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All compliant submissions may be accessed as follows:

- **“Initial Submissions”**: Compliant submissions received no later than by 4:00 p.m. Thursday of the week prior to the meeting, which are not integrated by reference or exhibit in the Staff Report.
- **“Secondary Submissions”**: Compliant submissions received after the Initial Submission deadline up to 24-hours prior to the Commission meeting are contained in this file and bookmarked by the case number.
- **“Day of Hearing Submissions”**: Compliant submissions after the Secondary Submission deadline up to and including the day of the Commission meeting will be uploaded to this file within two business days after the Commission meeting.

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If you have any questions, please contact the Commission Office at (213) 978-1300.

INITIAL SUBMISSIONS

The following submissions by the public are in compliance with the Commission Rules and Operating Procedures (ROPs), Rule 4.3a. Please note that “compliance” means that the submission complies with deadline, delivery method (hard copy and/or electronic) AND the number of copies. The Commission’s ROPs can be accessed at <http://planning.lacity.org>, by selecting “Commissions & Hearings” and selecting the specific Commission.

The following submissions are not integrated or addressed in the Staff Report but have been distributed to the Commission.

Material which does not comply with the submission rules is not distributed to the Commission.

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If you are using Chrome, the bookmarks are on the upper right-side of the screen. If you do not want to use the bookmarks, simply scroll through the file.

If you have any questions, please contact the Commission Office at (213) 978-1300.



Planning CHC <chc@lacity.org>

Nomination of Coronet Theatre as a Historic and cultural monument

1 message

Adrienne Wienir <apw@wienir.com>
To: chc@lacity.org

Sun, Jun 25, 2023 at 11:49 AM

TEMPLATE FOR PERSONAL EMAIL:

Subject: Support the Coronet Theatre Building, Historic-Cultural Monument Nomination

Please help support the Coronet Theatre Historic-Cultural Monument nomination. Since 1947, the Coronet Theatre Building on North La Cienega Boulevard in Los Angeles has been an establishment for historic entertainment and innovative creativity. From its earliest days of live theatre and experimental art cinema to its current contribution of live music and comedy, the Coronet Theatre continues to be a place where creativity and entertainment thrive. The goal is for the Coronet Theatre Building to be designated a historic-cultural monument, HCM, and officially recognized for its dynamic history and significant cultural contribution to Los Angeles.

Learn about its history, read the nomination, and find other ways to support this nomination here: www.coronetheatrela.com, and sign the petition in support here *(Please note: A pop-up asking for donations may come up on the petition site, this is a request from www.ipetition.com, not us.)*

<https://www.ipetitions.com/petition/preserve-the-coronet-theatre>.

Thank you for your support and for helping preserve Los Angeles's rich history,

Adrienne and Michael Wienir

Encino, CA

July 11, 2023

Cultural Heritage Commission
City of Los Angeles Planning Department
200 N. Spring Street, Los Angeles, CA 90012

Subject: Stanley Burke's, 5043 Van Nuys Boulevard, Los Angeles, California

Introduction

The purpose of this memorandum is to document proposed design refinements for the adaptive reuse of Stanley Burke's and to demonstrate compliance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties* (SOIS) for Rehabilitation. The project entitlements were processed under a Class 31 Categorical Exemption and therefore, project refinements must comply with SOIS Rehabilitation in order to comply with existing environmental approvals. This memorandum was prepared by Carrie Chasteen who meets the Secretary of the Interior's professional qualification standards in the fields of History and Architectural History.

Stanley Burke's restaurant and sign, located at 5043 Van Nuys Boulevard in the Sherman Oaks Community Plan Area, was designated a City of Los Angeles Historic-Cultural Monument (HCM) on November 25, 2020. During the designation meeting by the Cultural Heritage Commission, the period of significance was defined as 1958 (the best representation of the original architectural design intent) by the Commission and the nominating applicant. The banquet room, lounge, and dining room additions were not included in the designation. The original nomination included a drive thru component, which during extensive outreach and collaboration with the Sherman Oaks Neighborhood Council, Councilmember Nithya Raman's Office, and adjacent residents was subsequently removed during the public hearing and entitlement process. Subsequent to designation, the building was reviewed and approved for rehabilitation as a fast-casual restaurant by the Cultural Heritage Commission (CHC) on August 20, 2020. As part of the design development process, limited forensic demolition was conducted to expose the frame of the building and to determine extant original colors and materials for preservation purposes. As a result of the limited forensic demolition, it was determined that with the removal of the bookend additions (banquet room, lounge, and dining room additions), the extant seismic system compromised and has become a liability, and must be upgraded to meet current existing building code requirements and life safety standards. In order to achieve the required lateral resistance for seismic structural engineering, proposed design refinements include replacing the south and west concrete block walls with a steel stud frame system clad in lighter concrete block veneer. The concrete block veneer will be the same color and texture from the original because it will be purchased from the same manufacturer and will be set in the same pattern. The veneer will be installed in the same pattern as existing. Additionally, the as-built plans note aluminum strips accented the south wall and these will be reintroduced by replication from the plans.

Of notable importance of the designated 1958 building are the following character-defining features which are consistent with the nomination and designation and which will all be retained:

The primary character-defining features of the building include **which will all be retained as part of rehabilitation initiative:**

- Catenary roof and ceiling (extant)
- Palos verde stone veneer (extant)
- Glass storefront with transom (extant, damaged)
- Sconces – both rectangular and 'S' (extant, some missing)
- Terrazzo flooring (extant, damaged)
- Cantilevered stools (extant)
- Curved red and blue glass tile wall (extant)
- Decorative tile in kitchen (extant)
- Roof screen wall (extant, deteriorated)
- Spider leg supports (extant, some missing)
- Aluminum divider vertical strips (missing)
- Neon sign (extant, altered)
- Reverse curve soffit (missing)
- Clerestory window (extant, damaged)
- Curved glass tile mosaic screen wall (extant)
- Zig-zag banquette seating (missing)

The following analysis demonstrates how this proposed design refinement meets the SOIS for Rehabilitation. The purpose of this memorandum is to demonstrate compliance with SOIS for Rehabilitation for the proposed project refinements subject to review and approval by CHC. This memorandum was prepared by Carrie Chasteen, who meets the Secretary of the Interior's professional qualification standards in the fields of History and Architectural History.

SOIS for Rehabilitation

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.**

The subject property was constructed as a restaurant and will continue to be as such. The new use will retain distinctive features including the terrazzo flooring, curved tile wall, distinctive tiles in

the kitchen, and wall sconces. Other original elements removed in previous remodeling, including the zigzag banquets, noted in the as-built plans will be reintroduced and replicated to the greatest extent feasible. The walls that are proposed to be replaced were constructed using a concrete block that is commonly found throughout Southern California and is not a distinctive material. Additionally, replacement of the south and west walls will not alter the spaces and spatial relationships because they will be reconstructed in the same location as existing.

- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.**

Most of the building's character-defining features (as listed above) will be restored or, if damaged or missing, replicated according to the original construction drawings. The south and west walls were not constructed using distinctive materials and the aluminum strips were removed at an unknown date. The proposed replacement concrete block veneer will retain and preserve the historic character of these secondary facades, because it will match the existing materials in terms of color, texture, size, and pattern. The replacement walls will be constructed in the same location as existing and will not alter spaces and spatial relationships of the property.

- 3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.**

The period of significance for the building is 1958 and the later banquet room, lounge, and dining room additions will be removed to rehabilitate the building to its original condition. No conjectural features or elements are proposed. The proposed replacement concrete block veneer will match existing and is not conjectural as it will be acquired from the original manufacturer produced using similar specifications based upon as-built plans and the historic photographic record.

- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.**

The project will restore the building to its 1958 appearance and alterations outside of the period of significance will be removed. The south and west walls have not acquired significance in their own right. Replacement in kind with a concrete block veneer will retain the historic character of the building.

- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.**

The building's primary character defining materials, features, construction, and craftsmanship (as listed above) will be restored or replicated as appropriate. The materials that comprise the south and west walls are not distinctive. The walls were constructed with concrete block walls that are commonly used in buildings and garden retaining walls found throughout Southern California.

These walls were constructed using common bond and do not feature distinctive craftsmanship. The proposed replacement veneer is in kind and will retain the appearance of the existing.

- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.**

The seismic structural system of the 1958 building has been compromised and has become a structural liability and therefore must be replaced to meet current building and seismic code and other life safety code requirements for occupancy. The replacement features (the south and west walls) will match the old in design, color, texture, and materials. The proposed concrete block veneer will be acquired from the original manufacturer using the same material, aggregate, and color. The veneer will be set in the same pattern as existing. Through the as-built plans, historic photographic record, and current photographic record, replacement of these walls is substantially documented.

- 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.**

The concrete block walls as originally constructed were unpainted and the south wall was accented with aluminum strips per the as-built plans. As part of the alternative exploration, extensive research was conducted to determine if the paint could be removed from the Concrete block walls. Because of the porous nature of the material, it was determined sandblasting is the only effective method to remove the paint. However, this alternative was not selected because it would irreversibly alter the texture and appearance of the Concrete block walls.

- 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.**

Due to prior disturbance associated with the construction of the building and the paved surface parking lots, archaeological resources are not anticipated to be encountered. In the event archaeological resources are encountered, work shall immediately cease in the area of the find until the resource(s) can be reviewed by a fully qualified archaeologist.

- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**

No new additions or related new construction is proposed. The proposed project refinement will not destroy historic materials, features, or spatial relationships. The materials that comprise the south and west walls of the subject property are not distinctive. The proposed replacement walls will be constructed in the same location and will be clad in kind with a

veneer that matches existing which will protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

No new additions or adjacent/related new construction are proposed. The site plan was not included in the HCM designation; therefore, any changes to the parking and landscaping would not impact the essential form and integrity of the historic property.

Conclusion

As demonstrated above, the proposed project refinements meet the SOIS for Rehabilitation. The proposed project refinements would not result in a substantial adverse change to a historical resource (Section 15064.5(b) of the California Environmental Quality Act Guidelines).

SECONDARY SUBMISSIONS

From: Chris Nichols nixols@yahoo.com 
Subject: Fw: Cultural Heritage Commission July 20, 2023 Meeting - Agenda Item No. 4: HCM #1215 Stanley Burke's Restaurant and Sign
Date: July 18, 2023 at 1:15 PM
To: Alan Hess Hess alanhes@gmail.com

CN

----- Forwarded Message -----

From: jennifer mermilliod <jennifer@jmrc.biz>
To: nixols@yahoo.com <nixols@yahoo.com>
Sent: Tuesday, July 18, 2023 at 10:51:55 AM PDT
Subject: FW: Cultural Heritage Commission July 20, 2023 Meeting - Agenda Item No. 4: HCM #1215 Stanley Burke's Restaurant and Sign

FYI see below. Glad for an opportunity to support.

Miss you!
Jen

Jennifer Mermilliod, M.A.,

Principal Architectural Historian | Historian | Preservation Planner



JM Research & Consulting

4049 Almond Street, Suite 201 | Riverside CA 92501 | 951-233-6897

jennifer@jmrc.biz

From: jennifer mermilliod
Sent: Tuesday, July 18, 2023 10:50 AM
To: Los Angeles Cultural Heritage Commission <chc@lacity.org>; Ken Bernstein <ken.bernstein@lacity.org>; Lambert Giessinger <lambert.giessinger@lacity.org>
Subject: Cultural Heritage Commission July 20, 2023 Meeting - Agenda Item No. 4: HCM #1215 Stanley Burke's Restaurant and Sign

Dear President Milofsky, Members of the Cultural Heritage Commission, and Staff:

As a professional Architectural Historian and Historian who exceeds the Secretary of the Interior's Professional Qualification Standards **I am writing to advise the**

of the Interior's Professional Examination Standards, I am writing to advise the **Commission of my support the proposed restoration plan for Historic Cultural Monument # 1215, Stanley Burke's Restaurant and Sign, located at 5037-5053 North Van Nuys Boulevard.** For 23 years, I have worked throughout southern California on a wide variety of complex and award-winning restoration, rehabilitation, and designation projects, recently including the Covina Bowl, a midcentury Googie style masterpiece in Los Angeles County, and my work is widely published and presented.

The comprehensive restoration plan designed by my colleague, architect Alan Hess, shows extensive and thoughtful intent to return to the community the spirit of the original design of Helen Fong and Eldon Davis in both appearance and feeling. His restoration plan uncovers many previously hidden features and materials of this iconic Googie style Los Angeles coffee shop, restores historic fixtures, flooring, tile, and more, and takes a sensitive approach to integrating modern code updates and standards to achieve greater safety and functional use. Further, modifications at the rear kitchen wall and roof screen are sensitively executed and located in an area that ensures minimal impact to character-defining features, materials, and spaces, which is in keeping with the Secretary of the Interior's Standards.

I applaud Alan Hess' dedication and creativity in getting it just right on such an important local monument and encourage the Cultural Heritage Commission to enthusiastically embrace the proposed project.

Respectfully yours,

Jen Mermilliod

Jennifer Mermilliod, M.A.,

Principal Architectural Historian | Historian | Preservation Planner



JM Research & Consulting

4049 Almond Street, Suite 201 | Riverside CA 92501 | 951-233-6897

jennifer@jmrc.biz





July 17, 2023

Russell Hatfield
Principal
CRHO Architects
1833 E. 17th Street, Suite 301
Santa Ana, CA 92705

Reference: PROPOSED REHABILITATION OF 1958 BUILDING – PEER REVIEW
5043 VAN NUYS BLVD.
SHERMAN OAKS, CA 91403
[S.F. PROJECT #23166]

Dear Russell:

We are very pleased to present our findings from our peer review of the structural design for the historic building rehabilitation project at 5043 Van Nuys Blvd. in Sherman Oaks, CA. Our findings are based on the following documents that were made available for our review:

- Stanley Burke's Coffee Shop Original Drawings - Build. Dept. Corrections; 5037 – 5059 Van Nuys Blvd., Van Nuys, Calif.; dated 2-14-58; Armet & Davis A.I.A. Architects
- Chick-fil-a Van Nuys & Hesby - Agency Revision drawings; dated 03-06-23; CRHO Architects; stamped and signed by Russell Hatfield, Licensed Architect
- Chick-fil-a Van Nuys & Hesby - Agency Revisions & Designnote Update drawings; dated 4-14-23; Shimaji Lascola Structural Engineers; stamped and signed by James J. Lascola, Structural Engineer
- Structural Calculations for Chick-fil-a Restaurant (#4413) - Agency Corrections; dated 4-10-23; Shimaji Lascola Structural Engineers; stamped and signed by James J. Lascola, Structural Engineer
- CFA Remodel Structural Design Narrative; dated May 23, 2023; James J. Lascola, Structural Engineer at Shimaji Lascola Structural Engineers
- Van Nuys & Hesby - Peer Review Brief by architect and historian Alan Hess
- Info from project team through meetings and email exchanges regarding character defining features, project approach, photos documenting the current condition of the building and City of Los Angeles documents for the project

Originally built in 1958, the building was approximately 5,700 square feet. Conventional wood framing was used to frame the roof with 2x joists and 1x diagonal roof sheathing. The roof has a flat portion where mechanical equipment was located and a catenary roof over the front portion of the building. A vertical offset exists between the two portions of the roof. The vertical support for

the building consists of lightly reinforced, partially grouted concrete block exterior walls, steel framed storefront openings, and wood stud bearing walls. Conventional concrete spread footings and strip footings support the building at the foundation level.

Several modifications and additions have been made over the years by previous tenants, and the building is currently in a state of disrepair. The modifications made have rendered several of the original structural elements unrepairable, and in some cases removed completely. One such example of notable structural elements that have been removed in some areas are the original spider leg columns at the north and south end of the building. There are numerous other elements from the original 1958 building that have been removed entirely or are in a significant state of degradation and disrepair.

Introduction

Our peer review was intended to assess the structural approach taken by Mr. James Lascola, the structural engineer of record, for the rehabilitation of the building. We attended a meeting on June 28, 2023 to allow the project team to introduce the project, outline the assumptions and limitations, and describe the approach taken for the structural design. The primary objective of the project is to renovate and restore the original character defining features as identified by architect and historian Alan Hess and architectural historian Carrie Chasteen with Sapphos Environmental, Inc. Several structural modifications are required to the building to restore the building back to the 1958 period of significance. The structural design for the project was also driven by the need to comply with updated code mandates by the Los Angeles Department of Building and Safety (LADBS) and Los Angeles Fire Department Code as it pertains to HVAC, MEP and Fire Life Safety elements and to address significant deterioration of the existing structural system as it relates to adherence to current seismic code. These code provisions must be met to obtain approval for occupancy by LADBS.

The project is subject to the provisions of the Los Angeles Building Code, the California Historical Building Code and the Secretary of the Interior's Standards. Several limitations exist on the project including the need to protect the historical status of the building, mandates for code requirements for commercial kitchen operations including HVAC systems and Ansul/Hood systems, preserve the elegant roofline through attempts to minimize the street view of new code-required mechanical equipment positioned on the rooftop behind the rehabilitated screen wall, and accommodate site limitations that necessitate removal of portions of the building (such as the removal of the drive-through structure during the public hearing entitlement process).

Project Team's Proposed Structural Modifications for Rehabilitation

The project team's approach to the rehabilitation of the building was driven in large part to protect/preserve/restore the original 1958 HCM #1215 primary character defining features. Some of the structural challenges and modifications required were encountered as follows:



- Raised roof to accommodate modern HVAC requirements in the newly created space under the roofline in lieu of putting all HVAC equipment on the roof which would have a detrimental impact on the roofline as it relates to historic references – Raising the roof results in more difficult roof-to-concrete block wall anchorage as well as increased height-to-thickness wall ratios for the concrete block
- Removal of portions of the building resulting in layout changes of some shear walls (i.e. removal of the drive-through structure)
- Removal of original concrete block walls (a secondary character defining feature) located in the rear of the building and facing an alleyway, to reduce seismic mass and avoid significant retrofit of roof diaphragm connections. The structural solution selected involves replacement of the concrete block walls with new metal stud shear walls covered with masonry veneer to replicate the original wall construction.

Our peer review process included studying alternate options that were considered to preserve the existing concrete block walls. The options studied are summarized below:

- 1) Reinforce the concrete block walls with shotcrete – This option is not feasible due to the increase in mass from the addition of shotcrete wall strengthening. The existing concrete block walls already contribute seismic mass that cannot be accommodated by the lateral force resisting system. Adding mass to them only compounds the problem.
- 2) Add moment frames – Introducing two new steel moment frames in the building to reduce the demand on the existing concrete block walls was considered. The structural engineer of record for the project indicated two new lines of steel moment frames; one on the east front elevation, and the second on northern elevation. These two new steel moment frames would be required to preserve the existing concrete block walls. However, in our professional opinion, one additional steel moment frame would likely be needed, located down the middle of the building at the step from the raised roof to the catenary roof. These three new moment frames would now negatively impact the appearance of the original 1958 Van Nuys Boulevard façade (interior and exterior), and disrupt the MEP system distribution in the middle of the building.
- 3) Decouple the concrete block walls from the building – This option involves disconnecting the existing block walls from the lateral force resisting (seismic) system for the building. New metal stud shear walls would need to be added on the interior of the building along the full length of the existing concrete block walls, and a system of steel strongback cantilevered columns would be needed to brace the existing concrete block walls that will no longer be braced by the roof of the building. Significant drawbacks for this option include a massive foundation system needed for the strongback columns which would compromise the existing foundation system that supports the existing concrete block walls, and the installation of the new foundations would potentially damage the walls. Furthermore, a significant seismic gap would be needed between the existing concrete block walls and the new metal stud shear walls on the interior side of the block walls. The seismic gap creates challenging conditions that include detailing the joint to minimize the

aesthetic impact on the exterior of the building and properly waterproof the large seismic gap.

- 4) Replace the existing concrete block walls with new metal stud shear walls – This option is the most elegant (in terms of rehabilitating the original 1958 character defining features) and preferred because the new metal stud shear walls replace all structural functions currently provided by the existing concrete block walls. Covering the new walls with a masonry veneer maintains the look of the original 1958 concrete block walls.

Peer Review Comments Regarding Proposed Structural Modifications

After reviewing the options outlined above with the project team, it became clear that the best option for the project involved replacing the existing concrete block walls with new metal stud shear walls (Option #4). The structural modifications that are currently in the construction documents are reasonable and necessary to restore the building to the 1958 period of significance. The recommended structural design accommodates the rehabilitation needs and addresses the current state of significant deterioration of the building.

Conclusions

After conducting our peer review of the project as summarized above, we have concluded that:

- **The structural approach to the rehabilitation of the historic building per Option #4 is appropriate and necessary for the restoration of the various primary character defining features of the 1958 building as defined by the original nominating applicant and historic preservation expert, Alan Hess.**
- **The structural design is consistent with current preservation practices given the structural limitations, deterioration/degradation, and challenges currently present in the building.**
- **The project should proceed as currently engineered and designed per Option #4.**

Thank you very much for the opportunity to work with you on this challenging and interesting project. If you have any questions, please feel free to contact us at your convenience.

Sincerely,
STRUCTURAL FOCUS



David W. Cocke, S.E.
Principal, Founder



Russell Kehl, S.E.
Principal, President



From: Chris Nichols nixols@yahoo.com
Subject: Cultural Heritage Commission comments regarding HCM #1215 Stanley Burke's Restaurant and Sign
Date: July 15, 2023 at 11:43 AM
To: chc@lacity.org, Lambert Giessinger lambert.giessinger@lacity.org, Mgr & Princ. City Planner Ken Bernstein ken.bernstein@lacity.org

CN

CULTURAL HERITAGE COMMISSION REGULAR MEETING AGENDA THURSDAY, JULY 20, 2023

Agenda item #4. MONUMENT: STANLEY BURKE'S RESTAURANT AND SIGN, HCM #1215

PROPERTY ADDRESSES: 5037-5053 North Van Nuys Boulevard

Dear staff, President Milofsky, and members of the Cultural Heritage Commission,

I am writing to support the proposed restoration plan for Historic Cultural Monument # 1215. I have reviewed the changes with architect Alan Hess and believe that the new design will allow the building to once again present as the original architects intended. This proposal brings back features that have long been hidden under remodels and not seen for decades. It may be the most comprehensive restoration plan ever presented for a googie coffee shop.

I have worked since the 1980s to preserve mid-century architecture and served as chairman of the Los Angeles Conservancy Modern Committee and on the board of Hollywood Heritage. I have led tours, created exhibitions, and worked as an advocate for the work of Armet & Davis. I have often written about their work, including in the book *Overdrive: L.A. Constructs the Future, 1940-1990* published by the Getty museum.

This building is light and airy with very delicate features. Modern code requirements and large equipment could easily overwhelm the design with clunky clutter that cannot be hidden. This proposal ensures the safety, usefulness, and aesthetics of this rare and special and uniquely Los Angeles architecture.

Integrating contemporary seismic and environmental systems into any historic building is difficult, but this plan accomplishes it within an envelope of glass and around a sculptural roof system.

While we all respect historic fabric as an integral part of a landmark building, and applaud the restoration of historic tile, lighting fixtures, and flooring here, I also support the replacement of the rear, non-primary kitchen wall with a functional replacement hidden behind a new concrete block veneer that will accurately convey the crisp, modern forms these architects are known for. Raising the rear roof screen will also eliminate unsightly views of mechanical equipment.

Through his long personal relationships with the building's original designers Helen Fong and Eldon Davis, Alan Hess is uniquely qualified to bring back the original look and feel of their design. He literally wrote the book on this style and I believe

look and feel of their design. He literally wrote the book on this style and I believe there is no one more capable of restoring this landmark.

Thank you very much.

Chris Nichols

CITY OF LOS ANGELES

CALIFORNIA



Sherman Oaks Neighborhood Council
Planning & Land Use Committee
P.O. Box 5721
Sherman Oaks, CA 91413

SHERMAN OAKS NEIGHBORHOOD COUNCIL

P O Box 5721
Sherman Oaks, CA 91413
(818) 503-2399

www.shermanoakscouncil.org

Committee Members:

Jeffrey Kalban – Chair

Alicia Bartley
Tom Capps
Arthur Hutchinson
Mikie Maloney
Rick Mayer
Lisa Petrus
Neal Roden
Sue Steinberg

July 22, 2022

Mr. David Woon
City of Los Angeles Planning Dept.

Re: ZA 2021-3342-CU-SPR 5043 Van Nuys Blvd., Sherman Oaks

Dear Mr. Woon,

The Sherman Oaks Neighborhood Council Planning & Land Use Committee reviewed the revised, no drive-through design for fast food restaurant at 5043 Van Nuys Blvd., Sherman Oaks. We appreciate Chick fil A's efforts to work with the community and the refined project that restores the existing historic building as a dine-in facility, removing the drive-thru component. The project, which includes a signalized crosswalk to the Van Nuys-Sherman Oaks Memorial Park, will be a fine addition to the Sherman Oaks community.

Our motion:

Recommend approval of the design as presented with additional shade trees in the parking lot and in the alley planter. We request LADOT review and advise on the signal/crosswalk location and driveway exiting. Parking for employees shall be in a secured, free, off-site location.

Motion passed. Vote: 7 Yes, 0 No

Please feel free to contact us if you have any further questions.

Sincerely,

Jeffrey Kalban
Chair, Planning and Land Use Committee
Sherman Oaks Neighborhood Council

DAY OF HEARING SUBMISSIONS



Planning CHC <chc@lacity.org>

Council District 4 Comments Regarding Item 4: Stanley Burke's Restaurant and Sign, HCM #1215

1 message

Mashaël Majid <mashaël.majid@lacity.org>

Wed, Jul 19, 2023 at 5:16 PM

To: Planning CHC <chc@lacity.org>

Cc: Melissa Jones <melissa.jones@lacity.org>, Lambert Giessinger <lambert.giessinger@lacity.org>, Ken Bernstein <ken.bernstein@lacity.org>, Andrea Conant <andrea.conant@lacity.org>, Jeff Kalban <jeff.kalban.sonc@gmail.com>, Tina Choi <tchoi@tca.cc>, William Lamborn <william.lamborn@lacity.org>

Dear Commissioner Milofsky and members of the Cultural Heritage Commission,

I am reaching out on behalf of Council District 4 to share our thoughts regarding the Stanley Burke's Restaurant and Sign HCM #1215 (Case Number: ZA 2021-3342-CU-SPR), located at [5043 Van Nuys Boulevard](#) in the Sherman Oaks neighborhood.

Our office has been thoroughly involved with this proposed project since late 2021. Last summer, after months of working directly with community members, including representatives from the Sherman Oaks Neighborhood Council and the Sherman Oaks Homeowners Association, Chick-fil-A representatives, and city departments, we reached a win-win compromise that takes into account our constituents' concerns and priorities, while also allowing for the project to meet its goals, vision, and operational needs.

The new build-out includes an enhanced public realm, pedestrian safety elements, multiple ingress/egress options, drought tolerant landscaping, architectural prominence, and street activation along a major commercial corridor in the South Valley – one that will soon be even better served by transit, jobs, and housing investments. Additionally, and most notably, this beautifully designed and historically restored sit-down indoor and outdoor dine-in restaurant will not include a drive-through component, which is the compromise reached through our collaborative process last summer.

We are incredibly hopeful that this outcome will allow us to move forward quickly to reactivate and restore a site that has been significantly deteriorated and vacant for far too long, causing quality of life issues in the neighborhood.

We respectfully ask that you consider this feedback in your deliberative process. Thank you so much for your time.

Warmly,
Mashaël Majid

--

Mashaël Majid

Planning and Community Development Director

<https://councildistrict4.lacity.gov/>



**NITHYA
RAMAN**

Los Angeles
City Councilmember
4th District

DISCLOSURE: All emails sent to or from this account (including any attachments) are subject to the California Public Records Act and may be released upon request.



Planning CHC <chc@lacity.org>

Re: Agenda Item No. 4, Former Stanley Burke's Restaurant and Sign, 5037-5053 N. Van Nuys Bl., Sherman Oaks, Historic Cultural Monument No. 1215

1 message

Adriene Biondo <adrienebiondo@gmail.com>

Thu, Jul 20, 2023 at 12:48 AM

To: CHC@lacity.org, "Lambert M. Giessinger Hist. Pres. Architect" <lambert.giessinger@lacity.org>, "Ken Bernstein, Mgr & Princ. City Planner" <ken.bernstein@lacity.org>

Cc: Alan Hess <alanhes@gmail.com>

July 19, 2023

Via chc@lacity.org; lambert.giessinger@lacity.org; ken.bernstein@lacity.org

Cultural Heritage Commission

Los Angeles City Hall

200 N. Spring St., 10th Fl., Room 1010

Los Angeles, CA 90012

Re: Agenda Item No. 4, Former Stanley Burke's Restaurant and Sign, 5037-5053 N. Van Nuys Bl., Sherman Oaks, Historic Cultural Monument No. 1215

Dear staff, President Milofsky, and Cultural Heritage Commission members:

I submit this letter in support of the proposed restoration plan for the former Stanley Burke's, Historic Cultural Monument No. 1215.

I have worked in the field of historic preservation for many decades, serving as longtime chair for the Los Angeles Conservancy's Modern Committee, and initiating nominations for both commercial and residential architecture throughout California. I have also served as chairman of the board of the Museum of Neon Art in Glendale, rescuing and restoring neon signage.

After reviewing the proposed plans with architect Alan Hess, I feel confident that the updated design will bring this rare Google building back to architects Armet and Davis' original intent.

Beneath the architectural layers of this 1958 California Modern Coffee Shop are character-defining features that became covered over time and past remodels. Among these elements are the building's original "spider legs," catenary roof, clerestory window, glass curtain wall, tilework, period lighting, and terrazzo floors, which will be paired with replicated zig-zag banquettes, and a functional replacement kitchen. I am also pleased to learn that the existing sign poles will be able to be used to restore the original neon sign.

There is no doubt that Alan Hess has provided for a building that will transition into today's restaurant world, streamlining the interior and working systems in true Googie fashion, and restoring the wildly popular "Space Age look" that defined Los Angeles' 1950s coffee shops.

Thank you for your consideration.

Sincerely,

Adriene Biondo