



# HISTORIC-CULTURAL MONUMENT NOMINATION FORM

## 1. PROPERTY IDENTIFICATION

Proposed Monument Name: <b>Astro Family Restaurant</b>		Current name of property	
Other Associated Names: <b>Donnelly's Drive In (1931-1958) and Conrad's Family Restaurant (1959-1974)</b>			
Street Address: <b>2306 Fletcher Drive</b>		Zip: <b>90039</b>	Council District: <b>13</b>
Range of Addresses on Property: <b>2300-10 Fletcher Dr., 2603-11 Silver Lake Bl. &amp; 2729-41 Silver Ridge Av.</b>		Community Name: <b>Silver Lake</b>	
Assessor Parcel Number: <b>5438-015-001</b>	Tract: <b>Rancho Los Felis</b>	Block: <b>N/A</b>	Lot: <b>Ptn 6*</b>
Identification cont'd: <b>*See attached legal description.</b>			
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: <b>1959</b>	<input checked="" type="radio"/> Factual <input type="radio"/> Estimated	Threatened? <b>None</b>
Architect/Designer: <b>Louis L. Armet architect/Tom Woodward Engineer</b>	Contractor: <b>William H. Donnelly (Owner)</b>	
Original Use: <b>Coffee shop</b>	Present Use: <b>Coffee shop</b>	
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: <b>Googie</b>		Stories: <b>1</b>	Plan Shape: <b>Square</b>
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: <b>Steel</b>	Type: <b>Steel</b>	
CLADDING	Material: <b>Concrete block</b>	Material: <b>Stucco, smooth</b>	
ROOF	Type: <b>Butterfly</b>	Type: <b>Hipped</b>	
	Material: <b>Rolled asphalt</b>	Material: <b>Composition shingle</b>	
WINDOWS	Type: <b>Fixed</b>	Type: <b>Floor-to-Ceiling</b>	
	Material: <b>Steel</b>	Material: <b>Steel</b>	
ENTRY	Style: <b>Off-center</b>	Style: <b>Off-center</b>	
DOOR	Type: <b>Glass</b>	Type: <b>Slab</b>	



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## 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<br>(include first construction permits) |
| 3. ✓ Bibliography   | 7. ✓ Additional, Contemporary Photos  |
| 4. ✓ Two Primary Photos of Exterior/Main Facade<br>(8x10, the main photo of the proposed monument. Also<br>email a digital copy of the main photo to:<br>planning.ohr@lacity.org) | 8. ✓ Historical Photos  |
|   | 9. ✓ Zimas Parcel Report for all Nominated Parcels<br>(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



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LIMIT  
**35**

**ASTRO DINER & COFFEE SHOP**  
OPEN 24 HOURS



# 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)*



Chris Nichols Collection

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



Chris Nichols Collection

*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)*



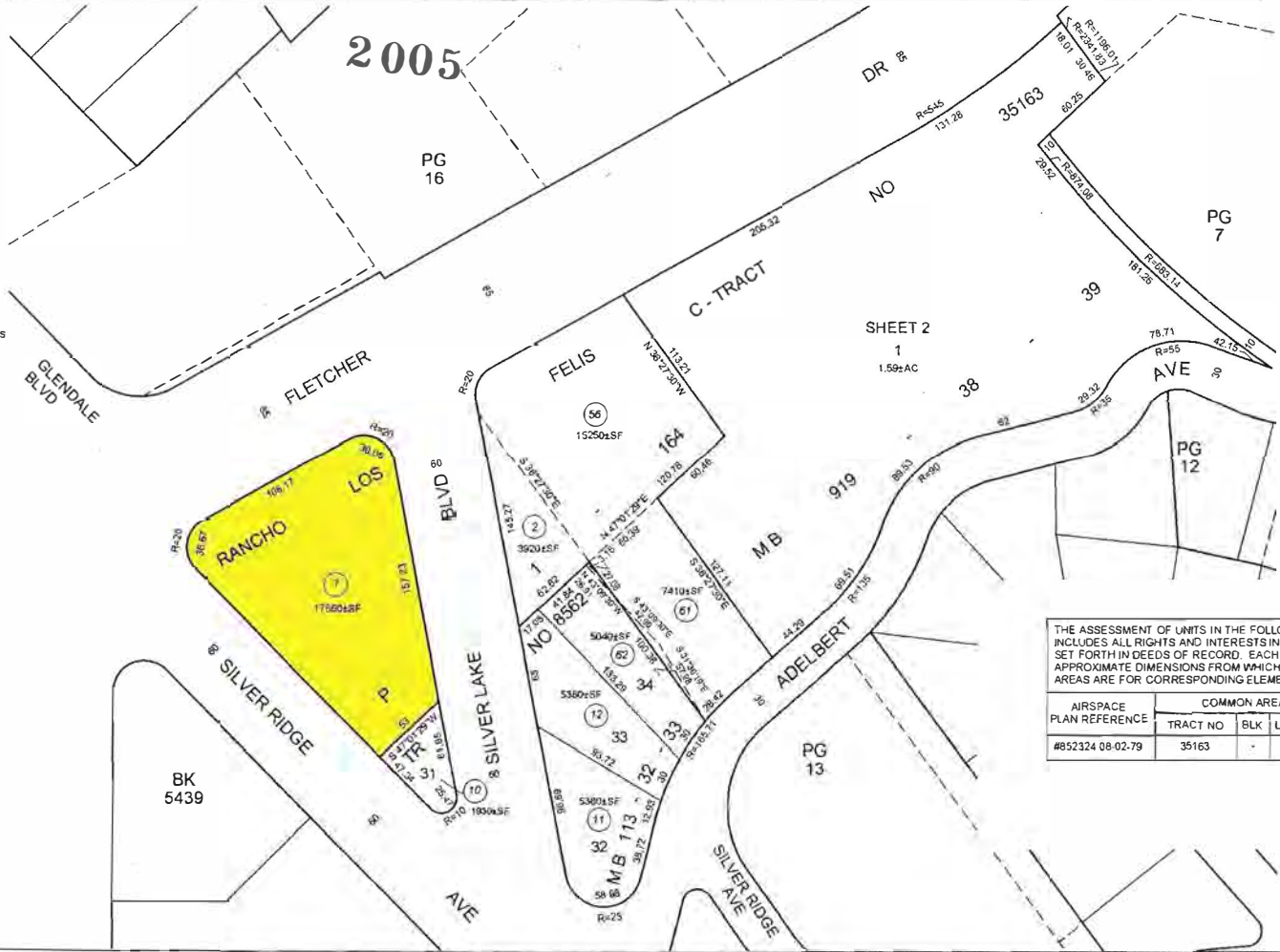
*Astro Family Restaurant, family size booth, 2306 Fletcher Drive, 2022 (Photograph by Chris Nichols)*



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



MAPPING AND GIS SERVICES  
SCALE 1" = 80'



SHEET 2  
1  
1.59±AC

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.

BK 5439



# 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

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## 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)

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## 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

[\(/locations/panns-coffee-shop\)](/locations/panns-coffee-shop)

[Armet & Davis](#)

[\(/architects/armet-davis\)](/architects/armet-davis)

[Helen Fong](#)

[\(/architects/helen-fong\)](/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.



[\(/locations/panns-coffee-shop\)](/locations/panns-coffee-shop)

Photo from Conservancy archives

## ➔ Mel's

[\(/locations/mels\)](/locations/mels)

[Armet & Davis](#)

[\(/architects/armet-davis\)](/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.



[\(/locations/mels\)](/locations/mels)

Photo by Jessica Hodgdon/L.A. Conservancy

## ➔ Norms La Cienega

[\(/locations/norms-la-cienega\)](/locations/norms-la-cienega)

---

[Armet & Davis](#)

[\(/architects/armet-davis\)](/architects/armet-davis)

[Helen Fong](#)

[\(/architects/helen-fong\)](/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.

## ➔ Johnie's Coffee

Shop [\(/locations/johnies-](/locations/johnies-coffee-shop)

[coffee-shop\)](#)

---

[Armet & Davis](#)

[\(/architects/armet-davis\)](/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.

## ➔ Bob's Big Boy

(Demolished)

[\[demolished\\)\]\(#\)

---](/locations/bobs-big-boy-</a></p></div><div data-bbox=)

[Armet & Davis](#)

[\(/architects/armet-davis\)](/architects/armet-davis)

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



[\(/locations/norms-la-cienega\)](/locations/norms-la-cienega)

Photo by Hunter Kerhart.



[\(/locations/johnies-coffee-shop\)](/locations/johnies-coffee-shop)

Photo by Stephen Russo



[\(/locations/bobs-big-boy-demolished\)](/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 Google 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

**History**

**Buildings**

**References**

**External links**

## History

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

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.<sup>[5]</sup> Armét & Davis have been referred to as "the Frank Lloyd Wright of '50s coffee shops."<sup>[6]</sup> "According to critic Philip Langdon, Armét & Davis designs came to define 'coffee shop' for much of America."<sup>[7]</sup> Their *Holiday Bowl* bowling alley served cultural, architectural, and recreational purposes for the Crenshaw district.<sup>[8]</sup> The firm is said to have "defined '50s Google architecture."<sup>[8]</sup>

Pann's was designed by Helen Liu Fong, who joined the firm in 1951,<sup>[2][6][9]</sup> and included tropical landscaping.<sup>[7]</sup> She also designed the *Holiday Bowl*, Johnie's Coffee Shop, and the original Norms Restaurant.<sup>[2]</sup> 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.<sup>[5]</sup> The firm also designed Schwab's drugstore on Sunset Boulevard.<sup>[10]</sup>

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.<sup>[11][12]</sup>

### Armet Davis Newlove Architects

#### Practice information

**Partners**
 Victor Newlove
 John Dodson
 Paul Deppe

**Founded**
 1947

**Location**
 Santa Monica, California

**Coordinates**
 34.0192983°N 118.4806483°W﻿ / ﻿

#### Significant works and honors

**Buildings**
 Holiday Bowl
 Norms Restaurants
 Pann's

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

## Buildings

- Kerry's Coffee shop (now a Mel's Drive-In), Sherman Oaks (1947)<sup>[19]</sup>
- Romeo's Times Square / Johnie's Wlshire (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, Wlshire (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<sup>[20]</sup>



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 Gooie 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](https://en.wikipedia.org/w/index.php?title=Armet_Davis_Newlove_Architects&oldid=1005915672)"

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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](mailto:valerie.nelson@latimes.com)*

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## Remembering Eldon Davis, Architect of Googie Coffee Shops



*Johnnie'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](mailto: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

City 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 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 (Location of Job) Bet Silver Ridge & Silver Lake

(USE INK OR INDELIBLE PENCIL)

- 1. Purpose of Building Restaurant No. of Rooms 4 No. of Families None
2. Owner's name Wm. H. Donnelly Hotel Engadme Phone Drexel 0308
3. Owner's address 10th + Westlake STATE LICENSE NO
4. Architect's name Not to be filled in unless with name of Certificated Architect or Licensed Engineer under State Act
5. Contractor's name STATE LICENSE NO Phone
6. Contractor's address
7. VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing, Equip- ment and Appliances in Completed Building.} \$ 1400.
8. Is there any existing building or permit for a building on lot? No How used?
9. Size of proposed building 25' x 25' Height to highest point 13 ft. Size of Lot 109 x 117
10. Number of stories in height One Character of ground Clay and Sand
11. Material of foundation Concrete Size of footings 12" Size of wall 12" to 6" Depth below ground 6"
12. Material of chimneys None Number of Inlets to flue Interior size of flues
13. Material of exterior walls Stucco on 2" x 4" Framing
14. Give sizes of following materials: REDWOOD MUDSILLS 3" x 4" Girders x
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 on x gr. ground Second floor joists Specify material of roof 2 Ply Composition
15. Will all provisions of State Housing Act be Complied with? Yes
16. Will all lathing and plastering Comply with Ordinance? Yes
17. What Zone is property in? C-3 White

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 Ordinance, State Laws, etc. Application checked and found O.K. 5-16-31 ZC3 MAY 18 1931

455





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: Tract: (with handwritten 'Water Dept Property' in the removed to lot field)

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. B.R. Deputy.

- 1. Purpose of PRESENT building: Cafe
2. Use of building AFTER alteration or moving: Cafe
3. OWNER (Print Name): Mr. W.H. Donnelly
4. Owner's address: 2306 2360 Fletcher Drive
5. Certificated Architect:
6. Licensed Engineer: Blaine Noice
7. Contractor: Electrical Prod Corp
8. Contractor's address: 1128 Venice Blvd
9. VALUATION OF PROPOSED WORK: \$200.00
10. State how many buildings NOW on lot and give use of each.
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)

FOR DEPARTMENT USE ONLY
PERMIT NO. 8723
PLANS 3/17/32
Stamp here when ready to issue: RECEIVED MAY 19 1932
Inspector: W. Light

PLANS DESTROYED

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

NEW CONSTRUCTION

Size of Addition 14.5 x 5.72 Size of Lot.....x..... Number of Stories when complete.....  
Material of Foundation..... Width of Footing..... Depth of footing below ground.....  
Width Foundation Wall..... Size of Redwood Sill..... Material Exterior Walls.....  
Size of Exterior Studs..... Size of Interior Bearing Studs.....  
Joists: First Floor.....x..... Second Floor.....x..... Rafter.....x..... Roofing Material.....

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 Stanley Horce  
(Owner or Authorized Agent)  
By Stanley Horce

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

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

Lot No.

Tract

Location of Building 2306 Fletcher Dr. (House Number and Street) Approved by City Engineer

Between what cross streets Silver Lake Blvd + Silver Ridge Ave Deputy

USE INK OR INDELIBLE PENCIL

1. Present use of building Restaurant Families Rooms 2

2. State how long building has been used for present occupancy 10 years

3. Use of building AFTER alteration or moving Same Families Rooms 2

4. Owner Wm. Dannelly Phone 21 9682

5. Owner's Address 2306 Fletcher Dr. P.O. Los Angeles

6. Certificated Architect State License No. Phone

7. Licensed Engineer John E. Shield State License No. 2183 Phone AX 3 7442

8. Contractor Aielle Aluminum Supply Co. State License No. 91695 Phone RE 5727

9. Contractor's Address 4345 W. Johnson 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, thereto or thereon) 300.00 Engr EJS

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 x

17. Size of Studs x Material of Floor Size of Rafters x Type of Roofing

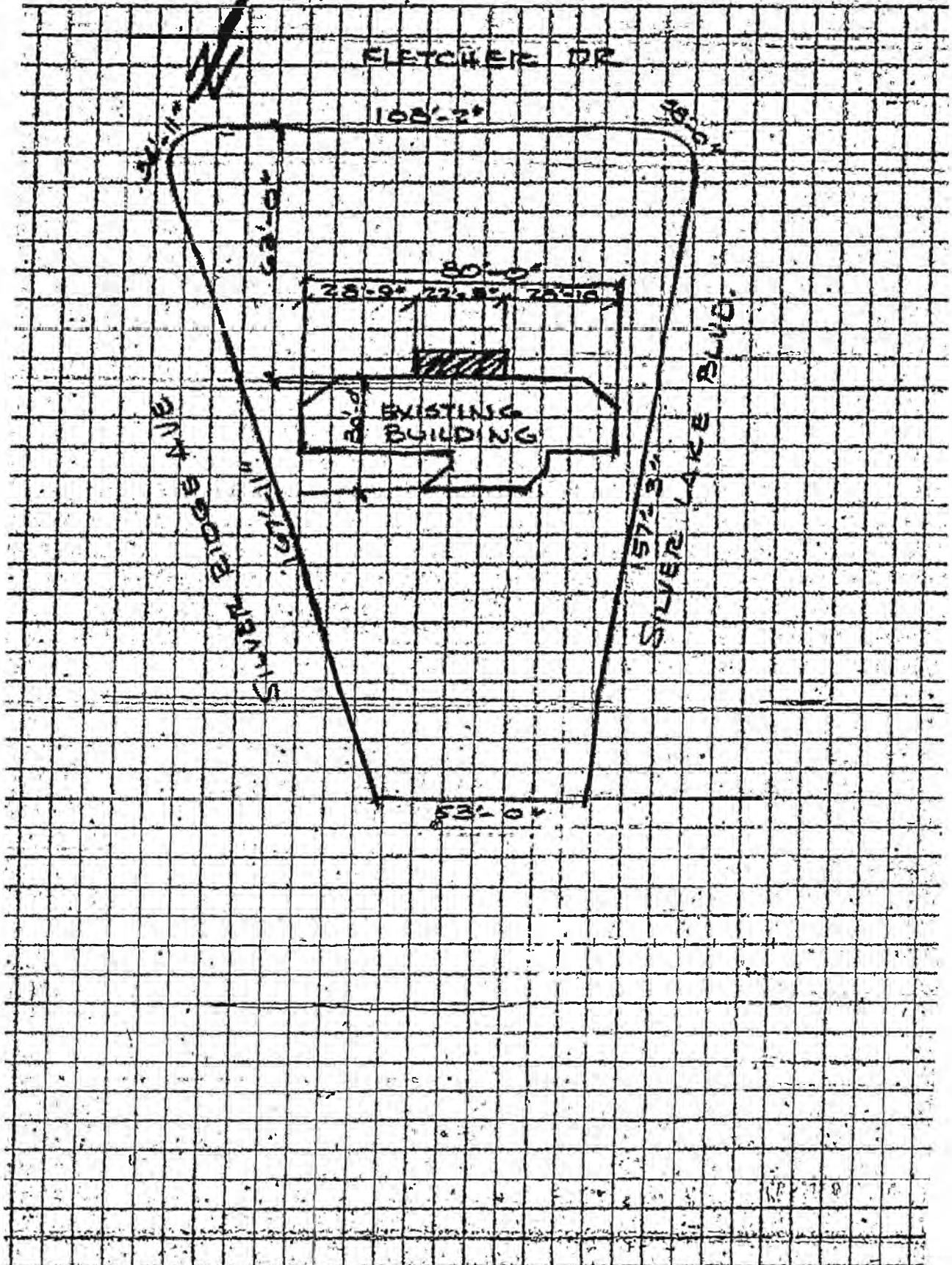
I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California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

Sign here John E. Shield (Owner or Authorized Agent)

DISTRICT OFFICE By

FOR DEPARTMENT USE ONLY PLAN CHECKING CHANGE OF OCCUPANCY FEES Bldg. Per Cert. of Occupancy Total PERMIT No. LA 11954





FLETCHER DR

108'-2"

191'-11"

62'-0"

157'-30"

80'-0"

28'-9" 22'-8" 25'-10"

SILVER EDGE AVE

191'-11"

EXISTING BUILDING

30'-0"

SILVER LAKE BLVD

103'-0"

**APPLICATION TO CONSTRUCT NEW BUILDING  
AND FOR CERTIFICATE OF OCCUPANCY**

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

\* 5009-2

1. LEGAL LOT <i>Sea Ocer</i>	BLK.	TRACT <i>8562 + Att.</i>	DIST. MAP <i>150-709</i>
JOB ADDRESS <i>2306 Fletcher Drive</i>		APPROVED <i>[Signature]</i>	ZONE <i>C-2-1</i>
2. BETWEEN CROSS STREETS <i>Silver Lake Blvd. AND <del>Glendale Blvd.</del> <i>Glendale Blvd. Ave.</i></i>			FIRE DIST. <i>11-80/00</i>
3. PURPOSE OF BUILDING <i>Restaurant - Coffee Shop</i>			INSIDE <i>[Signature]</i>
4. OWNER <i>William H. Donnelly</i>	PHONE <i>NO 5-6895</i>		COR. LOT <i>[Signature]</i>
5. OWNER'S ADDRESS <i>3326 Larga Avenue</i>	P.O. <i>L.A.</i>	ZONE <i>39</i>	REV. COR. <i>[Signature]</i>
6. CERT. ARCH. <i>Louis L. Armet</i>	STATE LICENSE <i>C-700</i>	PHONE <i>DU 8-0347</i>	LOT SIZE <i>1 RREG-20/9</i>
7. LIC. ENGR. <i>Woodward Tom</i>	STATE LICENSE <i>SE-896</i>	PHONE <i>DU 1-3961</i>	REAR ALLEY <i>[Signature]</i>
8. CONTRACTOR <i>Owner</i>	STATE LICENSE	PHONE	SIDE ALLEY <i>[Signature]</i>
9. CONTRACTOR'S ADDRESS	P.O.	ZONE	BLDG. LINE <i>[Signature]</i>

10. SIZE OF NEW BLDG. STORIES <i>3789 sq. ft. 1</i>	HEIGHT <i>20'</i>	NO. OF EXISTING BUILDINGS ON LOT AND USE <i>1 Bldg. - to be removed</i>	BLDG. AREA <i>3780</i>
11. MATERIAL <input checked="" type="checkbox"/> WOOD <input checked="" type="checkbox"/> METAL <input checked="" type="checkbox"/> CONG. BLOCK EXT. WALLS <input checked="" type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input checked="" type="checkbox"/> CONCRETE	ROOF <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> STEEL CONST. <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER	ROOFING <i>Gravel</i>	SPRINKLERS REQ'D. SPECIFIED
<b>1 2306 Fletcher Drive</b>			DISTRICT OFFICE <i>L.A.</i>

12. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ <i>85,000</i>	VALUATION APPROVED <i>[Signature]</i>	DWELL. UNITS
C. OF O. ISSUED	APPLICATION CHECKED <i>[Signature]</i>	PARKING SPACES
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.  <i>Louis Armet</i> SIGNED	PLANS CHECKED <i>[Signature]</i>	GUEST ROOMS
	CORRECTIONS VERIFIED <i>[Signature]</i>	FILE WITH
	PLANS APPROVED <i>[Signature]</i>	CONT. INSP. <i>CONC</i> <i>Piles</i>
This Form When Properly Validated is a Permit to Do the Work Described.	APPLICATION APPROVED <i>[Signature]</i>	INSPECTOR

TYPE <i>V</i>	GROUP <i>B-2</i>	MAX. OCC. <i>20</i>	P.G. <i>A/100.00</i>	S.P.C.	B.P. <i>5</i> <i>175</i>	I.F.	O.S.	C/O
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VALIDATION

CASHIER'S USE ONLY

*LA33401*    *DEC-30-58*    *79373*    *C - 2 CK*    *100.00*

*MAY-28-59*    *35000*    *12/21/57*    *1 CK*    *175.50*

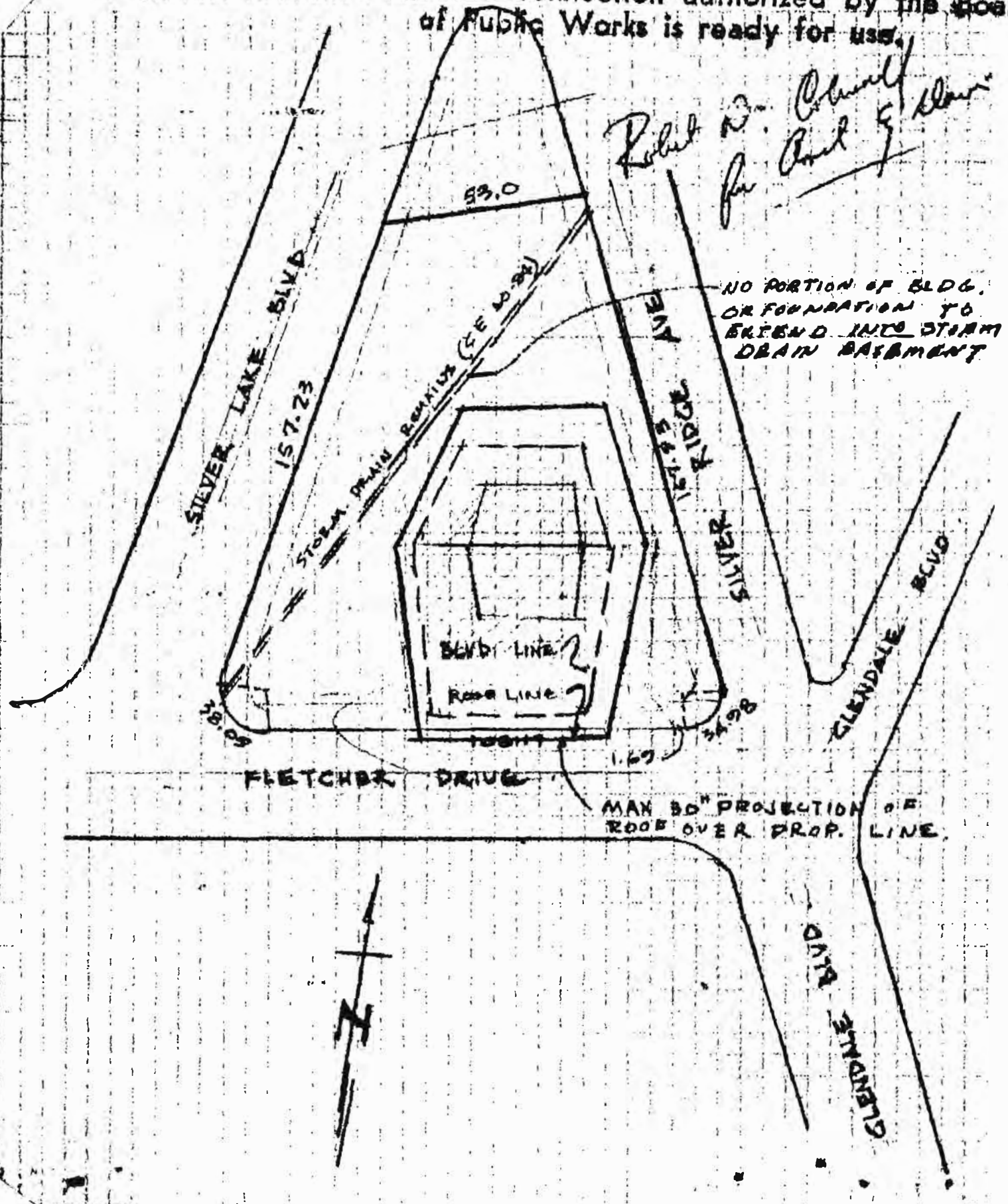
Driveway approved Max. 30 ft. in flat  
By *[Signature]* Street Design.

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



Occupancy will not be permitted until approved private sewage disposal facilities or sewer connection authorized by the Board of Public Works is ready for use.

ON PLOT PLAN SHOW ALL



*Robert N. Coburn*  
for Agent of Owner

NO PORTION OF BLDG.  
OR FOUNDATION TO  
EXTEND INTO STORM  
DRAIN BASINMENT

MAX 30" PROJECTION OF  
ROOF OVER PROP. LINE.



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 Los Felis TRACT 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 L.A. 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. C-21 170714 STATE LICENSE PHONE
10. CONTRACTOR'S ADDRESS 1920 Missouri St Riverside P.O. ZONE AFFIDAVITS
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: [X] WOOD [ ] METAL [ ] CONC. BLOCK [ ] STUCCO [ ] BRICK [ ] CONCRETE ROOF CONST. [ ] WOOD [ ] STEEL [ ] CONC. [ ] OTHER ROOFING 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 teruya\* DWELL UNITS
15. NEW WORK: (DESCRIBE) EXT. WALLS ROOFING APPLICATION CHECKED teruya\* PARKING SPACES
S.C. #35786 PLANS CHECKED GUEST ROOMS
no basement DEMOLISH CAFE CORRECTIONS VERIFIED FILE WITH
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. PLANS APPROVED CONT. INSP
SIGNED [Signature] APPLICATION APPROVED INSPECTOR

TYPE GROUP MAX. OCC. P.C. S.P.C. B.P. I.F. G.S. C/O

VALIDATION CASHIER'S USE ONLY

LA33661

JUN--159 35809 A - 1 CS 450

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

1. LEGAL DESCR. LOT	Part of por. 1-164	BLK	TRACT	CENSUS TRACT
			Rancho Los Files	1873
2. PRESENT USE OF BUILDING	17 Restaurant	NEW USE OF BUILDING	17 Same	DIST. MAP
				150-209
3. JOB ADDRESS	2306 Fletcher Dr.			ZONE
				C2-1
4. BETWEEN CROSS STREETS	Silver Ridge Ave AND Silver Lake Blvd.			FIRE DIST.
				II
5. OWNER'S NAME	William H. Donnelly			LOT (TYPE)
				island
6. OWNER'S ADDRESS				LOT SIZE
				irreg
7. ARCHITECT OR DESIGNER				ALLEY
				/
8. ENGINEER				BLDG. LINE
				hillside
9. CONTRACTOR	Clark & Porche Const			AFFIDAVITS
	GI 30151			10' ease center
10. LENDER				6' san sew ease
				DISTRICT OFFICE
				LA
11. SIZE OF EXISTING BLDG.	LENGTH 76-6	WIDTH 54-4	STORIES 1	NO. OF EXISTING BUILDINGS ON LOT AND USE one
12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG	EXT. WALLS block/plas	ROOF rock	FLOOR conc	
13. JOB ADDRESS	2306 Fletcher Dr.			GRADING
				yes
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 4300.00			CRIT. SOIL
				yes
15. NEW WORK: (Describe)	Repair fire damage			HIGHWAY DEO.
	13-#15 non-Structural			yes
NEW USE OF BUILDING	17- Restaurant	SIZE OF ADDITION	NORe	STORIES
				NC
TYPE	V	GROUP	G-2	SPRINKLERS REQ'D SPECIFIED
				COMB <input checked="" type="checkbox"/> MAJ. S. <input checked="" type="checkbox"/> CONS <input checked="" type="checkbox"/>
BLDG. AREA	NC	MAX. OCC.	NC	TOTAL
				PLANS CHECKED
DWELL. UNITS		GUEST ROOMS	PARKING REQ'D SPACES	PROVIDED
				PLANS APPROVED
P.C. No.		CONT. INSP.		APPLICATION APPROVED
				Inspector <i>Shayne</i>
P.C.	S.P.C.	G.P.I.	B.P.	I.F.
			28.00	O.S. <i>Shayne</i>
				C/O
				TYPYST
				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: <i>Thomas D. Stesli</i>	Name	Date
(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 43509	<i>Shayne</i> 12-4-70
	FILE # 170124	
Plumbing	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED	
Planning	APPROVED UNDER CASE #	
Fire	APPROVED (TITLE 19) (L.A.M.C.-5700)	
Traffic	APPROVED FOR	

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT	BLK	TRACT	Rancho Los Felis PAT 1-164		DIST. MAP	50-209
2. PRESENT USE OF BUILDING (17) restaurant			NEW USE OF BUILDING 17) same		CENSUS TR.	1873.00	
3. JOB ADDRESS 2306 Fletcher Dr.					FIRE DIST.	II	
4. BETWEEN CROSS STREETS Riverside Dr.		AND	Silver Ridge Ave.		LOT (TYPE)	cor	
5. OWNER'S NAME Peter Metsos (CIG Inc.)			PHONE	663-9241		LOT SIZE	irreg
6. OWNER'S ADDRESS same			CITY	LA 90039		ZIP	
7. ENGINEER			STATE LICENSE No.	PHONE			ALLEY
8. ARCHITECT OR DESIGNER			STATE LICENSE No.	PHONE			BLDG. LINE
9. CONTRACTOR Interstate Restaurant Supply			STATE LICENSE No.	PHONE	293425 232-4141		AFFIDAVITS
10. BRANCH LENDER			ADDRESS	CITY			
11. SIZE OF EXISTING BLDG. WIDTH 64 LENGTH 76		STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE		1 restaurant	
12. CONST. MATERIAL OF EXISTING BLDG.		EXT. WALLS	ROOF	FLOOR			
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.		CRT. 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	GROUP OCC.	PLANS CHECKED		CONS.			
BLDG. AREA	MAX OCC.	TOTAL	PLANS APPROVED		ZONED BY		hughes
DWELL. UNITS	GUEST ROOMS	PARKING REQ'D	PROVIDED	APPLICATION APPROVED		FILE WITH	
SPRINKLERS REQ'D SPECIFIED	CONT. INSP.	INSPECTION ACTIVITY		INSPECTOR			
P.C.	S.P.C.	B.P.	I.F.	G.P.I.	O.S.	C/O	PM
82.02	-	96.50	1				kg
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	JCG 9-12-74
Bureau of Engineering	ADDRESS APPROVED		
	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	<input type="checkbox"/>	NO FILE <input type="checkbox"/>
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)		
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 <b>APPLICATION FOR ELECTRICAL PLAN CHECK AND INSPECTION</b>	Issued On: 05/26/2022 Last Status: Issued Status Date: 05/26/2022
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<b>1. PROPERTY OWNER</b>			
MOORE, DENNIS TR DENNIS M MOORE	104 BAINTREE PL	LOS GATOS CA 95032	
<b>2. APPLICANT INFORMATION</b> (Relationship: Not Applicant)			
HAYLEY SACKETT	17691 MITCHELL N	IRVINE, CA 92614	(949) 247-3844
<b>3. TENANT INFORMATION</b>			

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

<b>5. APPLICATION COMMENTS</b> E-Permit paid by credit card, fax number-> (949)236-8478.	<b>6. DESCRIPTION OF WORK</b> Alteration 1 for 1 replacement to new LED fixtures: canopy light
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**7. CHECKLIST ITEMS:**

<b>8. COUNCIL DISTRICT:</b> 13	For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 473-3231 or request inspections via <a href="http://www.ladbs.org">www.ladbs.org</a> . To speak to a Call Center agent, call 311 or (866) 4LACITY (452-2489). Outside LA County, call (213) 473-3231.
<b>9. APPLICATION PROCESSING INFORMATION</b> Plan Check By: OK for Cashier: Signature: _____ Date: _____	
<b>NOTICE:</b> 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.	

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

2306 N Fletcher Dr  
22041 - 90000 - 24178

<b>10. FEE INFORMATION</b>	<b>Inspection Fee Period</b>
	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



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

Number of Units (1) 18.00

**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](http://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](http://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](http://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
<b>Assessor Information</b>	
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.

<b>Additional Information</b>	
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
<b>Environmental</b>	
Santa Monica Mountains Zone	No
Biological Resource Potential	Low
Mountain Lion Potential	Low
<b>Seismic Hazards</b>	
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
<b>Economic Development Areas</b>	
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
<b>Housing</b>	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	<a href="https://housing.lacity.org">https://housing.lacity.org</a>
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	

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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

