Lake Blvd. & Silver Ridge Ave

Deputy

USE INK OR INDELIBLE PENCIL

1. Present use of building Restaurant Families — Rooms 2
(Store, Dwelling, Apartment House, Hotel or other purpose)2. State how long building has been used for present occupancy 10 years3. Use of building AFTER alteration or moving Same Families — Rooms 24. Owner Wm. Donnelly Phone CH 96825. Owner's Address 2306 Fletcher Dr. P.O. Los Angeles6. Certificated Architect — State License No. — Phone —7. Licensed Engineer John F. Shield State License No. 2183 Phone AX 374428. Contractor Airle Aluminum Supply Co. State License No. 91695 Phone RE 57279. Contractor's Address 4345 W. Jefferson Blvd. L.A.

10. VALUATION OF PROPOSED WORK

(Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment, etc.)

11. State how many buildings NOW on lot and give use of each. One - Restaurant
(Store, Dwelling, Apartment House, Hotel or other purpose)12. Size of existing building 30 x 80 Number of stories high 1 Height to highest point 13'-0"13. Material Exterior Walls Wood Exterior framework Wood
(Wood, Steel or Masonry) (Wood or Steel)

14. Describe briefly all proposed construction and work:

Install in combustible canopy on North side
22'-6" long - 7'-0" projection from bldg. face

NO NEW CONSTRUCTION

15. Size of Addition x Size of Lot x Number of Stories when complete —16. Footing: Width — Depth in Ground — Width of Wall — Size of Floor Joists x17. Size of Studs x Material of Floor — Size of Rafters x Type of Roofing —

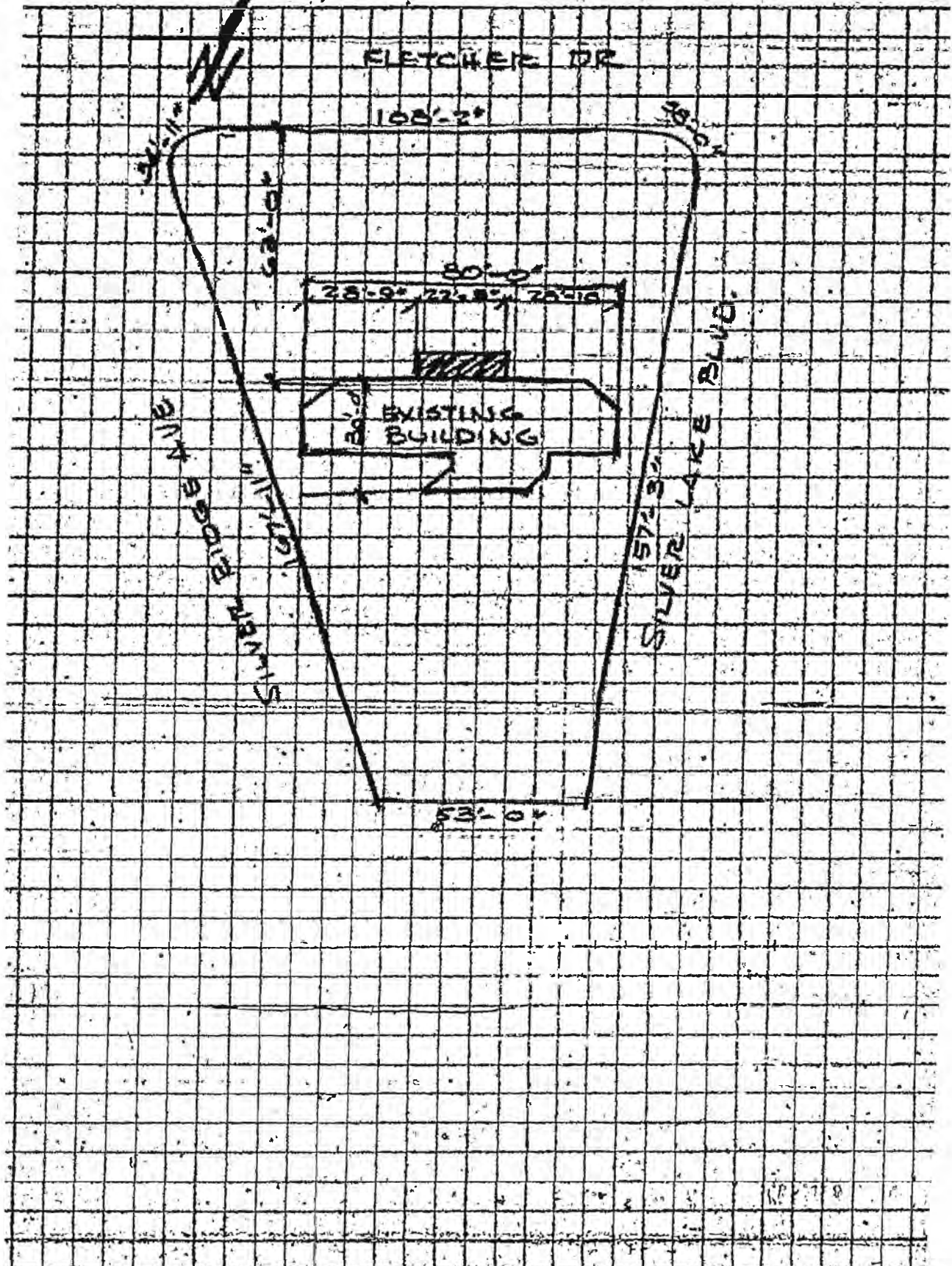
I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here John F. Shield
(Owner or Authorized Agent)DISTRICT
OFFICE

By

FOR DEPARTMENT USE ONLY

PLAN CHECKING				CHANGE OF OCCUPANCY		FEES	
Date <u>JUN 21 1958</u>				Area of Bldg. <u>—</u> Sq. Ft.		Bldg. Per <u>29</u>	
Receipt No. <u>6366</u>				Date <u>—</u>		Cert. of Occupancy <u>—</u>	
Valuation <u>300</u>				Receipt No. <u>—</u>		Total <u>290</u>	
Fee Paid <u>—</u>				Fee Paid <u>—</u>			
TYPE <u>II</u>	GROUP <u>C-1</u>	Maximum No. Occupants <u>—</u>	Inside Lot <u>—</u>	Key Lot <u>—</u>	Lot Area <u>—</u>	Ft. rear alley <u>—</u> Clerk <u>—</u>	
REINFORCED CONCRETE			Corner Lot <u>—</u>	Corner Lot Keyed <u>—</u>	Ft. side alley <u>—</u> <u>—</u>		
PERMIT No. <u>LA11954</u>		Plans and Specifications checked <u>JM Gratt</u>		Zone <u>C-2</u>		Fire District No. <u>2</u>	
		Calculations verified <u>JM Gratt</u>		Bldg. Line <u>—</u>		Street Widening <u>—</u>	
		Final Specifications and Application checked <u>—</u>		Application checked and approved <u>—</u>		District Map No. <u>150-209</u>	
PLANS		For Plans <u>X</u>		Continuous Inspection <u>NONE</u>		SPRINKLES <u>—</u>	
		Plan with <u>X</u>		Inspection <u>—</u>		Inspector <u>—</u>	



APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

1. LEGAL LOT	BLK.	TRACT	DIST. MAP
Seg 01		8562 + Att.	150-709
JOB ADDRESS		APPROVED	ZONE
2306 Fletcher Drive		B2	C-2-1
2. BETWEEN CROSS STREETS		FIRE DIST.	
Silver Lake Blvd. AND Glendale Blvd. Ave.		11-80/00	
3. PURPOSE OF BUILDING		INSIDE	
Restaurant - Coffee Shop		REV. COR.	
4. OWNER	PHONE	COR. LOT	
William H. Donnelly	NO 5-6895	THE	
5. OWNER'S ADDRESS	P.O.	ZONE	LOT SIZE
3326 Larga Avenue L.A.		39	1 RREG
6. CERT. ARCH.	STATE LICENSE	PHONE	REAR ALLEY
Louis L. Armet	C-700	DU 8-0347	SIDE ALLEY
7. LIC. ENGR.	STATE LICENSE	PHONE	BLDG. LINE
Woodward Tom	SE-896	DU 1-3961	11-11-11
8. CONTRACTOR	STATE LICENSE	PHONE	AFIDAVITS
Owner			
9. CONTRACTOR'S ADDRESS	P.O.	ZONE	
10. SIZE OF NEW BLDG. STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	
3789 sq. ft. 1	20'	1 Bldg.-to be removed	
11. MATERIAL		ROOFING	
WOOD STUCCO METAL BRICK CONG. BLOCK CONCRETE		Gravel	
12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.		DWELL. UNITS	
\$ 85,000		PARKING SPACES	
C. OF O. ISSUED		GUEST ROOMS	
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.		FILE WITH	
SIGNED		CONT. INSP.	
This Form When Properly Validated is a Permit to Do the Work Described.		Piles	
PLAN APPROVED		INSPECTOR	
APPLICATION APPROVED			
TYPE	GROUP	MAX. OCC.	P.G.
V	B-2	20	100.00
			S.P.C.
			B.P.
			I.F.
			O.S.
			C/O

VALIDATION

LA33401

DEC-30-98

79373

C - 2 CK

100.00

Driveway approved Max. 30 ft. in flat

350.00

12/21/97

1 CK

175.50

By [Signature]

Street Design.

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

LEGAL DESCRIPTION
2306 Fletcher Avenue
Los Angeles, California

A portion of Rancho Los Feliz beginning at the most NW'ly corner of Lot 31 of Tract 8562 as per MB 113 - 32/33: Thence SW'ly 53'; thence NW'ly on NE'ly line of Silver Ridge Avenue to NE'ly line of Fletcher Drive; thence NE'ly on NE'ly line of Fletcher Drive to SW'ly line of Silver Lake Blvd.; thence on SE'ly on SW'ly line of Silver Lake Blvd. to the point of beginning.

3

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

Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

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

1. LEGAL LOT Pt of Rancho	BLK. Los Fe	TRACT 1s	DIST MAP 150-209
2. BUILDING ADDRESS 2306 Fletcher	APPROVED BJA		ZONE C-2-1
3. BETWEEN CROSS STREETS Silver Lake Blvd.	AND Silverridge		FIRE DIST II 80 60
4. PRESENT USE OF BUILDING Cafe	NEW USE OF BUILDING DEMOLISH		INSIDE KEY
5. OWNER Wm. H. Connelly	PHONE		COR. LOT thru
6. OWNER'S ADDRESS 3226 Larga	P.O.	ZONE	REV. COR. LOT SIZE
7. CERT ARCH	STATE LICENSE	PHONE	Irreg
8. LIC. ENGR	STATE LICENSE	PHONE	REAR ALLEY SIDE ALLEY BLDG. LINE
9. CONTRACTOR Pacific Demolition Co.	STATE LICENSE	PHONE 170714	AFFIDAVITS
10. CONTRACTOR'S ADDRESS 1920 Missouri St	P.O.	ZONE	
11. SIZE OF EXISTING BLDG. 60 x 30	STORIES 1	HEIGHT 12'	NO. OF EXISTING BUILDINGS ON LOT AND USE one

3. 2306 Fletcher

DISTRICT OFFICE

L.A.

12. MATERIAL EXT. WALLS: <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> ROOF <input checked="" type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE <input type="checkbox"/> CONST. <input type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> ROOFING <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER <input type="checkbox"/> comp	SPRINKLERS REQ'D. SPECIFIED
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 630.00	BLDG. AREA
14. SIZE OF ADDITION STORIES HEIGHT	VALUATION APPROVED APPLICATION CHECKED teruya* PLANS CHECKED CORRECTIONS VERIFIED PLANS APPROVED APPLICATION APPROVED
15. NEW WORK: (DESCRIBE)	DWELL UNITS PARKING SPACES GUEST ROOMS FILE WITH CONT. INSP INSPECTOR

S.C. #35786

no basement DEMOLISH CAFE

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

SIGNED

James H. Williams

TYPE V	GROUP G-2	MAX. OCC.	P.C.	S.P.C.	B.P. 450	I.F.	P.S.	C/O
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VALIDATION

CASHIER'S USE ONLY

LA33661

JUN--159

35809

A - 1 CS

450

GRAD. 12/1/19

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

3 APPLICATION TO ADD-ALTER-REPAIR-DEMOLISH CITY OF LOS ANGELES				B & S B-3-R12-60 DEPT. OF BUILDING AND SAFETY	
INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.					
1. LEGAL DESCR.	LOT	BLK	TRACT	CENSUS TRACT	
Part of por.	1-164		Rancho Los Files	1873	
2. PRESENT USE OF BUILDING		NEW USE OF BUILDING		DIST. MAP	
17 Restaurant		(17 Same)		150-209	
3. JOB ADDRESS				ZONE	
2306 Fletcher Dr.				C2-1	
4. BETWEEN CROSS STREETS				FIRE DIST.	
Silver Ridge Ave AND Silver Lake Blvd.				II	
5. OWNER'S NAME		PHONE		LOT (TYPE)	
William H. Donnelly				Island	
6. OWNER'S ADDRESS		CITY		LOT SIZE	
				irreg	
7. ARCHITECT OR DESIGNER		STATE LICENSE No.		PHONE	
8. ENGINEER		STATE LICENSE No.		PHONE	
9. CONTRACTOR		STATE LICENSE No.		PHONE	
Clark & Porche Const		GI 30151			
10. LENDER		BRANCH		ADDRESS	
11. SIZE OF EXISTING BLDG.		STORIES		NO. OF EXISTING BUILDINGS ON LOT AND USE	
LENGTH 76-6 WIDTH 54-4		1		one	
12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG.		EXT. WALLS		ROOF	
		block/plas		rock	
				conc	
13. JOB ADDRESS		2306 Fletcher Dr.		DISTRICT OFFICE	
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING		\$ 4300.00		LA	
15. NEW WORK: (Describe)		Repair fire damage		GRADING	
		15-#5 non-Structural		yes	
NEW USE OF BUILDING		SIZE OF ADDITION		STORIES	
17- Restaurant		NO		NC	
TYPE		GROUP		INSPECTION ACTIVITY	
V		G-2		COMB. EX. MAJ. S. CONS.	
BLDG. AREA		MAX. OCC.		PLANS CHECKED	
NC		NC		ZONED BY	
DWELL. UNITS		GUEST ROOMS		PLANS APPROVED	
		PARKING REQ'D PROVIDED		FILE WITH	
P.C. No.		CONT. INSP.		APPLICATION APPROVED	
				Inspector	
P.C.		S.P.C.		G.P.I.	
				B.P.	
				I.F.	
				O.S.	
				C/O	
				TYPIST	
				mh	

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

CASHIER'S USE ONLY

DEC-4-70 64933 E •20059 V-1 CS 28.00

STATEMENT OF RESPONSIBILITY

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

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

Signed	Name	Date
Thomas D. Stesli (Owner or Agent)		
Bureau of Engineering	ADDRESS APPROVED	Nagol 12-4-70
	SEWERS AVAILABLE	
	NOT AVAILABLE	
	DRIVEWAY APPROVED	
	HIGHWAY DEDICATION REQUIRED	
	COMPLETED	
	FLOOD CLEARANCE APPROVED	
Conservation	APPROVED FOR ISSUE	
	FILE #	
Plumbing	PRIVATE SEWAGE DISPOSAL	
	SYSTEM APPROVED	
Planning	APPROVED UNDER	
	CASE #	
Fire	APPROVED (TITLE 19)	
	(L.A.M.C.-5700)	
Traffic	APPROVED FOR	

3

CITY OF LOS ANGELES

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

B&S B-3-R9-73

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT	BLK	TRACT	Rancho Los Felis PAT 1-164		DIST. MAP	150-209	
2. PRESENT USE OF BUILDING	(17) restaurant		NEW USE OF BUILDING	17 same		CENSUS TR.	1873.00	
3. JOB ADDRESS	2306 Fletcher Dr.						ZONE	02-1
4. BETWEEN CROSS STREETS	Riverside Dr.		AND	Silver Ridge Ave.		FIRE DIST.	II	
5. OWNER'S NAME	Peter Metsos (CIG Inc.)		PHONE	663-9241		LOT (TYPE)	cor	
6. OWNER'S ADDRESS	same	CITY	LA	90039	ZIP	LOT SIZE	irreg	
7. ENGINEER	STATE LICENSE No.		PHONE			ALLEY	/	
8. ARCHITECT OR DESIGNER	STATE LICENSE No.		PHONE			BLDG. LINE	/	
9. CONTRACTOR	STATE LICENSE No.		PHONE			AFFIDAVITS	41 /	
10. BRANCH LENDER	ADDRESS		CITY	232-41				
11. SIZE OF EXISTING BLDG.	WIDTH 64	LENGTH 76	STORIES 1	HEIGHT 14	NO. OF EXISTING BUILDINGS ON LOT AND USE		1 restaurant	
12. CONST. MATERIAL OF EXISTING BLDG.	wd		ROOF	wd	FLOOR	conc		
13. JOB ADDRESS	2306 Fletcher Dr.						DIST. OFFICE	LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 18,000.						CRIT. SOIL	yes
15. NEW WORK: (Describe)	interior demo conc. platforms/remodeling & alterations - replace tables w/booths, panel, paint, fixtures						GRADING	yes
NEW USE OF BUILDING	RESTAURANT		SIZE OF ADDITION	STORIES	HEIGHT	FLOOD		
TYPE	IX	GROUP OCC.	B-2	PLANS CHECKED	CONS.			
BLDG. AREA	N/C	MAX OCC.	99 / 109	TOTAL	PLANS APPROVED	ZONED BY		
DWELL. UNITS		GUEST ROOMS		PARKING REQ'D PROVIDED	APPLICATION APPROVED	FILE WITH		
SPRINKLERS REQ'D SPECIFIED		CONT. INSP.		INSPECTION ACTIVITY			INSPECTOR	
P.C.	82.02	S.P.C.		B.P.	96.50	I.F.	G.P.I.	
P.C. No.	PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.							

CASHIER'S USE ONLY

LA 96900 SEP-13-74 15674 Y - 6 CK 82.02

SEP-13-74 15675 Y - 1 CK 96.50

STATEMENT OF RESPONSIBILITY

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

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

Signed

(Owner or Agent)

Signature/Date

Bureau of Engineering

ADDRESS APPROVED

JCG 9-12-74

SEWERS

SEWERS AVAILABLE

NOT AVAILABLE

SFC PAID

NO SEWER/PLUMBING REQ'D.

SFC DUE

SFC NOT APPLICABLE

DRIVEWAY

HIGHWAY DEDICATION

REQUIRED

COMPLETED

FLOOD CLEARANCE

Conservation

APPROVED FOR ISSUE ☐NO FILE ☐

Fire

APPROVED (TITLE 19) (L.A.M.C.-\$700)

Plumbing

PRIVATE SEWAGE SYSTEM APPROVED

Planning

APPROVED UNDER CASE #

Traffic

APPROVED FOR



Electrical
Commercial
Express Permit
No Plan Check

City of Los Angeles - Department of Building and Safety

Issued On: 05/26/2022

**APPLICATION FOR ELECTRICAL
PLAN CHECK AND INSPECTION**

Last Status: Issued

Status Date: 05/26/2022

1. PROPERTY OWNER

MOORE, DENNIS TR DENNIS M MOORE 104 BAINTREE PL LOS GATOS CA 95032

2. APPLICANT INFORMATION (Relationship: Not Applicant)

HAYLEY SACKETT 17691 MITCHELL N IRVINE, CA 92614 (949) 247-3844

3. TENANT INFORMATION

4. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS	CLASS	LICENSE #	PHONE #
(C) ON TARGET ELECTRIC INC	17691 MITCHELL IRVINE, CA 92614	C10	924167	(949) 247-3844

5. APPLICATION COMMENTS

E-Permit paid by credit card, fax number-> (949)236-8478.

6. DESCRIPTION OF WORK

Alteration 1 for 1 replacement to new LED fixtures: canopy light

7. CHECKLIST ITEMS:**8. COUNCIL DISTRICT:** 13**9. APPLICATION PROCESSING INFORMATION**

Plan Check By:

OK for Cashier:

Signature: _____ Date: _____

For inspection requests, call toll-free (888) LA4BUILD (524-2845).

Outside LA County, call (213) 473-3231 or request inspections via www.ladbs.org.

To speak to a Call Center agent, call 311 or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.

For Cashier's Use Only**W/O #: 24124178****NOTICE:**

The work included in this permit shall not be construed as establishing the legal number of dwelling units or guest rooms. That number is established by a Building Permit or a Certificate of Occupancy. In the event that any box (i.e. 1-10) is filled to its capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

10. FEE INFORMATION**Inspection Fee Period**

Permit Fee: 59.95

INSPECTION TOTAL Electrical	59.95
Permit Total	59.95
Permit Fee Subtotal Electrical	55.00
Permit D.S.C. Surcharge	1.65
Permit Sys. Development Surcharge	3.30
Permit Issuing Fee	0.00

Payment Date: 05/26/22

Receipt No: ON958722

Amount: \$59.95

2306 N Fletcher Dr
22041 - 90000 - 24178

11. FEE ITEM INFORMATION**EXISTING BRANCH CIRCUITS**

Number of Units (1) \$8.00

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

12. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **C10** License No.: **924167** Contractor: **ON TARGET ELECTRIC INC**

13. WORKERS' COMPENSATION DECLARATION

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

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

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

Carrier: **INS. CO. OF THE WEST** Policy Number: **ACPWC3100171949**

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

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

14. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

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

15. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): _____ Lender's Address: _____

16. FINAL DECLARATION

I certify that I have read this application **INCLUDING THE ABOVE DECLARATIONS** and state that the above information **INCLUDING THE ABOVE DECLARATIONS** is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

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

Print Name: **HAYLEY SACKETT**

Sign: **Internet e-Permit System Declaration**

Date: **05/26/2022**



Contractor



Authorized Agent



City of Los Angeles Department of City Planning

4/18/2024 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

2306 N FLETCHER DR
2304 N FLETCHER DR
2302 N FLETCHER DR
2300 N FLETCHER DR
2611 N SILVER LAKE BLVD

ZIP CODES

90039

RECENT ACTIVITY

None

CASE NUMBERS

CPC-1995-357-CPU
CPC-1986-255
ORD-176826-SA4B
ORD-176825-SA4
ORD-165167-SA240
ORD-129279
ENV-2003-7281-MND

Address/Legal Information

PIN Number	150A209 212
Lot/Parcel Area (Calculated)	19,478.2 (sq ft)
Thomas Brothers Grid	PAGE 594 - GRID E3 PAGE 594 - GRID E4
Assessor Parcel No. (APN)	5438015001
Tract	RANCHO LOS FELIS
Map Reference	PAT 1-163/164
Block	None
Lot	PT "UNNUMBERED LT"
Arb (Lot Cut Reference)	12
Map Sheet	150A209

Jurisdictional Information

Community Plan Area	Silver Lake - Echo Park - Elysian Valley
Area Planning Commission	East Los Angeles
Neighborhood Council	Silver Lake
Council District	CD 13 - Hugo Soto-Martinez
Census Tract #	1873.00
LADBS District Office	Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review	None
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Planning and Zoning Information

Special Notes	None
Zoning	[Q]C2-1VL
Zoning Information (ZI)	ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2512 Housing Element Inventory of Sites
General Plan Land Use	Neighborhood Commercial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	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
RBP: Restaurant Beverage Program Eligible Area	General (RBPA)
RFA: Residential Floor Area District	None

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

RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Not Eligible
ED 1 Eligibility	Eligible Site
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5438015001
Ownership (Assessor)	
Owner1	MOORE,DENNIS TR DENNIS M MOORE TRUST
Address	104 BAINTREE PL LOS GATOS CA 95032
Ownership (Bureau of Engineering, Land Records)	
Owner	MOORE, DENNIS MARGUERITE A DONNELLY TRUST
Address	104 BAINTREE PI LOS GATOS CA 95032
Owner	MOORE, DENNIS (TR) DENNIS M. MOORE LIV TR DTD 2-6-15
Address	104 BAINTREE PLACE LOS GATOS CA 95032
APN Area (Co. Public Works)*	0.410 (ac)
Use Code	2100 - Commercial - Restaurant, Cocktail Lounge - Restaurant, Cocktail Lounge, Tavern - One Story
Assessed Land Val.	\$264,502
Assessed Improvement Val.	\$198,276
Last Owner Change	09/11/2019
Last Sale Amount	\$9
Tax Rate Area	13
Deed Ref No. (City Clerk)	545747,49 3075 1574694 0936918 0936917
Building 1	
Year Built	1960
Building Class	C85A
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	3,782.0 (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: 5438015001]

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 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Additional Information

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

Environmental

Santa Monica Mountains Zone	No
Biological Resource Potential	Low
Mountain Lion Potential	Low

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.122426
Nearest Fault (Name)	Upper Elysian Park
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.30000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	3.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	50.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	No
Tsunami Hazard Area	No

Economic Development Areas

Business Improvement District	None
Hubzone	Not Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
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: 5438015001]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	No
Housing Element Sites	

HE Replacement Required	Yes
SB 166 Units	0.2 Units, Lower
Housing Use within Prior 5 Years	No

Public Safety

Police Information

Bureau	Central
Division / Station	Northeast
Reporting District	1145

Fire Information

Bureau	West
Battalion	5
District / Fire Station	56
Red Flag Restricted Parking	No

CASE SUMMARIES

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

Case Number:	CPC-1995-357-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	SILVERLAKE/ECHO PARK COMMUNITY PLAN UPDATE PROGRAM (CPU) - THESILVERLAKE/ECHO PARK COMMUNITY PLAN IS ONE OF TEN COMMUNITY PLANS THAT ARE PART OF THE COMMUNITY PLAN UPDATE PROGRAM PHASE II(7-1-95 TO 12-31-96)
Case Number:	CPC-1986-255
Required Action(s):	Data Not Available
Project Descriptions(s):	CONTINUATION OF CPC-86-255. SEE GENERAL COMMENTS FOR CONTINUATION.
Case Number:	ENV-2003-7281-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	Silver Lake-Echo Park Community Plan Update

DATA NOT AVAILABLE

ORD-176826-SA4B
ORD-176825-SA4
ORD-165167-SA240
ORD-129279



Address: 2306 N FLETCHER DR

APN: 5438015001

PIN #: 150A209 212

Tract: RANCHO LOS FELIS

Block: None

Lot: PT "UNNUMBERED LT"

Arb: 12

Zoning: [Q]C2-1VL

General Plan: Neighborhood Commercial

